

ARBORIST REPORT & TREE PROTECTION PLAN

Millcroft Greens Phase 2

City of Burlington

5 June 2026

TERRASTORY
environmental consulting inc.

Arborist Report & Tree Protection Plan

Millcroft Greens Phase 2

City of Burlington

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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.

Report Versions Issued

Version	Date	Revisions
1	December 2025	Client review
2	January 2026	First submission
3	June 2026	Submission to Province; updated to reflect repeal of *Endangered Species Act*

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1 INTRODUCTION

Terrastory Environmental Consulting Inc. (hereinafter "Terrastory") was retained by Millcroft Greens Corporation (hereinafter the "Applicant") to prepare this Arborist Report and Tree Protection Plan (TPP) in support of a an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision for portions of the Millcroft Golf Club, located at 2155 Country Club Drive, and residential properties located at 4921 Couples Crescent and 4135 Millcroft Park Drive (hereinafter "Subject Property") in the City of Burlington. The current application represents Phase 2 of the redevelopment of the Millcroft Golf Course. Phase 1 saw the development of Areas A-E, located at 2155 Country Club Drive (Areas A-D) and 4274 Dundas Street East (Area E), Burlington.

The application considered herein will facilitate the construction of 138 residences supported by private condo roads, utilities, and landscaping.

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 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 and TPP is specified in the City of Burlington's Site Plan Application Guidelines (December 2019). The scope and approach of this study are considerate of the requirements listed in Section 9 of the aforementioned Site Plan Application Guidelines; the City's private tree (By-law No. 02-2020) and public tree (By-law 98-2025) by-laws, and Specification No.: SS12A (amended September 2020). It is understood that this report will form part of the development application package to be submitted for consideration by the City.

The location of the Subject Property within its broader landscape setting is shown in **Figure 1**.

Proposed residential development parcels within the Subject Property have been ascribed the following alphabetical identifiers:

- Area F: current golf hole no. 3 (original golf hole no. 12) and 4921 Couples Crescent, 2.60 ha
- Area G: clubhouse and parking lot, 1.78 ha
- Area H: original golf hole no. 2, 1.66 ha
- Area I: original golf hole no. 3 and 4135 Millcroft Park Drive, 1.26 ha
- Area J: original golf hole nos. 4 and 5, 3.24 ha
- Area K: current golf hole no. 1 (original golf hole no. 10), 0.91 ha

Proposed grading and enhancement areas within the Subject Property and outside of the above-listed Areas include the following:

- Flood Plain Area 1 (north of Area G, former golf hole nos. 18 and 9, in part; current golf hole no. 9, in part), 1.45 ha
- Flood Plain Area 2 (located between Areas H, I and J; original golf hole nos. 2, 3, and 4, in part), 2.82 ha

Additional lands east of Area J (0.06 ha), were included in the inventory to support early assessment of floodplain modelling and potential grading requirements. No works are proposed in this area.

2 APPROACH AND METHODS

This Arborist Report and TPP 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 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**).

This report is organized in accordance with the various development Areas considered under the application, as shown in **Figure 1**.

The required details included in a tree saving plan (which is equivalent to a TPP), as specified in Section 9.2 of the City of Burlington's Site Plan Application Guidelines (2019), include the following:

- Plan to be prepared by a professional, showing all trees to be saved, removed or relocated, at the same scale as landscape plan; identify proposed and existing grades, utility services and entrances.
- Clearly identify all material as to quantity, species, size, height, condition, location.
- Show all trees of 100 mm caliper or greater; all other vegetation is to be identified in masses showing outline of canopy created by the massing; include vegetation within 3 m of lot line.
- City trees must be shown; tree permits require a deposit for City trees submitted to the City Forester at Roads & Parks Maintenance Department and is refundable after construction.
- After care of trees to be preserved should be identified as to watering, fertilizing and pruning.

Demonstration of how these requirements have been met is provided in **Section 8**.

