

ARBORIST REPORT & TREE PROTECTION PLAN

Zoning Bylaw Amendment and
Draft Plan of Subdivision Applications

Bronte Meadows Phase One, City of Burlington

24 June 2025

TERRASTORY
environmental consulting inc.

Cover photo: Trees along Upper Middle Road (photo taken facing east)

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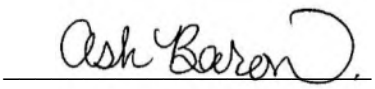
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Project No.: 22195
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Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress. The overall tree condition assessment(s) as reported herein is valid at the time of the site inspection only and may not reflect current conditions.

Notwithstanding any recommendations concerning tree preservation or removal made herein, this report does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. This report does not confirm tree ownership nor authorize the client to encroach or enter onto adjacent properties to destroy or injure trees situated on adjacent properties without the owner's consent.

TABLE OF CONTENTS

1 INTRODUCTION 1
2 APPROACH AND METHODS 1
2.1 Tree Inventory and Condition Assessment 2
2.2 Effects Assessment and Mitigation 2
2.3 Tree Protection Policy Context 3
3 TREE INVENTORY AND CONDITION ASSESSMENT 5
4 TREE EFFECTS ASSESSMENT AND MITIGATION 6
4.1 Proposed Phase 1 Development Plan 6
4.2 Tree Effects Assessment and Technical Recommendations 6
4.2.1 Trees to be Removed 7
4.2.2 Trees to be Retained 8
4.2.3 Trees to be Injured 11
4.2.4 Mitigation of Tree Risk 12
4.2.5 Shared/Boundary and Neighbouring Trees 12
5 CONCLUSIONS 13

Figures

Figure TP-1A. Tree Protection Plan, Area A 14
Figure TP-1B. Tree Protection Plan, Area B 15
Figure TP-1C. Tree Protection Plan, Area C 16
Figure TP-1D. Tree Protection Plan, Area D 17
Figure TP-1E. Tree Protection Plan, Area E 18
Figure TP-2. Tree Protection Plan Details 19

Tables

Table 1. Halton Region Canopy Replacement Schedule 4
Table 2. Composition and Abundance of Trees within and/or adjacent to the proposed Areas of Development and Disturbance. 5

Appendices

Appendix 1. Tree Inventory and Condition Assessment
Appendix 2. Phase 1 Development Plan

1 INTRODUCTION

Terrastory Environmental Consulting Inc. (hereinafter "Terrastory") was retained by Alinea Group (hereinafter "the Applicant") to prepare this Arborist Report and Tree Protection Plan (TPP) in support of zoning bylaw amendment (ZBA) and Draft Plan of Subdivision applications at 5164 – 5900 Upper Middle Road and 5201 Mainway (hereinafter "Subject Property") in the City of Burlington. The Subject Property is bounded by Upper Middle Road (north), a high school (northwest), Burloak Drive (east), Mainway (south) and residential development west of the Sheldon Creek valley. The Subject Property is maintained as agricultural land and includes natural features such as woodlands, wetlands, and valleylands.

The Applicant is submitting ZBA and Draft Plan of Subdivision applications for low, medium, and high-rise residential, commercial, industrial/employment, and health care development as well as open space on undeveloped lands. The project is split into two (2) phases in accordance with the following geographical split generally defined by the proposed alignment of Sutton Drive:

- Phase 1: includes the proposed Sutton Drive, lands west of Sutton Drive, and east of Sutton Drive, a proposed stormwater management facility (Block 228), proposed natural heritage system area (Block 244).
- Phase 2: Approx. 73.9 ha of land east of the proposed Sutton Drive extension, excluding Blocks 228 and 244.

While trees outside of natural areas in the Phase 1 and Phase 2 lands are included herein, this Arborist Report and TPP is intended to support the proposed Phase 1 development. An Arborist Report and TPP for Phase 2 will be submitted under separate cover in the future. Notably, some trees in the Phase 2 lands are impacted by the proposed Phase 1 development.

Several private and public trees occur within or adjacent to the proposed development area. The purpose of this study is to inventory and characterize trees located outside of natural features with the potential to be adversely affected by the proposed development plan (over the short- or long-term), and to provide mitigation measures and other recommendations to address relevant tree protection requirements. The need for this Arborist Report was presented to the City during a pre-consultation meeting on 10 April 2024. At the time of writing, comments from the agencies have not been received. The scope and approach of this study are considerate of the City's private tree (By-law No. 02-2020) and public tree (By-law 68-2013 and Specification No.: SS12A) protection policies. It is understood that this report will form part of the development application package to be submitted for consideration by the City.

Compensation requirements for tree removals is contained in **Section 4.2.1.1**. It is understood that tree impacts will be re-assessed upon receipt of detailed designs, including detailed grading plans.

2 APPROACH AND METHODS

This Arborist Report is composed of three discrete components which are outlined briefly below and further described in the following sections.

- **Conduct a tree inventory and condition assessment** for trees outside of natural features that may be impacted by the proposed development plan (see **Section 2.1**).

- **Predict the effects** of the application on the assessed trees and ascertain the net effects once mitigation measures and other technical recommendations are implemented (see **Section 2.2**).
- **Determine whether the application considered herein addresses applicable tree protection and related policies** (see **Section 2.3**).

2.1 Tree Inventory and Condition Assessment

A tree inventory and condition assessment was carried out by a Terrastory ISA-certified Arborist (A. Baron) on 19 October 2023 on the Phase 1 and Phase 2 lands. All private trees measuring 10 cm diameter at breast height (DBH) or greater and all municipal trees regardless of size (where present) and located outside of natural features were inventoried and assessed from the ground. Trees situated on adjacent private properties within 6 m and those with driplines overlapping or near the proposed areas of disturbance were reviewed as necessary and to the extent possible from areas in which access was granted, with DBH estimated within a 10 cm range.

Unless otherwise specified all assessed trees were: (1) labeled using metal number-stamped tags, (2) identified to species, (3) measured at breast-height (approximately 1.37 metres above ground) with calipers and/or DBH tape, (4) assessed for crown diameter, and (5) assessed for risk features, indicators of decline, and growth constraints (e.g., open wounds, live crown ratio, disease). Trees assessed on private properties to which access was not granted (i.e., trees on the high school property, which is fenced), and those on public land that were too small to accommodate a tag (e.g., newly planted conifers along Upper Middle Road, shown on cover photo), were not tagged and were ascribed an alphabetical identifier. None of the assessed trees were cored, probed, or climbed, nor were their roots exposed for detailed assessment.

Based on the information collected an overall visual assessment of tree health and structural integrity as viewed from the ground is provided, supported by preservation/removal direction based on each tree's characteristics (e.g., health, location, ecological value, cultural value) and the nature of the proposed development plan. Locations of the assessed trees were recorded on-site with a high-accuracy GPS supported by representative photographs. Where access was restricted, the location of trees on adjacent private properties was approximated using current orthorectified aerial photographs.

Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.

2.2 Effects Assessment and Mitigation

Trees may be negatively impacted during construction, grading, and/or other activities associated with implementation of the proposed development plan via the following pathways:

- Direct tree removal in areas where trees conflict with the development envelopes or areas of site alteration (e.g., grading).
- Physical injury to the trunk, roots, branches, and/or foliage during construction, excavation, or grading.
- Soil compaction within the rooting zone.
- Smothering or exposure of roots due to changes in grade.

- Alterations to any biophysical condition or parameter (e.g., light regime, soil moisture regime) in which a tree was previously accustomed.

An assessment of the potential for tree impacts associated with implementation of the proposed development concept plan is provided in **Section 4.2**. Notably, the assessment of tree impacts is based on the available concept plan. A re-assessment of tree impacts is expected following receipt of detailed development and grading plans.

2.3 Tree Protection Policy Context

This Arborist Report has been prepared in accordance with the following by-laws, policies, and guidelines in force within the City of Burlington and Region of Halton. Depending on tree location, size, and other factors, the destruction or injury of trees on and adjacent to the subject property may be subject to by-laws and policies enacted by the City of Burlington and/or the Region of Halton.

The City of Burlington's *Public Tree By-law (68-2013)* regulates the destruction or injury of trees of any size located on City property (e.g., within the road right-of-way). Injury or destruction of City-owned trees requires prior authorization from the City Arborist in the form of a Tree Permit.

Per Section 1.18 of the By-law, where the removal of City-owned trees:

> *Is not required due to age, health or other reasons in accordance with sound arboricultural practices, the applicant shall plant Tree(s) with the total combined diameter being equal to or greater than that of the Tree(s) to be removed. Where the total combined diameter of the Tree(s) to be planted is less than the total combined diameter of the Tree(s) removed, Council approval will be required.*

Furthermore, per Section 1.19 of the By-law,

> *The City Arborist shall not issue a Tree Permit for Trees located on Public Property immediately abutting Private Property for which a development application has been submitted, until such time as the development application has been approved and Council has also approved the removal of these Trees.*

The City of Burlington's *Specification No. SS12A, "Tree Protection and Preservation"* describes measures required to protect trees designated for preservation within the City's road right-of-way and recommends protection measures for private trees to be enacted at the discretion of the consulting arborist or as required as a condition of site plan approval or subdivision agreement.

Specification No. SS12A provides requirements for minimum Tree Protection Zones (TPZs); Critical Root Zones (CRZs); tree protection barriers; tree pruning, removal and transplant; construction practices/techniques; securities for non-compliance and other considerations.

In addition, Halton Region Report No. LPS31-08 – Tree-Canopy Replacement Policy on Regionally Owned Lands specifies that trees on Regionally-owned lands are subject to a canopy replacement schedule (**Table 1**).

Table 1. Halton Region Canopy Replacement Schedule

DBH of Existing Tree Removed	Number of Replacement Trees (6 cm caliper)
Less than 10 cm	1
Between 10 & 15 cm	2
Between 16 & 20 cm	3
Between 21 & 25 cm	4
Over 25 cm	Equivalent of 6 cm caliper trees or greater needed to equal diameter of the tree removed
Conifer ≤ 20 cm dia.	Two 200 cm (in height) conifer trees
Conifer > 20 cm dia.	Four 200 cm (in height) conifer trees

Section 2.7 of the City's 1997 Official Plan (OP) speaks to the City's review of site plans for sustainable development considerations, including preservation and planting of tree (i.e., Policies 2.7.3(b)(viii) and 2.7.3(m)). It is important to note that Policy 2.7.3(b) explicitly refers to these considerations taking place at the site plan stage, not the draft plan of subdivision stage. Furthermore, the City's 2020 OP, which is currently under appeal and not in effect, provides for compensation for tree removals under Section 4.3 (including Policy 4.3.2(d)). These policies are not applicable to the current application but are mentioned herein for information purposes because, depending on the progress of this application, they may be applicable in the future.

Furthermore, Section 9 of the City's Site Plan Application Guidelines (1998) provides guidelines for the contents of a tree saving plan, including tree replacement requirements for private trees. Per Section 9.4,

> at the discretion of the City Forester or Planning Staff, existing private trees served a deemed purpose (eg. Screening), that are removed or do not survive, are to be replaced using an aggregate caliper formula (eg. One 250 mm caliper tree must be replaced with 5-50mm cal or 2-125m cal.) This applies to 150mm or greater caliper deciduous trees and coniferous trees 4.5m height or greater.

Provincial/federal legislative requirements related to the protection of breeding birds and bird nests apply to on-site trees (and vegetation of any size) pursuant to the *Migratory Birds Convention Act* (for designated migratory birds) and *Fish and Wildlife Conservation Act* (for certain Corvids and other designated non-migratory birds).

Subsection 10(3) of the provincial *Forestry Act* prohibits the injury or destruction of a tree growing on the boundary of an adjoining property without the neighbouring landowners' consent. Per case law in Ontario a tree is considered shared if any portion of its trunk (i.e., area between the root collar and lowest canopy branch) extends across a property line. In the context of this application, most trees inventoried and assessed herein are owned by the Region. One tree (tree no. 104) is co-owned by the Applicant and the City, and one (tree no. 77) is co-owned by the Applicant and the Region. Tree ownership (including the limitations of the assessment of ownership) is provided in **Appendix 1**.

The mitigation measures and technical recommendations offered herein are aimed at demonstrating consistency of the application with the aforementioned municipal, provincial, and federal requirements.

3 TREE INVENTORY AND CONDITION ASSESSMENT

A total of 157 trees situated within or adjacent to the proposed area of disturbance for Phase 1 and Phase 2 and outside of natural features were inventoried and assessed. The full results of the tree inventory and condition assessment are provided in **Appendix 1**. All (City) by-law regulated trees and shared/ boundary/ neighbouring trees are also identified. The locations of all trees assessed are shown in **Figures TP-1A** to **TP-1E**. Note that due to the size of the Subject Property, multiple figures were produced to illustrate trees and related details at a readable scale. The Key Map at the top right corner of the Figures orient the reader as to the location being shown. A brief description of the overall tree composition and conditions observed is provided below and in **Table 2**.

Table 2. Composition and Abundance of Trees within and/or adjacent to the proposed Areas of Development and Disturbance.

Species		Total Assessed	Percentage of Total
Hedge Maple	*Acer campestre*	6	3.8%
Red Maple	*Acer rubrum*	1	0.6%
Bitternut Hickory	*Carya cordiformis*	1	0.6%
Hackberry	*Celtis occidentalis*	1	0.6%
Hawthorn	*Crataegus sp.*	1	0.6%
Russian Olive	*Elaeagnus angustifolia*	3	1.9%
Red Ash	*Fraxinus pennsylvanica*	4	2.5%
Ginkgo	*Ginkgo biloba*	1	0.6%
Honey Locust	*Gleditsia triacanthos*	20	12.7%
Black Walnut	*Juglans nigra*	5	3.2%
Eastern Red Cedar	*Juniperus virginiana*	32	20.4%
Siberian Crabapple	*Malus baccata*	8	5.1%
Common Apple	*Malus pumila*	2	1.3%
Norway Spruce	*Picea abies*	19	12.1%
White Spruce	*Picea glauca*	29	18.5%
Colorado Spruce	*Picea pungens*	1	0.6%
Common Pear	*Pyrus communis*	1	0.6%
Bur Oak	*Quercus macrocarpa*	2	1.3%
Black Locust	*Robinia pseudoacacia*	4	2.5%

Species		Total Assessed	Percentage of Total
Japanese Tree Lilac	*Syringa reticulata*	1	0.6%
Little-leaved Linden	*Tilia cordata*	14	8.9%
White Elm	*Ulmus americana*	1	0.6%
TOTAL		**157**	**100%**

The number of inventoried trees determined to be in good to fair health is 142 (90.4% of total), while the number of inventoried trees determined to be in good to fair structural condition is 152 (96.8%). Conversely, the number of inventoried trees determined to be in fair/poor to poor health is 13 (8.3%), while the number of inventoried trees determined to be in fair/poor to poor structural condition is 5 (3.2%). Two (2) (1.6%) of the trees inventoried are dead.

4 TREE EFFECTS ASSESSMENT AND MITIGATION

4.1 Proposed Phase 1 Development Plan

The following tree effects assessment provides an evaluation of the potential for the proposed development plan to result in negative effects to regulated trees and offers several technical recommendations to mitigate such effects. The effects assessment herein is based on the conceptual Phase 1 development plan provided in **Appendix 2** which are overlaid with the assessed tree locations on the TPP in **Figures TP-1A** to **TP-1D**. The proposed Phase 1 development plan consists of the following elements:

- Low-density residential;
- Townhouses;
- Condos;
- Medium density mixed use;
- Employment lands;
- Parkland;
- A school;
- Stormwater management facilities;
- Open space;
- Roads, including a potential crossing over the Sheldon Creek valley;
- Natural heritage areas.

Typically, the major project phases for which effects on trees are assessed include site preparation (e.g., clearing/grubbing, grading), construction, and servicing. As previously noted, it is expected that this report will be updated at the detailed design stage. Furthermore, readers are reminded that the assessment contained herein includes trees outside of natural features.

4.2 Tree Effects Assessment and Technical Recommendations

The enclosed determination of tree preservation potential is based on overlaying the Phase 1 site plan upon the assessed tree locations as determined by Terrastory staff in the field via GPS (i.e., not OLS surveyed) without the aid of a staked limit of disturbance and/or development envelopes. The

exact tree locations (i.e., centimetre-level accuracy) may differ slightly from what is depicted in **Figures TP-1A** to **TP-1D**.

4.2.1 Trees to be Removed

Based on the conceptual Phase 1 site plan shown in **Figures TP-1A** to **TP-1D**, a total of four (4) assessed trees (2.5% of total trees inventoried in Phase 1 and Phase 2 lands) require removal to implement the proposed development plan. A rationale for the removal of each individual tree is provided in **Appendix 1**. At this stage in the development process, based on the conceptual plan, removal of trees nos. 38, 54, E, and F are required to facilitate site alteration and/or construction of Sutton Drive. For the purpose of assessing impacts to trees, it is assumed that approx. 2 m of associated grading adjacent to the proposed road will be required.

At this time, no trees are recommended for removal based on condition.

4.2.1.1 Compensation for Removals

As noted in **Section 2.3**, Region-owned trees of any size proposed for removal are subject to the Region's Tree Canopy Replacement Policy. In accordance with this policy, and as presented in **Appendix 1**, seven (7) trees measuring 60 mm DBH are required to be planted as compensation for the removal of tree nos. 38, 54, E, and F.

Replacement trees are to be shown on a future landscape plan.

- **Replacement of removed trees as part of a landscape plan will consist exclusively of species native to the Region of Halton and/or non-native species known to be non-invasive. All replacement trees will be suitable to site conditions (e.g., light regime, soil moisture regime).**

- **Replacement trees will be installed according to standard arboricultural practices. Organic mulch will be placed at a depth of approximately 5-7.5 cm to a distance of approximately 1-2 m from the tree base. No mulch will be placed directly against the trunk of any replacement tree.**

4.2.1.2 Timing of Removals

The federal *Migratory Birds Convention Act* (1994) and provincial *Fish and Wildlife Conservation Act* protect the nests, eggs and young of most bird species from harm or destruction. As the peak breeding bird season in southern Ontario is generally from mid-May to early-July, and the more general breeding bird season is between early April and late August, vegetation clearing should occur outside of these periods (i.e., April 1st to August 31st) whenever possible. For any proposed clearing of vegetation within these dates, or where birds may be suspected of nesting outside of these dates, an Ecologist or Avian Biologist should undertake detailed nest searches immediately prior to site alteration to ensure that no active nests are present. If active nests are confirmed, removal of the tree / vegetation will need to be delayed until the nest is no longer actively used.

Subsection 5(1) of the Migratory Birds Regulations under the federal *Migratory Birds Convention Act, 1994* (MBCA) prohibits the disturbance or destruction of nests, eggs, or nest shelters of a migratory bird without authorization. Subsection 5(2) of the Migratory Birds Regulations allows for damage or

destruction of nests which lack a live bird or viable egg with the exception of inactive nests associated with species listed under Schedule 1. In Ontario, the nests of Schedule 1 species are afforded year-round protection (i.e., regardless of the presence or absence of a live bird or viable egg), inclusive of the following species:

- Black-crowned Night Heron (*Nycticorax nycticorax*)
- Cattle Egret (*Bubulcus ibis*)
- Great Blue Heron (*Ardea herodias*)
- Great Egret (*Ardea alba)*
- Green Heron (*Butorides virescens*)
- Pileated Woodpecker (*Dryocopus pileatus*)
- Snowy Egret (*Egretta thula*)

Note that given the habitat requirements of the above listed species, it is not likely that trees included in the inventory for the Subject Property would provide habitat for them.

The provincial *Fish and Wildlife Conservation Act, 1997* (FWCA) extends the protection of bird nests and eggs to certain non-migratory species not listed under the Migratory Birds Regulations (e.g., Corvids, Strigids, Accipitrids). Section 7(1) of the FWCA prohibits a person from destroying, taking, or possessing the nest or eggs of a bird that belongs to a species that is wild by nature. Section 7(3) identifies that section 7(1) of the FWCA does not apply to a person who destroys, takes, or possesses the nest or eggs of a bird described in subsection (a) in accordance with the authorization of the Minister, or subsection (b) in the circumstances prescribed by the regulations. The nests of certain non-migratory bird species are not protected under the FWCA (e.g., Red-winged Blackbird).

Given the possibility that nesting birds may occupy on-site trees during their activity period, the following measures are recommended to guide the necessary tree removals:

- **All necessary tree removals will be completed outside the primary bird nesting activity period (i.e., to be completed between September 1 and March 31). If limited tree removal is required during this period, a survey will be conducted by a qualified Ecologist within two (2) days of the commencement of tree removal activities to determine habitat suitability and/or confirm the presence/absence of nesting birds.**

- **Should a nesting bird be identified, a mitigation plan must be developed (which may include discussions with relevant agencies) to address regulatory requirements.**

4.2.2 Trees to be Retained

Protection of the remaining 153 assessed trees (97.5%) can be accommodated by the proposed development plan. Of these, two (2) (1.3%) are proposed for retention with injury (see **Section 4.2.3** for further details, including mitigation measures). In general, tree protection on development sites is effectuated by restricting development and/or site alteration from the prescribed minimum Tree TPZ. A minimum TPZ is generally accepted to be the minimum setback distance required to maintain the structural integrity of a tree's anchor roots (i.e., "root plate"). In Ontario, minimum

TPZs are often established by multiplying a tree's diameter at breast height (DBH) by a factor of six. Trees with a similar diameter (e.g., 41-50 cm DBH) are lumped into a single size class, with the minimum TPZ established by the largest diameter tree in that size class. For example, all trees which are 41 to 50 cm DBH would be afforded a minimum 3 m setback as 50 cm represents the largest tree in that size class (50 cm x 6 = 300 cm or 3 m). It follows that trees on the smaller end of their respective size class would be afforded a slightly greater minimum setback than trees on the higher end. The calculated TPZ represents the radius of a circle that extends from a tree's base to the specified distance (or up to existing hard surfaces, where applicable). The CRZ, per City guidelines, is an area around a tree generally established by multiplying the DBH of a tree by ten. The International Society of Arboriculture defines CRZ as an area equal to a 1-foot radius from the base of the tree's trunk for each 1 inch of the tree's DBH. Minimum TPZs and CRZs for each tree inventoried are provided in **Appendix 1** and shown on **Figures TP-1A** to **TP-1E**.