2.1 Tree Inventory and Condition Assessment

A tree inventory and condition assessment was carried out by Terrastory ISA-certified Arborists (A. Baron; J. Consiglio) and a qualified assistant on June 27; July 01, 04, 07, 15, 23; August 01, 14; September 03; and November 18, 2025. All private trees 10 cm diameter at breast height (DBH) or greater owned by Millcroft Greens, and all adjacent private and municipal trees regardless of size (where present), located within or immediately adjacent to the proposed area of disturbance (e.g., building envelopes, grading, servicing, demolition, etc.), or potential area of disturbance estimated at the time of the inventory, were inventoried and assessed from the ground. Trees situated on adjacent private properties within 3 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 (i.e., from within the Subject Property and/or adjacent public lands), with DBH estimated within a 5 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 were not tagged; such trees were given an alphanumeric identifier consistent with the alphabetic identifier of the adjacent development area (e.g., tree no. G5 is a privately-owned tree adjacent to Area G). In November 2025 after most of the tree inventory had been completed, additional lands were added to Area I and Area K, necessitating an inventory of additional trees. As the subsequently numbered trees tags had been used since completion of the previous inventory, tags in the 300-series numbers were used as they were different enough from existing adjacent tree tag numbers and thus would not be confused with trees in the same number series. These trees are identified in this report by an alphanumeric identifier containing a dash between the number and the development area (e.g., tree no. 363-K is a tree added to the inventory in Area K after the majority of trees had been inventoried). 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, structure, location, hazard potential, etc.) and the nature of the proposed development plan. Locations of the assessed trees were recorded on-site with a high-accuracy GPS or RTK unit. 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 plan is provided in **Section 4.3**. Notably, the assessment of tree impacts is based on the available development and grading plan. A re-assessment of tree impacts is expected following receipt of detailed development and grading plans.

2.3 Applicable Policies and By-Laws

This Arborist Report has been prepared in accordance with the following by-laws, policies, and guidelines in force within the City of Burlington. 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 (98-2025)* 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 7.1(f) of the By-law, a person seeking to injure or remove City-owned trees in relation to which a tree permit is required under the By-law shall provide monetary compensation to the City, as follows:

> *The payment of replacement tree compensation fees as determined using the trunk formula technique.*

This method of compensation differs from the aggregate caliper replacement method specified in the City's previous Public Tree By-law (i.e., By-law 68-2013). Based on recent previous experience, it is expected that the City will calculate and provide replacement fee values for the proponent's review.

Furthermore, per Section 7.2(d) of the By-law, after receipt of a complete public tree permit application, the City's Manager of Urban Forestry or designate shall:

> *where an application for rezoning, official plan amendment, a consent, a minor variance, a plan of subdivision or a site plan has been made in relation to the work for which a tree permit application has been submitted, advise the applicant that any tree applications associated with those other types of application(s) will be considered together with and will be dependent upon any final approvals associated with those other types of application(s).*

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 (MTPZs); minimum Critical Root Zones (MCRZs); tree protection barriers; tree pruning, removal and transplant; construction practices/techniques; securities for non-compliance and other considerations.

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 2020 OP policies are not applicable to the current application but are mentioned herein for information purposes.

Furthermore, Section 9 of the City's Site Plan Application Guidelines (1998) provides guidelines for the contents of a tree saving plan (which is synonymous with a tree protection plan or TPP), 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 Applicant. Ten (10) trees (tree nos. 368, 426, 1069, 1070, G15, G24, G39, H75, J37 and K39) are co-owned by the Applicant and adjacent private landowners. Tree ownership (including the limitations of the assessment of ownership) is provided in **Appendix 1**. As noted in **Section 2.1**, tree locations were recorded using a high accuracy GPS or RTK unit and were not surveyed by an Ontario Land Surveyor (OLS). Tree ownership in this report is based on the Property boundaries that were provided by Urbantech Consulting, field observations, and surveyed tree locations. The Applicant is responsible for confirming tree ownership.

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 1,761 trees situated within or adjacent to the potential areas of disturbance were inventoried and assessed. Of these, two (2) were removed by the golf course (presumably due to condition) prior to the time of writing (i.e., tree nos. 151 and 241). As such, a total of 1,759 trees are currently present within the Study Area. The full results of the tree inventory and condition assessment are provided in **Appendix 1**. All shared/boundary/neighbouring trees are also identified in **Appendix 1**. The locations of all trees assessed are shown in the tree protection plan **Figures TP-F to TP-K** provided in **Appendix 2**. Tree protection notes and specifications are provided in **Figure TP-D**, also in **Appendix 2**. A brief description of the overall tree composition and conditions observed is provided below and in **Table 1**.