The most effective approach to protecting retainable trees situated in proximity to development and/or site alteration activities is the installation of a tree protection barrier (e.g., hoarding, fencing) at the minimum TPZ, with attached signage, consistent with the City's Tree Protection Specification No. SS12A, details TP-1 and TP-3, respectively. In situations where it is not feasible to implement a standard minimum TPZ, it is possible that a lesser TPZ could be established that could also provide sufficient protection but allow for tighter integration with the development subject to approval by the City. TPZs that are less than the standard generally requires additional arboricultural measures to be applied to trees such as root/branch pruning, soil protection, hydrovac or air-powered soil excavation measures, etc., as applicable. Excavations within the minimum TPZ and/or CRZ of trees proposed for retention (with injury) shall be completed under the supervision of a certified Arborist per the requirements of Section 8 of the City of Burlington's Tree Protection and Preservation Specifications No. SS12A. While it is however recommended that such TPZ's be no less than the minimum TPZ values specified in **Appendix 1**, where encroachments into the minimum TPZ are unavoidable, tree hoarding fencing shall be installed at the limit of disturbance interior to the minimum TPZ as illustrated on the tree protection plan drawings**.**

In addition to any specifications provided in **Figure TP-2**, the following measures are recommended to protect retainable trees situated near the proposed development limit:

- **Construction activities will treat all trees recommended for retention on Figures TP-1A to TP1-E as constraints.**
- **Tree protection barriers will be installed per Figures TP-1A to TP1-E and Figure TP-2 prior to the commencement of site preparation and other construction activities.**
- **All existing trees which are to remain shall be fully protected with hoarding as shown in Figures TP-1A to TP1-E and Figure TP-2 to the satisfaction of the City Arborist prior to the issuance of the building permit. Groups of trees and other existing vegetation are to be protected with hoarding around the entire area. Areas within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials and equipment;**

- **No development, site alteration (e.g., grading, excavation, soil stockpiling), machinery movement, or storage of equipment or materials will occur within any area isolated by tree protection barriers.**

- **Tree protection barriers will remain in place and be in good condition during implementation of the proposed development plan. Tree protection barriers will not be removed until all site disturbances associated with the proposed development plan have concluded.**

- **All tree work is to be completed or supervised by a Certified Arborist;**

- **The City's Arborist will be responsible for the inspection of hoarding for public trees. Hoarding is to remain in place until an inspection by the City has been done and an appropriate removal time has been agreed upon;**

- **No rigging cables shall be wrapped around or installed in the trees and surplus soil, equipment, debris or materials shall not be placed over the root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist;**

- **In situations where construction access is required within the CRZ or MTPZ of trees identified for retention, a minimum of 4 – 6 inches of wood chip mulch under plywood board(s) shall be installed in the area where access is required;**

- **Where limbs or portions of trees are removed to accommodate construction, they will be removed in accordance with accepted arboricultural practice under the supervision of a qualified arborist;**

- **In situations where grading or excavation works exposes root systems of trees identified for preservation, best arboricultural practices should be employed to limit damage to root systems. Hydro vacuuming or air-powered excavation tools shall be used for root pruning/exploration work. Any exposed roots shall be kept covered from sun/wind exposure using soil or moistened burlap and promptly watered. Exposed roots shall be cut back cleanly on the tree side of the break in accordance with the specifications below. Hydrovac should be employed where appropriate. All root excavation and pruning shall be completed under the supervision of a qualified arborist. Once complete, excavation shall be backfilled with excavated native soils or new topsoil or compost, and tree hoarding shall be installed along the trench to protect the remaining roots;**

    - **Roots measuring > 2 cm in diameter can be pruned using a sharpened tool such as hand pruners or a sharpened spade under the supervision of the Construction Inspector.**

- **Roots between 2 and 8 cm in diameter can be pruned by the Arborist using a sharp tool, such as a handsaw, hand pruner or loppers under the supervision of the Construction Inspector and the advisement of the Project Arborist.**

- **Roots > 8 cm in diameter must be assessed by the Project Arborist prior to pruning unless the on-site arborist can confidently assess the effect of the removal of the root as not detrimental to the tree.**

- **Root pruning within the CRZ and outside of the MTPZ can typically be achieved using a sharpened garden spade cutting a line to a depth of 30 cm by the on-site Arborist under the advisement of the Project Arborist if needed. However, the same pruning protocol for the size of roots encountered (in the MTPZ) applies to the roots found within this area.**

- **No open trenching for service installation shall occur within the MTPZ. Only trenchless methods should be used for service installation in the MTPZ;**

- **Trees that have died or have been damaged beyond repair shall be removed and replaced at the owner's expense with trees of a size and species approved by the City's Parks & Forestry Division / Community Services Department or delegate; and**

- **A post-construction letter/debrief outlining work completed (i.e., dates, work completed, site photos) shall be submitted to the City.**

Trees to be retained may require minor pruning to facilitate clearance (e.g., for construction vehicles), improve crown structure, or eliminate deadwood. Should pruning be deemed necessary, the following measure is recommended.

- **All necessary pruning of branches and/or roots shall be conducted by a qualified Arborist and shall be in accordance with good arboricultural standards and practices.**

The tree protection measures outlined in this report may be updated following review of tree impacts at the detailed design stage.

4.2.3 Trees to be Injured

A total of two (2) retainable trees (tree nos. G and RR, both of which are owned by the Region) are situated near proposed roads fronting on Upper Middle Road and are expected to experience some degree of root disturbance associated with grading activities associated with Sutton Drive (in the Phase 1 lands) and are expected to result in root damage/loss. The following measures are recommended to minimize root injury/loss to tree nos. G and RR:

- **Root-sensitive excavation techniques (either pneumatic excavation, hydro-vac excavation, or hand-digging) will be employed within the areas**

shown on Figures TP-1A and TP-1C prior to the commencement of silt fence installation, grading, or machine excavation. The excavated trench will be approximately 30 cm deep and 15 cm wide to expose roots at the limit of disturbance. Root-sensitive excavation and subsequent backfilling to secure the sediment fence will be undertaken on the outside edge of the tree protection zone only.

- **Following root exposure, a qualified Arborist will supervise the root cutting procedures and examine if any excessive or large structural roots require cutting. All exposed tree roots will be severed cleanly in accordance with standard arboricultural practices. Loss of structural roots may necessitate removal of the subject tree, to be determined by the on-site qualified Arborist.**

4.2.4 Mitigation of Tree Risk

It is recognized that certain trees in poor condition are proposed to be retained as they occur outside the immediate development envelopes and are owned by the Region. In general, Terrastory encourages landowners with semi-natural properties to retain trees (including those in decline) to maintain wildlife habitat (e.g., declining trees support a variety of insects and birds) and return coarse woody debris to the soil. Notwithstanding this, trees in decline or in poor condition (health or structural) may pose added risk to targets (e.g., people, structures) within their fall zone. Terrastory recommends the following measure to mitigate tree risk through this application (or a later stage of the application).

- **A Tree Risk Assessment will be performed by an ISA-qualified Tree Risk Assessor for all trees considered to be in fair/poor to poor condition to determine if any removals to mitigate risk are warranted.**

4.2.5 Shared/Boundary and Neighbouring Trees

None of the trees proposed for removal are shared/boundary trees. Neighbouring trees (owned by the Region) proposed for removal include tree nos. 38, 54, E, and F. Neighbouring trees proposed for preservation with injury include tree nos. 82 and G. Tree ownership has been determined herein primarily on the basis of the property survey, in the absence of on-site property boundary markers, direction from a licensed surveyor, or a professional survey of tree locations.

Per case law in Ontario a tree is considered shared if any portion of its trunk (i.e., area between the root collar and lowest canopy branch) extends across a property line. Section 10(3) of the *Forestry Act* prohibits the injury or destruction of a tree growing on the boundary of adjoining properties without the landowners' consent. The following measure is recommended to address legislative requirements related to the removal of neighbouring trees:

- **The Applicant must secure approval to impact all neighbouring trees from relevant property owners prior to construction.**

It is assumed that the Region's approval of the application constitutes approval for removal (and replacement) of Region-owned trees consistent with the recommendations of this report.

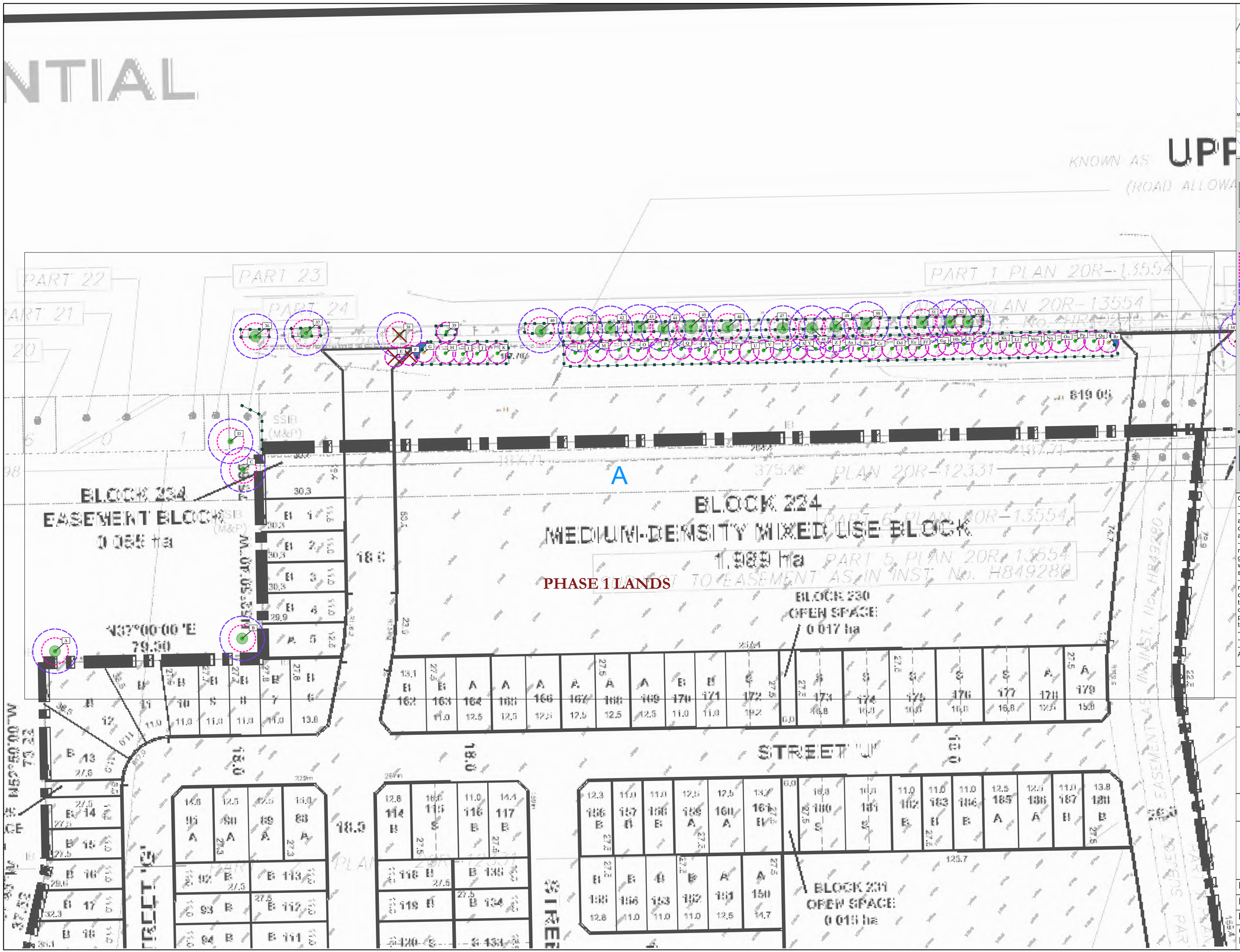
5 CONCLUSIONS

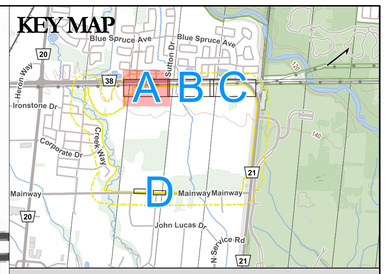
A total of 157 trees were inventoried and assessed at 5164 – 5900 Upper Middle Road and 5201 Mainway in Burlington. Of these, a total of four (4) assessed trees require removal to support the proposed Phase 1 development plan, which involves the construction of residential and mixed-use development, roads, a school, parks, and related uses. Two additional neighbouring Region-owned trees (tree nos. G and RR) have the potential for injury given their close proximity to areas in which development or site alteration are proposed, and will be protected during construction by a tree protection barrier.

In accordance with the Region's Tree Canopy Replacement Policy, a total of seven (7) trees measuring 60 mm DBH are required to be planted as compensation for the removal of tree nos. 38, 54, E, and F.

Provided that the technical recommendations offered herein are implemented in full, Terrastory is satisfied that anticipated and potential tree impacts will be adequately addressed and that the application meets relevant tree protection policies. As part of the application review process, all technical recommendations offered herein should be incorporated into any necessary planning approvals that facilitate implementation of the proposed development plan.

Updates to this report will be required at the detailed design stage. It is at this stage when grading, servicing, transportation infrastructure, building placement, etc. will be known.