The top five most common species inventoried include Blue Spruce (*Picea pungens*), with 153 trees inventoried (8.69% of total); Eastern White Cedar (*Thuja occidentalis*), with 136 trees inventoried (7.73% of total); Austrian Pine (*Pinus nigra*), with 130 trees inventoried (7.39% of total); Norway Maple (*Acer platanoides*), with 124 trees inventoried (67.05% of total); and Crack Willow (*Salix x fragilis*), with 120 trees inventoried (6.82% of total). Of the species listed above, only Eastern White

Cedar is native to Ontario. Apart from a remnant treed area in Area J and some naturalized trees in riparian areas, most of the trees inventoried are planted and not naturally occurring.

Table 1. Composition and Abundance of Trees Assessed

Species	Total Assessed	Percentage of Total (%)
Abies sp.	1	0.06%
Acer ginnala	2	0.11%
Acer negundo	16	0.91%
Acer palmatum	28	1.59%
Acer platanoides	124	7.05%
Acer rubrum	29	1.65%
Acer saccharinum	31	1.76%
Acer saccharum	17	0.97%
Acer x freemanii	67	3.81%
Aesculus flava	1	0.06%
Ailanthus altissima	1	0.06%
Alnus glutinosa	5	0.28%
Amelanchier canadensis	4	0.23%
Amelanchier sp.	4	0.23%
Betula nigra	10	0.57%
Betula papyrifera	15	0.85%
Betula pendula	3	0.17%
Carya cordiformis	6	0.34%
Carya ovata	53	3.01%
Catalpa bignonioides	1	0.06%
Catalpa speciosa	1	0.06%
Celtis sp.	1	0.06%
Cercidiphyllum japonicum	4	0.23%
Cercis canadensis	2	0.11%
Chamaecyparis nootkatensis 'Pendula'	6	0.34%
Chamaecyparis sp.	1	0.06%
Cornus kousa	2	0.11%
Cornus sp.	1	0.06%

Species	Total Assessed	Percentage of Total (%)
Cotinus coggygria	4	0.23%
Crataegus macrosperma	6	0.34%
Crataegus pruinosa	8	0.45%
Crataegus punctata	2	0.11%
Crataegus sp.	3	0.17%
Elaeagnus umbellata	2	0.11%
Fagus grandifolia	1	0.06%
Fagus sylvatica	7	0.40%
Fagus sylvatica var. fastigiata	1	0.06%
Fraxinus excelsior	11	0.63%
Fraxinus pennsylvanica	70	3.98%
Ginkgo biloba	5	0.28%
Gleditsia triacanthos var. inermis	21	1.19%
Hamamelis virginiana	1	0.06%
Hydrangea paniculata	4	0.23%
Hydrangea sp.	6	0.34%
Juglans nigra	5	0.28%
Juniperus sp.	6	0.34%
Liriodenderon tulipifera	1	0.06%
Magnolia acuminata	1	0.06%
Magnolia sp.	7	0.40%
Magnolia stellata	1	0.06%
Malus baccata	30	1.70%
Malus cf. 'Purple Gem'	1	0.06%
Malus pumila	18	1.02%
Malus sp.	1	0.06%
Morus alba	15	0.85%
Ostrya virginiana	1	0.06%
Picea abies	42	2.39%
Picea glauca	116	6.59%
Picea glauca 'Conica'	11	0.63%