Legend

22195 - Atlas copy

Tree Assessment

- Dripline
- Minimum Tree Protection Zone (m)
- Critical Root Zone (m)

Tree Management Direction

- Tree to be Retained
- Tree to be Injured
- Tree to be Removed

Tree Protection Measures

- Tree Protection Barrier
- Root Sensitive Excavation Zone

GENERAL NOTES:
-Tree inventory completed by ISA-certified Arborist on 19 October 2023.
-The tree health and structural assessment was undertaken consistent with accepted arboricultural techniques. None of the assessed trees were cored, probed, or climbed, nor were their roots exposed for detailed assessment.
-Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.
-Notwithstanding any recommendations concerning tree preservation or removal made herein, this plan does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. This plan does not confirm tree ownership nor authorize the client to encroach or enter onto adjacent properties to destroy or injure trees situated on adjacent properties without the owner's consent.
-Verify all drawing dimensions.
-Numeric scale is for a 24x36 inch print. Do not scale.
-Contractor to report any discrepancies, errors, or omissions to the project Arborist before proceeding.

TERRASTORY
environmental consulting inc.
www.terrastoryenv.com info@terrastoryenviro.com 905.745.5398
Specialists in Natural Heritage, Tree Protection, and Environmental Policy

CERTIFIED ARBORIST ISA
Ash Baron
#ON-1821A

1:600 0 10 20 30 40 m

Location:
Bronte Meadows
City of Burlington

Project No.: 22195
Date: 2025-06-24
By: AB **Checked:** --
Orthophotograph Date: n/a

Figure TP-1A.

Tree Protection Plan, Area A

C:\TS\Terrastory\Terrastory - Documents\2022\22195 - Penta EIS Bronte Creek Meadows Burlington\Graphics\QGIS\22195 - Bronte Creek Meadows template_updated_TPP.qgz - Ash Baron

EXISTING

UPPER MIDDLE ROAD

AD ALLOWANCE BETWEEN CONCESSION 1 AND 2 S.D.S.)

PART 4 PLAN 20R-7372

SUBJECT TO EASEMENT AS IN INST. No. NU9900

PART 3 PLAN 20R-7372

SUBJECT TO EASEMENT AS IN INST. No. NU9900

PART 2 PLAN 20R-7372

PART 4 PLAN 20R-13554

(M37.67m E P1)

N25°58'05"E

(P1&M)

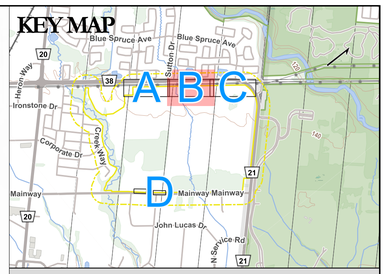
439.01

(P9&M)

B

PHASE 2 LANDS

KEY MAP



Legend

22195 - Atlas copy

Tree Assessment

- Dripline
- Minimum Tree Protection Zone (m)
- Critical Root Zone (m)

Tree Management Direction

- Tree to be Retained
- Tree to be Removed

Tree Protection Measures

- Tree Protection Barrier

GENERAL NOTES:
-Tree inventory completed by ISA-certified Arborist on 19 October 2023.
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CERTIFIED ARBORIST ISA
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1:600 0 10 20 30 40 m

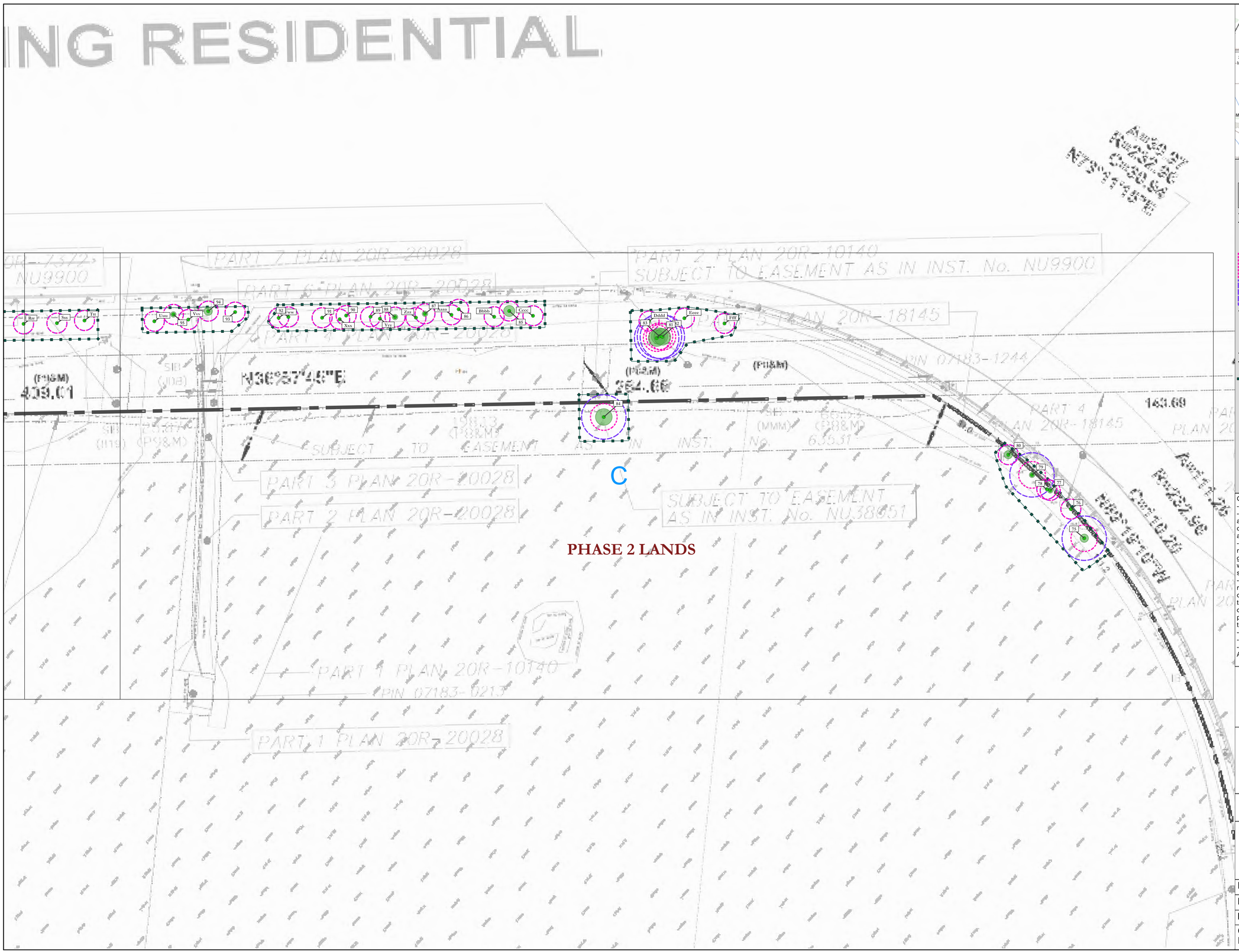
Location:
Bronte Meadows
City of Burlington

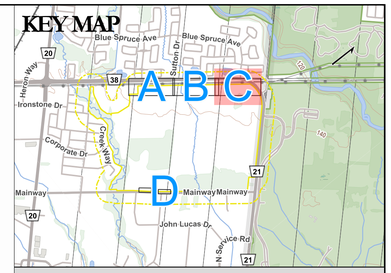
Project No.: 22195
Figure TP-1B.
Date: 2025-06-24
By: AB **Checked:** --
Orthophotograph Date: n/a

Tree Protection Plan, Area B

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NG RESIDENTIAL





Legend

- 22195 - Atlas copy

Tree Assessment

- Dripline
- Minimum Tree Protection Zone (m)
- Critical Root Zone (m)

Tree Management Direction

- Tree to be Retained

Tree Protection Measures

- Tree Protection Barrier

GENERAL NOTES:
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Ash Baron
#ON-1821A

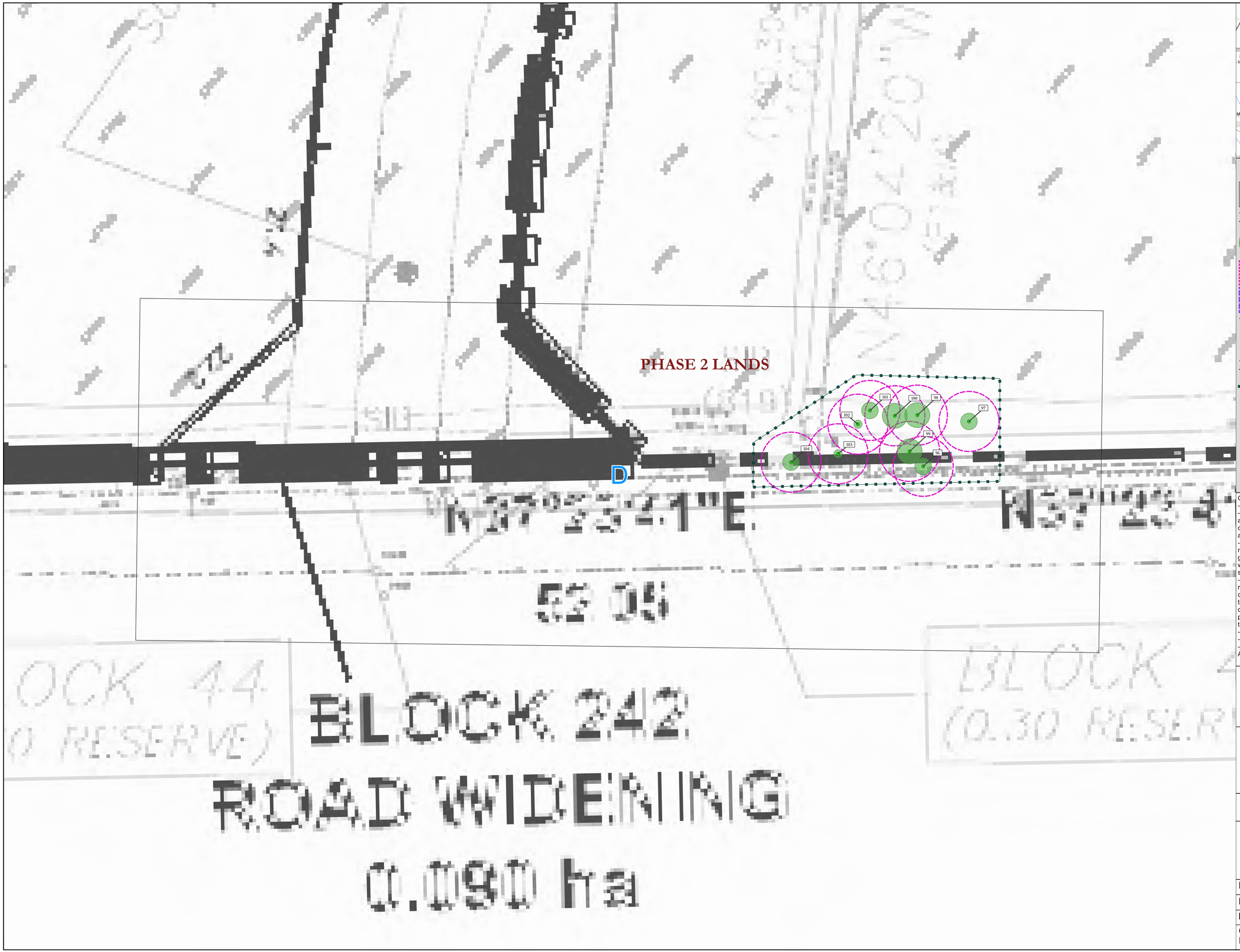
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Location:
Bronte Meadows
City of Burlington

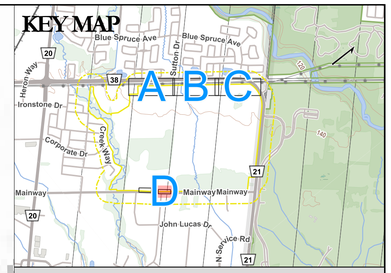
Project No.: 22195
Date: 2025-06-24
By: AB **Checked:** --
Orthophotograph Date: n/a

Figure TP-1C.
Tree Protection Plan, Area C

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KEY MAP



Legend

22195 - Atlas copy

Tree Assessment

Dripline

Minimum Tree Protection Zone (m)

Critical Root Zone (m)

Tree Management Direction

Tree to be Retained

Tree Protection Measures

Tree Protection Barrier

GENERAL NOTES:
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CERTIFIED ARBORIST ISA
Ash Baron™
#ON-1821A

1:200 | 0 5 10 15 m

Location:
Bronte Meadows
City of Burlington

Project No.: 22195
Date: 2025-06-24
By: AB **Checked:** --
Orthophotograph Date: n/a

Figure TP-1D.

Tree Protection Plan, Area D

PHASE 1 LANDS

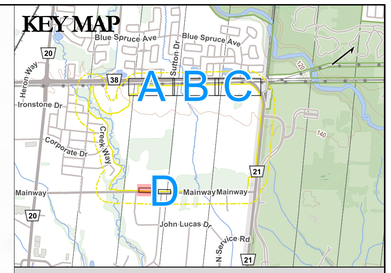
E

106
108
107
105

BLOCK 51
(0.30 RESERVE)
PLAN 20M-525

150.7

KEY MAP



Legend

22195 - Atlas copy

Tree Assessment

Dripline

Minimum Tree Protection Zone (m)

Critical Root Zone (m)

Tree Management Direction

Tree to be Retained

Tree Protection Measures

Tree Protection Barrier

GENERAL NOTES:
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CERTIFIED ARBORIST ISA
Ash Baron
#ON-1821A

1:200 | 0 5 10 15 m

Location:
Bronte Meadows
City of Burlington

Project No.: 22195
Date: 2025-06-24
By: AB **Checked:** --
Orthophotograph Date: n/a

Figure TP-1E.

Tree Protection Plan, Area E

TREE INVENTORY SPREADSHEET:

Tag No.	Scientific Name	Common Name	DBH (cm)†	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[1]	Structural Condition[1]	Ownership[2]	Phase 1 or Phase 2 Lands	TPZ (m)	CRZ (m)	Regulated by City's Public Tree By-law?	Tree Preservation Recommendation[3]	Compensation Requirements (if Tree Removed): Equivalent DBH to be Planted	Compensation Requirements (if Tree Removed): No. of 60 mm DBH Trees to be Planted
36	*Gleditsia triacanthos*	Honey Locust	23	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		4
37	*Acer campestre*	Hedge Maple	20	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
38	*Acer campestre*	Hedge Maple	15	1		Good	Good/Fair	Region	Phase 1	2.4	4.0		**Remove - Road construction in Phase 1 Lands**		2
39	*Syringa reticulata*	Japanese Tree Lilac	9	0.5	Unbalanced crown	Good	Fair	Region	Phase 1	1.8	1.8		Retain		1
40	*Gleditsia triacanthos*	Honey Locust	16	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
41	*Gleditsia triacanthos*	Honey Locust	17	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
42	*Gleditsia triacanthos*	Honey Locust	18	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
43	*Gleditsia triacanthos*	Honey Locust	17	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
44	*Gleditsia triacanthos*	Honey Locust	16	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
45	*Gleditsia triacanthos*	Honey Locust	18	2.5		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
46	*Malus baccata*	Siberian Crabapple	15	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		2
47	*Malus baccata*	Siberian Crabapple	17	2	Basal sprouts	Good/Fair	Good	Region	Phase 1	2.4	4.0		Retain		3
48	*Malus baccata*	Siberian Crabapple	15	2	Basal sprouts	Good/Fair	Good	Region	Phase 1	2.4	4.0		Retain		2
49	*Malus baccata*	Siberian Crabapple	15	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		2
50	*Acer campestre*	Hedge Maple	14	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		2
51	*Acer campestre*	Hedge Maple	17	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
52	*Acer campestre*	Hedge Maple	14	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		2
53	*Acer campestre*	Hedge Maple	18	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
54	*Tilia cordata*	Little-leaved Linden	16	1		Good	Good	Region	Phase 2	2.4	4.0		**Remove - Grading assoicated with road construction in Phase 1 Lands**		3
55	*Tilia cordata*	Little-leaved Linden	15, 6, 3 (16)	2		Good	Fair	Region	Phase 2	2.4	4.0		Retain		3
56	*Gleditsia triacanthos*	Honey Locust	22	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		4
57	*Malus pumila*	Common Apple	16	4		Good	Good	Region	Phase 2	2.4	4.0		Retain		3
58	*Malus pumila*	Common Apple	23	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		4
59	*Crataegus sp.*	Hawthorn	15	2		Good	Good	Region	Phase 2	2.4	4.0		Retain		2
60	*Gleditsia triacanthos*	Honey Locust	21	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		4
61	*Tilia cordata*	Little-leaved Linden	18, 5, 5, 6, 4 (21)	1.5	Suckers at base, epis on stem	Good	Fair	Region	Phase 2	2.4	4.0		Retain		4
62	*Tilia cordata*	Little-leaved Linden	16	2		Good	Good	Region	Phase 2	2.4	4.0		Retain		3
63	*Gleditsia triacanthos*	Honey Locust	22	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		4
64	*Gleditsia triacanthos*	Honey Locust	16	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		3
65	*Tilia cordata*	Little-leaved Linden	12	1		Good	Good	Region	Phase 2	2.4	4.0		Retain		2
66	*Gleditsia triacanthos*	Honey Locust	22	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		4
67	*Malus baccata*	Siberian Crabapple	18	2	Suckers at base	Fair	Good	Region	Phase 2	2.4	4.0		Retain		3
68	*Malus baccata*	Siberian Crabapple	12	2	Suckers at base	Fair	Good	Region	Phase 2	2.4	4.0		Retain		2
69	*Malus baccata*	Siberian Crabapple	15	2	Suckers at base	Fair	Good	Region	Phase 2	2.4	4.0		Retain		2
70	*Gleditsia triacanthos*	Honey Locust	14	2		Good	Good	Region	Phase 2	2.4	4.0		Retain		2
71	*Gleditsia triacanthos*	Honey Locust	16	2		Good	Good	Region	Phase 2	2.4	4.0		Retain		3
72	*Gleditsia triacanthos*	Honey Locust	19	1.5		Good	Good	Region	Phase 2	2.4	4.0		Retain		3
73	*Gleditsia triacanthos*	Honey Locust	8	2	Wide branching on bottom stem, poor branch attachments	Good	Fair	Region	Phase 2	1.8	1.8		Retain		1
74	*Gleditsia triacanthos*	Honey Locust	14	2		Good	Good	Region	Phase 2	2.4	4.0		Retain		2
75	*Tilia cordata*	Little-leaved Linden	15	1.5		Good/Fair	Good	Applicant	Phase 2	2.4	4.0		Retain	15	
76	*Tilia cordata*	Little-leaved Linden	8	0.5	Major branch dieback, epis on stem, reduced foliage size	Poor	Fair	Region	Phase 2	1.8	1.8		Retain		1
77	*Tilia cordata*	Little-leaved Linden	6	1	Sprouting at base	Fair	Good	Region & Applicant	Phase 2	1.8	1.8		Retain		1
78	*Malus baccata*	Siberian Crabapple	4	0.25		Good	Good	Applicant	Phase 2	1.8	1.8		Retain	0	
79	*Tilia cordata*	Little-leaved Linden	14	1		Good	Good	Applicant	Phase 2	2.4	4.0		Retain	0	
80	*Tilia cordata*	Little-leaved Linden	10	1.5	Sprouts at base	Good	Good/Fair	Applicant	Phase 2	1.8	1.8		Retain	0	
81	*Elaeagnus angustifolia*	Russian Olive	11, 4 (12)	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		2
82	*Elaeagnus angustifolia*	Russian Olive	16	3	Epicormic sprouting on stem	Good	Good/Fair	Region	Phase 2	2.4	4.0		Retain		3
83	*Elaeagnus angustifolia*	Russian Olive	16	3	Dicurrent stems at 0.5 m	Good	Fair	Region	Phase 2	2.4	4.0		Retain		3
84	*Juglans nigra*	Black Walnut	13, 8 (15)	3	Dicurrent stems	Good	Good/Fair	Applicant	Phase 2	2.4	4.0		Retain	15	
85	*Gleditsia triacanthos*	Honey Locust	5, 5, 2, 3 (8)	2	Sprouted from cut stem	Good	Poor	Region	Phase 2	1.8	1.8		Retain		1
86	*Tilia cordata*	Little-leaved Linden	8	0.5	Sprouts at base	Good	Good/Fair	Region	Phase 2	1.8	1.8		Retain		1
87	*Tilia cordata*	Little-leaved Linden	9	1	Sprouts at base	Good	Good/Fair	Region	Phase 2	1.8	1.8		Retain		1
88	*Tilia cordata*	Little-leaved Linden	7	1	Sprouts at base	Good	Good/Fair	Region	Phase 2	1.8	1.8		Retain		1
89	*Celtis occidentalis*	Common Hackberry	3	0.5	Crown dieback 30%	Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
90	*Ginkgo biloba*	Ginkgo	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
91	*Acer rubrum*	Red Maple	4	0.5	Girdled at base.	Dead	Good/Fair	Region	Phase 2	1.8	1.8		Retain		1
92	*Robinia pseudoacacia*	Black Locust	4, 3, 1 (5)	0.5	Sprouts from cut stump	Good	Poor	Region	Phase 2	1.8	1.8		Retain		1
93	*Robinia pseudoacacia*	Black Locust	3, 3, 3, 1, 1, 1 (5)	0.5		Dead	Good/Fair	Region	Phase 2	1.8	1.8		Retain		1
94	*Robinia pseudoacacia*	Black Locust	8	1.5		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
95	*Robinia pseudoacacia*	Black Locust	6	1		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
96	*Fraxinus pennsylvanica*	Red Ash	4	1	Suckering at base	Good	Good/Fair	City	Phase 2	1.8	1.8	Yes	Retain	4	
97	*Juglans nigra*	Black Walnut	4	1		Good	Good	Applicant	Phase 2	1.8	1.8		Retain	0	
98	*Carya cordiformis*	Bitternut Hickory	5, 6, 4, 5 (10)	1.5	Suckers from cut stump	Good	Poor	Applicant	Phase 2	1.8	1.8		Retain	0	
99	*Fraxinus pennsylvanica*	Red Ash	6, 5 (8)	1.5	EAB, codominant stems	Poor	Fair	Applicant	Phase 2	1.8	1.8		Retain	0	
100	*Juglans nigra*	Black Walnut	7	1.5		Good	Good	Applicant	Phase 2	1.8	1.8		Retain	0	
101	*Quercus macrocarpa*	Bur Oak	7	1		Good	Good	Applicant	Phase 2	1.8	1.8		Retain	0	
102	*Fraxinus pennsylvanica*	Red Ash	1, 1, 2, 4, 3, 1 (6)	0.5	EAB, dead stem	Poor	Poor	Applicant	Phase 2	1.8	1.8		Retain	0	
103	*Fraxinus pennsylvanica*	Red Ash	3, 2, 2, 4, 3, 3, 4, 2 (9)	0.5	EAB	Poor	Poor	Applicant	Phase 2	1.8	1.8		Retain	0	
104	*Quercus macrocarpa*	Bur Oak	6	1		Good	Good	City & Applicant	Phase 2	1.8	1.8	Yes	Retain	6	
105	*Pyrus communis*	Common Pear	7	1		Good	Good/Fair	Applicant	Phase 1	1.8	1.8		Retain	0	
106	*Ulmus americana*	White Elm	4	1		Good	Good	Applicant	Phase 1	1.8	1.8		Retain	0	
107	*Juglans nigra*	Black Walnut	6	1.5		Good	Good	Applicant	Phase 1	1.8	1.8		Retain	0	
108	*Juglans nigra*	Black Walnut	10	2		Good	Good	Applicant	Phase 1	1.8	1.8		Retain	0	
A	*Gleditsia triacanthos*	Honey Locust	12	2	Est from property line	Good	Good	Corpus Christi Catholic Secondary School	Phase 1	2.4	4.0		Retain	0	
Aa	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Aaa	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Aaaa	*Picea glauca*	White Spruce	3	0.25	50% crown dieback	Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
B	*Gleditsia triacanthos*	Honey Locust	12	2	Size estimated from property line	Good	Good	Corpus Christi Catholic Secondary School	Phase 1	2.4	4.0		Retain	0	
Bb	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Bbb	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1