Species	Total Assessed	Percentage of Total (%)
Picea mariana	3	0.17%
Picea pungens	153	8.69%
Picea sp.	3	0.17%
Pinus mugho	1	0.06%
Pinus nigra	130	7.39%
Pinus sp.	2	0.11%
Pinus strobus	30	1.70%
Pinus sylvestris	6	0.34%
Platanus × acerifolia	3	0.17%
Populus balsamifera	1	0.06%
Populus deltoides	13	0.74%
Populus tremuloides	5	0.28%
Populus × sp.	53	3.01%
Prunus avium	7	0.40%
Prunus pensylvanica	1	0.06%
Prunus serotina	1	0.06%
Prunus sp.	3	0.17%
Prunus virginiana	6	0.34%
Pyrus calleryana	16	0.91%
Pyrus communis	10	0.57%
Pyrus sp.	1	0.06%
Quercus alba	2	0.11%
Quercus bicolor	5	0.28%
Quercus macrocarpa	17	0.97%
Quercus palustris	1	0.06%
Quercus robur	32	1.82%
Quercus robur 'Fastigiata'	2	0.11%
Quercus rubra	13	0.74%
Quercus velutina	1	0.06%
Rhamnus cathartica	11	0.63%
Rhus typhina	1	0.06%

Species	Total Assessed	Percentage of Total (%)
Rhus typhina 'laciniata'	3	0.17%
Robinia pseudoacacia	2	0.11%
Robinia sp.	1	0.06%
Salix amygdaloides	3	0.17%
Salix discolor	8	0.45%
Salix euxina	119	6.76%
Salix integra	3	0.17%
Salix sp.	4	0.23%
Salix x fragilis	1	0.06%
Sorbus aucuparia	1	0.06%
Sorbus sp.	1	0.06%
Syringa meyeri	1	0.06%
Syringa reticulata	16	0.91%
Syringa vulgaris	7	0.40%
Taxus sp.	6	0.34%
Thuja occidentalis	136	7.73%
Thuja sp.	3	0.17%
Tilia americana	3	0.17%
Tilia cordata	46	2.61%
Ulmus americana	15	0.85%
Ulmus americana 'Accolade'	2	0.11%
Ulmus sp.	3	0.17%
TOTAL	**1,761**	**~100%**

A summary of the health and structural conditions of inventoried trees are presented in **Table 2**. The health and structural condition of most trees inventoried is good.

As illustrated below in **Figure 2**, most trees inventoried (68.94%) measure ≤30 cm DBH.

The proceeding subsections detail the results of the tree assessment in accordance with the development Areas described in the Introduction (**Section 1**).

Table 2. Summary of Tree Condition in Study Area

Condition	Tree Health	Tree Structure
Good	1,329 (75.47%)	1,017 (57.75%)
Good – Fair	196 (11.13%)	309 (17.55%)
Fair	118 (6.70%)	265 (15.05%)
Fair – Poor	29 (1.48%)	42 (2.39%)
Poor	69 (3.92%)	128 (7.27%)
Dead	23 (1.31%)	n/a