Tag No.	Scientific Name	Common Name	DBH (cm)†	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[1]	Structural Condition[1]	Ownership[2]	Phase 1 or Phase 2 Lands	TPZ (m)	CRZ (m)	Regulated by City's Public Tree By-law?	Tree Preservation Recommendation[3]	Compensation Requirements (if Tree Removed): Equivalent DBH to be Planted	Compensation Requirements (if Tree Removed): No. of 60 mm DBH Trees to be Planted
Bbbb	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Some foliar discoloration and minor (20%) dieback	Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
C	*Picea pungens*	Blue Spruce	15	1	Size estimated from property line	Fair	Fair	Corpus Christi Catholic Secondary School	Phase 1	2.4	4.0		Retain	15	
Cc	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Ccc	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Cccc	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
D	*Tilia cordata*	Little-leaved Linden	13	1	Size estimated from property line	Fair	Fair	Hydro	Phase 1	2.4	4.0		Retain	0	
Dd	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Ddd	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Dddd	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Minor dieback	Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
E	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Dying	Good	Good	Region	Phase 1	1.8	1.8		**Remove - Road construction in Phase 1 Lands**		1
Ee	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Eee	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Stress related foliar discoloration and minor dieback	Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
Eeee	*Picea glauca*	White Spruce	3	0.25	Minor dieback	Good/Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
F	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		**Remove - Road construction in Phase 1 Lands**		1
Ff	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Fff	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Ffff	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Nearly dead	Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
G	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain with Injury - Grading associated with road		1
Gg	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Ggg	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Significant dieback	Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
H	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Hh	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Hhh	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
I	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Ii	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Iii	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	60% of canopy dead	Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
J	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Jj	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Jjj	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
K	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Kk	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Kkk	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	40% dieback	Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
L	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Ll	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Lll	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
M	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Mm	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Mmm	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Minor dieback throughout	Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
N	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Nn	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Nnn	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
O	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Oo	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Some dieback at base	Good/Fair	Good	Region	Phase 1	1.8	1.8		Retain		1
Ooo	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
P	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Pp	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Ppp	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Q	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Qq	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Qqq	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Foliar dieback and discoloration	Fair/Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
R	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Rr	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Some dieback at base	Good/Fair	Good	Region	Phase 1	1.8	1.8		Retain with Injury - Grading associated with road		1
Rrr	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
S	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Ss	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Sss	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Some dieback at base	Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
T	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Tt	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Ttt	*Picea glauca*	White Spruce	3	0.5		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
U	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Uu	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Uuu	*Picea glauca*	White Spruce	3	0.25	20% canopy dieback	Fair/Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
V	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Vv	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Vvv	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good/Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
W	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Ww	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Some dieback at base	Good/Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
Www	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
X	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Xx	*Picea glauca*	White Spruce	3	0.5		Good/Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
Xxx	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Sparse foliage, 50% dieback	Fair/Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
Y	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Yy	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Yyy	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Z	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Zz	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Zzz	*Juniperus virginiana*	*Eastern Red Cedar*	3	0.25	65% dieback	Poor	Good	Region	Phase 2	1.8	1.8		Retain		1

	Equivalent DBH (cm) to be Planted	No. of 60 mm DBH Trees to be Planted
Total Compensation Requirements:	0	7

† - The DBH of multi-stemmed trees, calculated as the square root of the sum of each stem squared and rounded to the nearest cm, is included in brackets.

[1] - Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to

[2] - All determinations of tree ownership are approximate and have been made in the absence of on-site property boundary markers or other direction from a licensed surveyor. It is recognised that Upper Middle Road and Burloak Drive are Regional roads and thus trees within the right-of-way for these roads are owned by the Region of Halton. Trees within the road right-of-way associated with Mainway are owned by the City of Burlington.

[3] - Notwithstanding any recommendations concerning tree preservation or removal made herein, this report does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. It is expected that the Applicant will seek approval to injure/remove any and all shared/boundary or neighbouring trees from relevant owners.

TREE REMOVAL AND PRESERVATION NOTES:

GENERAL:

1. CONSTRUCTION ACTIVITIES WILL TREAT ALL TREES RECOMMENDED FOR RETENTION SHOWN HEREIN AS CONSTRAINTS.

TREE REMOVAL:

2. ALL NECESSARY TREE REMOVALS WILL BE COMPLETED OUTSIDE THE PRIMARY BIRD NESTING ACTIVITY PERIOD (I.E., TO BE COMPLETED BETWEEN SEPTEMBER 1 AND MARCH 31). IF LIMITED TREE REMOVAL IS REQUIRED DURING THIS PERIOD, A SURVEY WILL BE CONDUCTED BY A QUALIFIED ECOLOGIST WITHIN TWO (2) DAYS OF THE COMMENCEMENT OF TREE REMOVAL ACTIVITIES TO DETERMINE HABITAT SUITABILITY AND/OR CONFIRM THE PRESENCE/ABSENCE OF NESTING BIRDS.

3. SHOULD A NESTING BIRD BE IDENTIFIED, A MITIGATION PLAN MUST BE DEVELOPED (WHICH MAY INCLUDE DISCUSSIONS WITH RELEVANT AGENCIES) TO ADDRESS REGULATORY REQUIREMENTS.

TREE PROTECTION BARRIER:

4. TREE PROTECTION BARRIER (SEE DETAIL BELOW) WILL BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE PREPARATION AND OTHER CONSTRUCTION ACTIVITIES. NO DEVELOPMENT, SITE ALTERATION (E.G., GRADING, EXCAVATION, SOIL STOCKPILING, ETC.), MACHINERY MOVEMENT, OR STORAGE OF EQUIPMENT OR MATERIALS WILL OCCUR WITHIN ANY AREA ISOLATED BY TREE PROTECTION FENCE.

5. A QUALIFIED ARBORIST WILL INSPECT THE TREE PROTECTION FENCE FOLLOWING INSTALLATION AND PRIOR TO THE COMMENCEMENT OF SITE PREPARATION OR OTHER CONSTRUCTION ACTIVITIES.

6. TREE PROTECTION BARRIERS WILL REMAIN IN PLACE AND BE IN GOOD CONDITION DURING IMPLEMENTATION OF THE PROPOSED DEVELOPMENT PLAN. TREE PROTECTION BARRIERS WILL NOT BE REMOVED UNTIL ALL SITE DISTURBANCES ASSOCIATED WITH THE PROPOSED DEVELOPMENT PLAN HAVE CONCLUDED.

PRUNING:

7. ALL NECESSARY PRUNING OF BRANCHES AND/OR ROOTS SHALL BE CONDUCTED BY A QUALIFIED ARBORIST AND SHALL BE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS AND PRACTICES.

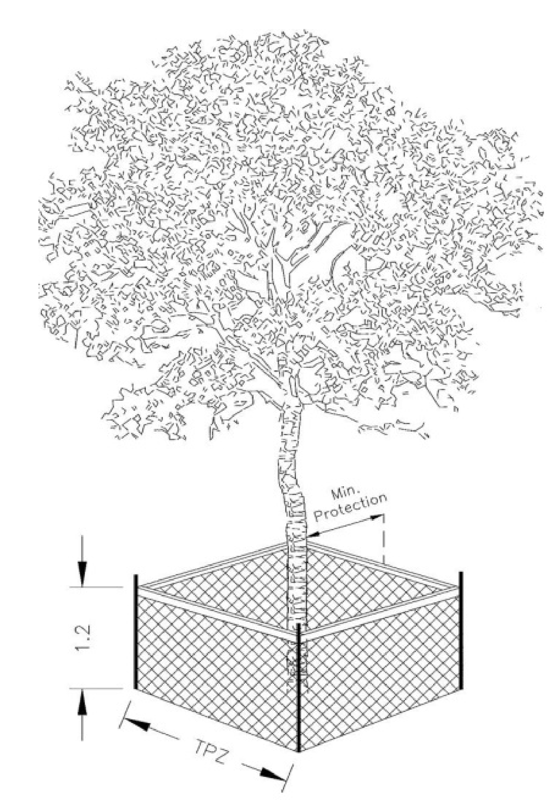
ROOT SENSITIVE EXCAVATION:

8. ROOT-SENSITIVE EXCAVATION TECHNIQUES (EITHER PNEUMATIC EXCAVATION, HYDRO-VAC EXCAVATION, OR HAND-DIGGING) WILL BE EMPLOYED WITHIN THE AREAS SHOWN DURING SEDIMENT FENCE INSTALLATION AND PRIOR TO THE COMMENCEMENT OF GRADING OR MACHINE EXCAVATION. THE EXCAVATED TRENCH WILL BE APPROXIMATELY 30 CM DEEP AND 15 CM WIDE TO EXPOSE ROOTS AT THE LIMIT OF DISTURBANCE. ROOT-SENSITIVE EXCAVATION AND SUBSEQUENT BACKFILLING TO SECURE THE SEDIMENT FENCE WILL BE UNDERTAKEN ON THE OUTSIDE EDGE OF THE TREE PROTECTION ZONE ONLY.

9. FOLLOWING ROOT EXPOSURE, A QUALIFIED ARBORIST WILL SUPERVISE THE ROOT CUTTING PROCEDURES AND EXAMINE IF ANY EXCESSIVE OR LARGE STRUCTURAL ROOTS REQUIRE CUTTING. ALL EXPOSED TREE ROOTS WILL BE SEVERED CLEANLY IN ACCORDANCE WITH STANDARD ARBORICULTURAL PRACTICES. LOSS OF STRUCTURAL ROOTS MAY NECESSITATE REMOVAL OF THE SUBJECT TREE, TO BE DETERMINED BY THE ON-SITE QUALIFIED ARBORIST.

DETAIL 1 - TREE PROTECTION BARRIER DETAIL:

Tree Protection and Preservation
Specification No.: SS12A



TREE PROTECTION BARRIER

Detail TP-1 – Tree Protection Detail.

Trunk Diameter (DBH)[2]	Minimum Tree Protection Zone (MTPZ) Distances Required[3]	Critical Root Zone (CRZ) Distances Required[3&4]
< 10 cm	1.8 m	1.8 m
11 - 40 cm	2.4 m	4.0 m
41 - 50 cm	3.0 m	5.0 m
51 - 60 cm	3.6 m	6.0 m
61 - 70 cm	4.2 m	7.0 m
71 - 80 cm	4.8 m	8.0 m
81 - 90 cm	5.4 m	9.0 m
91 - 100+ cm	6.0 m	10.0 m

NOTES:

[1] The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line.
[2] Diameter at breast height (DBH) is the measurement of tree trunk taken at 1.4 metres above ground.
[3] Minimum Tree Protection Zone and Critical Root Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work and is subject to Section 6 of this specification.
[4] Where work is being performed beyond the Minimum Tree Protection Zone but within the Critical Root Zone the works are subject to Section 8 of this specification.

DETAIL 2 - TREE PROTECTION SIGNAGE:

Burlington

TREE PROTECTION ZONE (TPZ)

No equipment or vehicles shall be operated, parked, repaired or refueled within the Tree Protection Zone.

No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

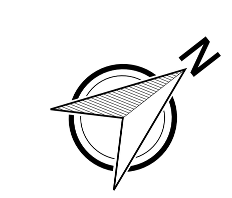
No materials or fill may be stored within the Tree Protection Zone.

This tree protection barrier must not be removed prior to the completion of construction without written authorization from the City of Burlington, Urban Forestry Department.

For information, contact:
City of Burlington, Development and Infrastructure Division,
905-335-7642.

GENERAL NOTES:
-Tree inventory completed by ISA-certified Arborist on 19 October 2023.
-The tree health and structural assessment was undertaken consistent with accepted arboricultural techniques. None of the assessed trees were cored, probed, or climbed, nor were their roots exposed for detailed assessment.
-Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.
-Notwithstanding any recommendations concerning tree preservation or removal made herein, this plan does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. This plan does not confirm tree ownership nor authorize the client to encroach or enter onto adjacent properties to destroy or injure trees situated on adjacent properties without the owner's consent.
-Verify all drawing dimensions.
-Numeric scale is for a 24x36 inch print. Do not scale.
-Contractor to report any discrepancies, errors, or omissions to the project Arborist before proceeding.

TERRASTORY
environmental consulting inc.
www.terrastoryenv.com info@terrastoryenviro.com 905.745.5398
Specialists in Natural Heritage, Tree Protection, and Environmental Policy



CERTIFIED ARBORIST ISA
Ash Baron
#ON-1821A

Location:
Bronte Meadows
City of Burlington

Project No.: 22195
Date: 2025-06-24
By: AB **Checked:** --
Orthophotograph Date: n/a

Figure TP-2.
Tree Protection Plan Details

Appendix 1. Tree Inventory and Condition Assessment

Tag No.	Scientific Name	Common Name	DBH (cm)†	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[1]	Structural Condition[1]	Ownership[2]	Phase 1 or Phase 2 Lands	TPZ (m)	CRZ (m)	Regulated by City's Public Tree By-law?	Tree Preservation Recommendation[3]	Compensation Requirements (if Tree Removed)	
														Equivalent DBH to be Planted	No. of 60 mm DBH Trees to be Planted
36	*Gleditsia triacanthos*	Honey Locust	23	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		4
37	*Acer campestre*	Hedge Maple	20	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
38	*Acer campestre*	Hedge Maple	15	1		Good	Good/Fair	Region	Phase 1	2.4	4.0		**Remove - Road construction in Phase 1 Lands**		2
39	*Syringa reticulata*	Japanese Tree Lilac	9	0.5	Unbalanced crown	Good	Fair	Region	Phase 1	1.8	1.8		Retain		1
40	*Gleditsia triacanthos*	Honey Locust	16	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
41	*Gleditsia triacanthos*	Honey Locust	17	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
42	*Gleditsia triacanthos*	Honey Locust	18	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
43	*Gleditsia triacanthos*	Honey Locust	17	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
44	*Gleditsia triacanthos*	Honey Locust	16	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
45	*Gleditsia triacanthos*	Honey Locust	18	2.5		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
46	*Malus baccata*	Siberian Crabapple	15	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		2
47	*Malus baccata*	Siberian Crabapple	17	2	Basal sprouts	Good/Fair	Good	Region	Phase 1	2.4	4.0		Retain		3
48	*Malus baccata*	Siberian Crabapple	15	2	Basal sprouts	Good/Fair	Good	Region	Phase 1	2.4	4.0		Retain		2
49	*Malus baccata*	Siberian Crabapple	15	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		2
50	*Acer campestre*	Hedge Maple	14	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		2
51	*Acer campestre*	Hedge Maple	17	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
52	*Acer campestre*	Hedge Maple	14	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		2
53	*Acer campestre*	Hedge Maple	18	2		Good	Good	Region	Phase 1	2.4	4.0		Retain		3
54	*Tilia cordata*	Little-leaved Linden	16	1		Good	Good	Region	Phase 2	2.4	4.0		**Remove - Grading assoicated with road construction in Phase 1 Lands**		3
55	*Tilia cordata*	Little-leaved Linden	15, 6, 3 (16)	2		Good	Fair	Region	Phase 2	2.4	4.0		Retain		3
56	*Gleditsia triacanthos*	Honey Locust	22	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		4
57	*Malus pumila*	Common Apple	16	4		Good	Good	Region	Phase 2	2.4	4.0		Retain		3
58	*Malus pumila*	Common Apple	23	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		4
59	*Crataegus sp.*	Hawthorn	15	2		Good	Good	Region	Phase 2	2.4	4.0		Retain		2

Tag No.	Scientific Name	Common Name	DBH (cm)†	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[1]	Structural Condition[1]	Ownership[2]	Phase 1 or Phase 2 Lands	TPZ (m)	CRZ (m)	Regulated by City's Public Tree By-law?	Tree Preservation Recommendation[3]	Compensation Requirements (if Tree Removed)	
														Equivalent DBH to be Planted	No. of 60 mm DBH Trees to be Planted
60	*Gleditsia triacanthos*	Honey Locust	21	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		4
61	*Tilia cordata*	Little-leaved Linden	18, 5, 5, 6, 4 (21)	1.5	Suckers at base, epis on stem	Good	Fair	Region	Phase 2	2.4	4.0		Retain		4
62	*Tilia cordata*	Little-leaved Linden	16	2		Good	Good	Region	Phase 2	2.4	4.0		Retain		3
63	*Gleditsia triacanthos*	Honey Locust	22	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		4
64	*Gleditsia triacanthos*	Honey Locust	16	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		3
65	*Tilia cordata*	Little-leaved Linden	12	1		Good	Good	Region	Phase 2	2.4	4.0		Retain		2
66	*Gleditsia triacanthos*	Honey Locust	22	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		4
67	*Malus baccata*	Siberian Crabapple	18	2	Suckers at base	Fair	Good	Region	Phase 2	2.4	4.0		Retain		3
68	*Malus baccata*	Siberian Crabapple	12	2	Suckers at base	Fair	Good	Region	Phase 2	2.4	4.0		Retain		2
69	*Malus baccata*	Siberian Crabapple	15	2	Suckers at base	Fair	Good	Region	Phase 2	2.4	4.0		Retain		2
70	*Gleditsia triacanthos*	Honey Locust	14	2		Good	Good	Region	Phase 2	2.4	4.0		Retain		2
71	*Gleditsia triacanthos*	Honey Locust	16	2		Good	Good	Region	Phase 2	2.4	4.0		Retain		3
72	*Gleditsia triacanthos*	Honey Locust	19	1.5		Good	Good	Region	Phase 2	2.4	4.0		Retain		3
73	*Gleditsia triacanthos*	Honey Locust	8	2	Wide branching on bottom stem, poor branch attachments	Good	Fair	Region	Phase 2	1.8	1.8		Retain		1
74	*Gleditsia triacanthos*	Honey Locust	14	2		Good	Good	Region	Phase 2	2.4	4.0		Retain		2
75	*Tilia cordata*	Little-leaved Linden	15	1.5		Good/Fair	Good	Applicant	Phase 2	2.4	4.0		Retain	15	
76	*Tilia cordata*	Little-leaved Linden	8	0.5	Major branch dieback, epis on stem, reduced foliage size	Poor	Fair	Region	Phase 2	1.8	1.8		Retain		1
77	*Tilia cordata*	Little-leaved Linden	6	1	Sprouting at base	Fair	Good	Region & Applicant	Phase 2	1.8	1.8		Retain		1
78	*Malus baccata*	Siberian Crabapple	4	0.25		Good	Good	Applicant	Phase 2	1.8	1.8		Retain	0	
79	*Tilia cordata*	Little-leaved Linden	14	1		Good	Good	Applicant	Phase 2	2.4	4.0		Retain	0	
80	*Tilia cordata*	Little-leaved Linden	10	1.5	Sprouts at base	Good	Good/Fair	Applicant	Phase 2	1.8	1.8		Retain	0	

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														Equivalent DBH to be Planted	No. of 60 mm DBH Trees to be Planted
81	*Elaeagnus angustifolia*	Russian Olive	11, 4 (12)	3		Good	Good	Region	Phase 2	2.4	4.0		Retain		2
82	*Elaeagnus angustifolia*	Russian Olive	16	3	Epicormic sprouting on stem	Good	Good/Fair	Region	Phase 2	2.4	4.0		Retain		3
83	*Elaeagnus angustifolia*	Russian Olive	16	3	Dicurrent stems at 0.5 m	Good	Fair	Region	Phase 2	2.4	4.0		Retain		3
84	*Juglans nigra*	Black Walnut	13, 8 (15)	3	Dicurrent stems	Good	Good/Fair	Applicant	Phase 2	2.4	4.0		Retain	15	
85	*Gleditsia triacanthos*	Honey Locust	5, 5, 2, 3 (8)	2	Sprouted from cut stem	Good	Poor	Region	Phase 2	1.8	1.8		Retain		1
86	*Tilia cordata*	Little-leaved Linden	8	0.5	Sprouts at base	Good	Good/Fair	Region	Phase 2	1.8	1.8		Retain		1
87	*Tilia cordata*	Little-leaved Linden	9	1	Sprouts at base	Good	Good/Fair	Region	Phase 2	1.8	1.8		Retain		1
88	*Tilia cordata*	Little-leaved Linden	7	1	Sprouts at base	Good	Good/Fair	Region	Phase 2	1.8	1.8		Retain		1
89	*Celtis occidentalis*	Common Hackberry	3	0.5	Crown dieback 30%	Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
90	*Ginkgo biloba*	Ginkgo	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
91	*Acer rubrum*	Red Maple	4	0.5	Girdled at base.	Dead	Good/Fair	Region	Phase 2	1.8	1.8		Retain		1
92	*Robinia pseudoacacia*	Black Locust	4, 3, 1 (5)	0.5	Sprouts from cut stump	Good	Poor	Region	Phase 2	1.8	1.8		Retain		1
93	*Robinia pseudoacacia*	Black Locust	3, 3, 3, 1, 1, 1 (5)	0.5		Dead	Good/Fair	Region	Phase 2	1.8	1.8		Retain		1
94	*Robinia pseudoacacia*	Black Locust	8	1.5		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
95	*Robinia pseudoacacia*	Black Locust	6	1		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
96	*Fraxinus pennsylvanica*	Red Ash	4	1	Suckering at base	Good	Good/Fair	City	Phase 2	1.8	1.8	Yes	Retain	4	
97	*Juglans nigra*	Black Walnut	4	1		Good	Good	Applicant	Phase 2	1.8	1.8		Retain	0	
98	*Carya cordiformis*	Bitternut Hickory	5, 6, 4, 5 (10)	1.5	Suckers from cut stump	Good	Poor	Applicant	Phase 2	1.8	1.8		Retain	0	
99	*Fraxinus pennsylvanica*	Red Ash	6, 5 (8)	1.5	EAB, codominant stems	Poor	Fair	Applicant	Phase 2	1.8	1.8		Retain	0	

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														Equivalent DBH to be Planted	No. of 60 mm DBH Trees to be Planted
100	*Juglans nigra*	Black Walnut	7	1.5		Good	Good	Applicant	Phase 2	1.8	1.8		Retain	0	
101	*Quercus macrocarpa*	Bur Oak	7	1		Good	Good	Applicant	Phase 2	1.8	1.8		Retain	0	
102	*Fraxinus pennsylvanica*	Red Ash	1, 1, 2, 4, 3, 1 (6)	0.5	EAB, dead stem	Poor	Poor	Applicant	Phase 2	1.8	1.8		Retain	0	
103	*Fraxinus pennsylvanica*	Red Ash	3, 2, 2, 4, 3, 3, 4, 2 (9)	0.5	EAB	Poor	Poor	Applicant	Phase 2	1.8	1.8		Retain	0	
104	*Quercus macrocarpa*	Bur Oak	6	1		Good	Good	City & Applicant	Phase 2	1.8	1.8	Yes	Retain	6	
105	*Pyrus communis*	Common Pear	7	1		Good	Good/Fair	Applicant	Phase 1	1.8	1.8		Retain	0	
106	*Ulmus americana*	White Elm	4	1		Good	Good	Applicant	Phase 1	1.8	1.8		Retain	0	
107	*Juglans nigra*	Black Walnut	6	1.5		Good	Good	Applicant	Phase 1	1.8	1.8		Retain	0	
108	*Juglans nigra*	Black Walnut	10	2		Good	Good	Applicant	Phase 1	1.8	1.8		Retain	0	
A	*Gleditsia triacanthos*	Honey Locust	12	2	Est from property line	Good	Good	Corpus Christi Catholic Secondary School	Phase 1	2.4	4.0		Retain	0	
Aa	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Aaa	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Aaaa	*Picea glauca*	White Spruce	3	0.25	50% crown dieback	Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
B	*Gleditsia triacanthos*	Honey Locust	12	2	Size estimated from property line	Good	Good	Corpus Christi Catholic Secondary School	Phase 1	2.4	4.0		Retain	0	
Bb	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Bbb	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1

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														Equivalent DBH to be Planted	No. of 60 mm DBH Trees to be Planted
Bbbb	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Some foliar discoloration and minor (20%) dieback	Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
C	*Picea pungens*	Blue Spruce	15	1	Size estimated from property line	Fair	Fair	Corpus Christi Catholic Secondary School	Phase 1	2.4	4.0		Retain	15	
Cc	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Ccc	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Cccc	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
D	*Tilia cordata*	Little-leaved Linden	13	1	Size estimated from property line	Fair	Fair	Hydro	Phase 1	2.4	4.0		Retain	0	
Dd	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Ddd	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Dddd	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Minor dieback	Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
E	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Dying	Good	Good	Region	Phase 1	1.8	1.8		**Remove - Road construction in Phase 1 Lands**		1
Ee	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Eee	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Stress related foliar discoloration and minor dieback	Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
Eeee	*Picea glauca*	White Spruce	3	0.25	Minor dieback	Good/Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
F	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		**Remove - Road construction in Phase 1 Lands**		1
Ff	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Fff	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Ffff	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Nearly dead	Poor	Good	Region	Phase 2	1.8	1.8		Retain		1

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G	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain with Injury - Grading associated with road		1
Gg	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Ggg	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Significant dieback	Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
H	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Hh	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Hhh	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
I	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Ii	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Iii	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	60% of canopy dead	Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
J	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Jj	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Jjj	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
K	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Kk	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Kkk	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	40% dieback	Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
L	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Ll	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Lll	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
M	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Mm	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Mmm	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Minor dieback throughout	Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
N	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Nn	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Nnn	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
O	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Oo	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Some dieback at base	Good/Fair	Good	Region	Phase 1	1.8	1.8		Retain		1
Ooo	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
P	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1

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Pp	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Ppp	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Q	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Qq	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Qqq	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Foliar dieback and discoloration	Fair/Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
R	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 1	1.8	1.8		Retain		1
Rr	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Some dieback at base	Good/Fair	Good	Region	Phase 1	1.8	1.8		Retain with Injury - Grading associated with road		1
Rrr	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
S	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Ss	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Sss	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Some dieback at base	Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
T	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Tt	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Ttt	*Picea glauca*	White Spruce	3	0.5		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
U	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Uu	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Uuu	*Picea glauca*	White Spruce	3	0.25	20% canopy dieback	Fair/Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
V	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Vv	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Vvv	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good/Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
W	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Ww	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Some dieback at base	Good/Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
Www	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1

Tag No.	Scientific Name	Common Name	DBH (cm)†	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition[1]	Structural Condition[1]	Ownership[2]	Phase 1 or Phase 2 Lands	TPZ (m)	CRZ (m)	Regulated by City's Public Tree By-law?	Tree Preservation Recommendation[3]	Compensation Requirements (if Tree Removed)	
														Equivalent DBH to be Planted	No. of 60 mm DBH Trees to be Planted
X	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Xx	*Picea glauca*	White Spruce	3	0.5		Good/Fair	Good	Region	Phase 2	1.8	1.8		Retain		1
Xxx	*Juniperus virginiana*	Eastern Red Cedar	3	0.25	Sparse foliage, 50% dieback	Fair/Poor	Good	Region	Phase 2	1.8	1.8		Retain		1
Y	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Yy	*Picea abies*	Norway Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Yyy	*Picea glauca*	White Spruce	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Z	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Zz	*Juniperus virginiana*	Eastern Red Cedar	3	0.25		Good	Good	Region	Phase 2	1.8	1.8		Retain		1
Zzz	*Juniperus virginiana*	*Eastern Red Cedar*	3	0.25	65% dieback	Poor	Good	Region	Phase 2	1.8	1.8		Retain		1

	Equivalent DBH (cm) to be Planted	No. of 60 mm DBH Trees to be Planted
Total Compensation Requirements:	0	7

† - The DBH of multi-stemmed trees, calculated as the square root of the sum of each stem squared and rounded to the nearest cm, is included in brackets.

[1] - Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to

[2] - All determinations of tree ownership are approximate and have been made in the absence of on-site property boundary markers or other direction from a licensed surveyor. It is recognised that Upper Middle Road and Burloak Drive are Regional roads and thus trees within the right-of-way for these roads are owned by the Region of Halton. Trees within the road right-of-way associated with Mainway are owned by the City of Burlington.

[3] - Notwithstanding any recommendations concerning tree preservation or removal made herein, this report does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. It is expected that the Applicant will seek approval to injure/remove any and all shared/boundary or neighbouring trees from relevant owners.

Appendix 2. Phase 1 Development Plan

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING SCHOOL

KNOWN AS **UPPER MIDDLE ROAD**
(ROAD ALLOWANCE BETWEEN CONCESSION 1 AND 2 S.D.S.)

BLOCK 234
EASEMENT BLOCK
0.055 ha

BLOCK 224
MEDIUM-DENSITY MIXED USE BLOCK
1.989 ha

BLOCK 230
OPEN SPACE
0.017 ha

BLOCK 229
OPEN SPACE
0.016 ha

BLOCK 231
OPEN SPACE
0.016 ha

BLOCK 225
SCHOOL
2.842 ha

BLOCK 235
NATURAL HERITAGE SYSTEM
4.766 ha

BLOCK 227
PARK
0.550 ha

BLOCK 232
OPEN SPACE
0.014 ha

BLOCK 233
OPEN SPACE
0.047 ha

EXISTING NHS WOODLOT
(NOT PART OF THIS APPLICATION)
PART 2 PLAN 20R-10977
"NOT A PART OF THIS PLAN"
PIN 07183-0188

BLOCK 237
WOODLOT COMPENSATION BLOCK
0.850 ha

BLOCK 238
WOODLOT COMPENSATION BLOCK
0.388 ha

BLOCK 240
WOODLOT COMPENSATION BLOCK
0.259 ha

BLOCK 239
WOODLOT COMPENSATION BLOCK
0.018 ha

BLOCK 228
STORMWATER MANAGEMENT POND
2.954 ha

BLOCK 244
NATURAL HERITAGE SYSTEM
1.297 ha

BLOCK 226
EMPLOYMENT BLOCK
7.292 ha

BLOCK 236
NATURAL HERITAGE SYSTEM
6.096 ha

BLOCK 243
STORMWATER MANAGEMENT POND
0.900 ha

BLOCK 242
ROAD WIDENING
0.090 ha

STREET 'A' · STREET 'B' · STREET 'C' · STREET 'D' · STREET 'E' · STREET 'F' · STREET 'G' · STREET 'H' · STREET 'J' · STREET 'K'
LANE 'A' · LANE 'B' · LANE 'C'

CORPORATE DRIVE

BURLOAK DRIVE
KNOWN AS REGIONAL ROAD 25
(ROAD ALLOWANCE BETWEEN CONCESSION 1 AND 2 S.D.S.)

OTHER LANDS OWNED BY APPLICANT
(NOT PART OF THIS APPLICATION)
73.941 ha

BRONTE CREEK PROVINCIAL PARK

EXISTING RESIDENTIAL

EXISTING INDUSTRIAL

MAINWAY
(ASSUMED AND NAME AS PUBLIC HIGHWAY BY BY-LAW 8-1994, INST. No. 817492)
PIN 07183-0184

MAINWAY
(DEDICATED BY PLAN 20M-525)

MAINWAY
(DEDICATED BY PLAN 20M-505)

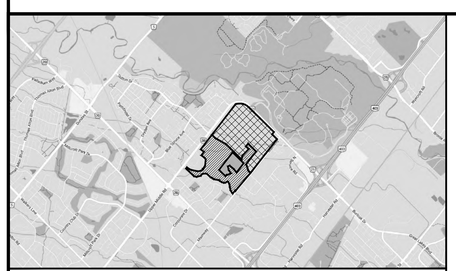
EXISTING INDUSTRIAL

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

SEE DETAIL "A"

SEE DETAIL "B"



LEGEND

Subject Property

NOTES

All dimensions are in metres.
All area measurements are computer generated.
All elevations refer to Geodetic Datum.

0 10 25 50 100

LAND USE - AREA TABLE	23121 - 42dp			June 18, 2025
Low Density Residential	Lots	1-188	14%	6.924 ha±
On-Street Townhouses	Blocks	189-195	2%	0.798
Rear-Lane Townhouses	Blocks	196-220	4%	2.089
Double Frontage Townhouses	Blocks	221-223	1%	0.449
Med Density Mixed Use	Block	224	4%	1.989
School	Block	225	6%	2.842
Employment Block	Block	226	15%	7.292
Park	Block	227	1%	0.550
Stormwater Management Pond	Blocks	228,243	8%	3.854
Open Space Blocks	Blocks	229-233	0%	0.111
Easement Blocks	Block	234	0%	0.055
Natural Heritage Blocks	Blocks	235-236,244	24%	12.159
Woodlot Compensation Blocks	Blocks	237-340	3%	1.551
Potential Crossing Block	Block	241	0%	0.245
Road Widening	Block	242	0%	0.090
Roads			18%	8.752
Total			**100%**	**49.750 ha±**

ROADS			
26.0m Public R.O.W.	1,574 m		4.032
18.0m Public R.O.W.	2,384 m		4.337
7.5m Public Lane	485 m		0.383
Total	**4,443 m**		**8.752 ha**

ESTIMATED UNIT COUNT			
12.5m Single Family Detached	A	17%	68
11.0m Single Family Detached	B	25%	96
8.4m Semi-Detached	S	12%	48
6.1m On-Street Townhouses		11%	42
6.1m Rear Lane Townhouses		30%	117
7.0m Double Frontage Townhouses		5%	18
Total		**100%**	**389 units**

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

A, B, E, F, G, J, L - As Shown on Plan
C. Additional lands owned by the applicant as shown on the key plan.
D. Low Density Residential, On-Street Townhouses, Rear-Lane Townhouses, Dual Frontage Townhouses, Medium Density Mixed Use, School, Employment Block, Park, Stormwater Management Pond, Open Space, Easement, Natural Heritage Blocks, Woodlot Compensation Blocks, Potential Crossing, Road Widening, Roads
H. Piped water to be provided.
I. Clay loam soil.
K. Sanitary & storm sewers to be provided.

SURVEYOR'S CERTIFICATE

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

ROY C. MAYO, O.L.S.
MACKAY, MACKAY AND PETERS LIMITED
Day Month Year

OWNER'S AUTHORIZATION

I/we, a. 5201 Mainway - Paletta Bros. Four Ltd.
b. 5164 Upper Middle Road - 2362302 Ontario Inc.
c. 5366 Upper Middle Road - Qualico Foods (1994) Inc.
d. 5900 Upper Middle Road - 2362302 Ontario Inc.
e. 5470 Upper Middle Road - Paletta International (1990) Inc.

being the registered owner(s) of the subject lands hereby authorize BOUSFIELD's INC. to prepare and submit a draft plan of subdivision for approval.

a. Signature Day Month Year
b. Signature Day Month Year
c. Signature Day Month Year
d. Signature Day Month Year
e. Signature Day Month Year

DRAFT PLAN OF PROPOSED SUBDIVISION
LOTS 1, 2, 3 & 4
CONCESSION 2 S.D.S.
(GEOGRAPHIC TOWNSHIP OF NELSON)
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

BOUSFIELDs INC.
3 Church Street, Suite 200
Toronto, Ontario M5E 1M2
P (416) 947-9744
F (416) 947-0781

1 : 2500	June 18, 2025	23121 - 42dp
Scale	Date	Drawing Number