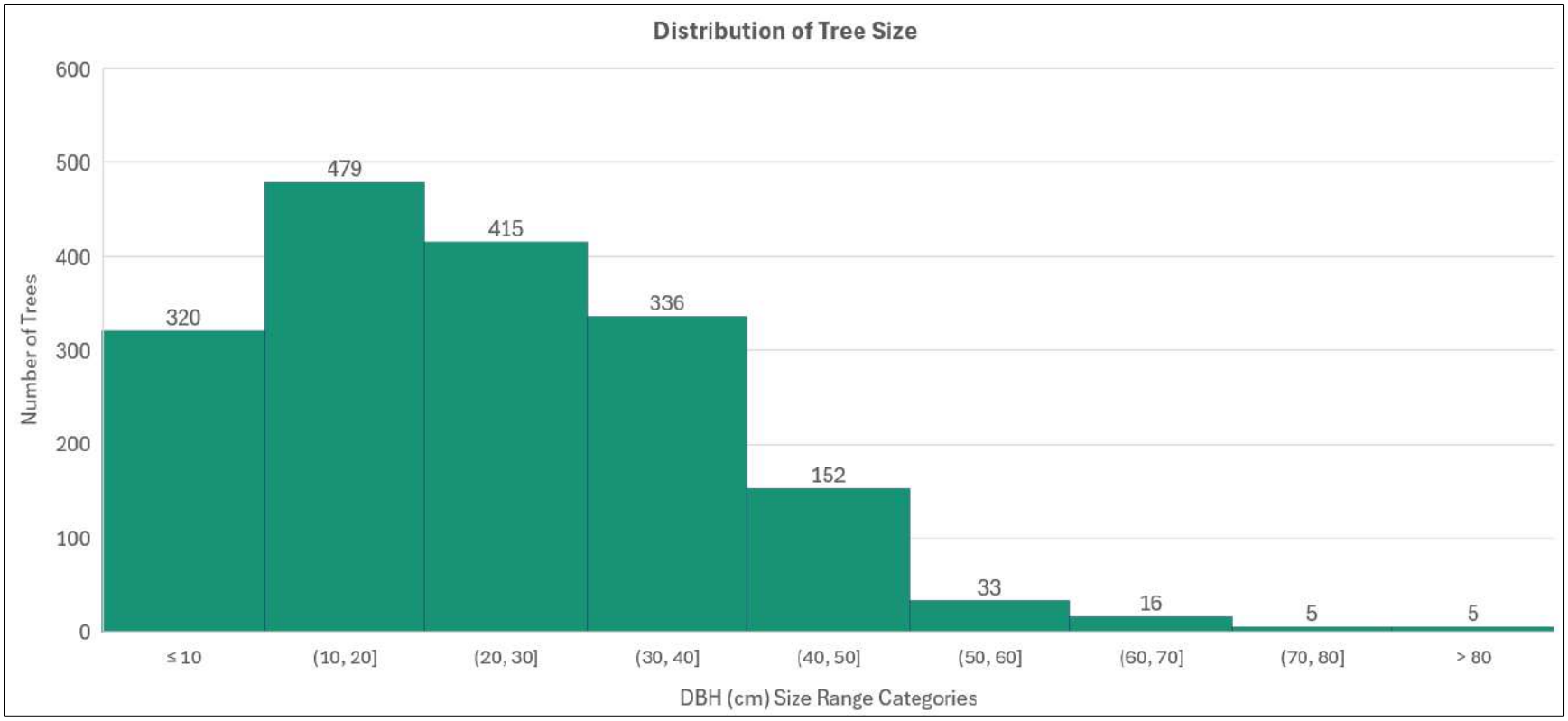


Figure 2. Distribution of Tree Size

3.1 Area F

A total of 241 trees were inventoried in and adjacent to Area F. Dominant species include hybrid Poplar (*Populus x sp.*), with 35 trees inventoried (14.52%); Eastern White Cedar, with 26 trees inventoried (10.79%); and Blue Spruce, with 23 tree inventoried (9.54%). Of the trees inventoried, most are in good condition.

3.2 Area G

A total of 150 trees were inventoried in and adjacent to Area G. Dominant species include Norway Maple, with 43 trees inventoried (28.67%); Siberian Crab Apple (*Malus baccata*), with 17 trees inventoried (11.33%); and Blue Spruce with 11 trees inventoried (7.33%). Of the trees inventoried, most are in good condition.

3.3 Flood Plain Area 1

A total of 120 trees were inventoried in and adjacent to Flood Plain Area 1. Dominant species include Crack Willow (*S. euxina*), with 34 trees inventoried (28.33%); and Red Maple (*A. rubrum*), with nine (9) trees inventoried (7.50%). Of the trees inventoried, most are in good condition.

3.4 Area H

A total of 235 trees were inventoried in and adjacent to Area H. Dominant species include Blue Spruce, with 35 trees inventoried (14.89%); Austrian Pine, with 27 trees inventoried (11.49%); and Crack Willow (*S. euxina*), with 21 trees inventoried (8.94%). Of the trees inventoried, most are in good condition.

3.5 Area I

A total of 126 trees were inventoried in and adjacent to Area I. Dominant species include Blue Spruce, with 25 trees inventoried (19.84%); Eastern White Cedar, with 18 trees inventoried (14.29%); and Austrian Pine, with 15 trees inventoried (11.90%). Of the trees inventoried, most are in good condition.

3.6 Area J

A total of 396 trees were inventoried in and adjacent to Area J. Dominant species include Shagbark Hickory (*Carya ovata*), with 53 trees recorded (13.38%); Eastern White Cedar, with 47 trees recorded (11.87%); and Austrian Pine, with 27 trees recorded (6.82%). Of the trees inventoried, most are in good condition.

Of the assessed trees, one (1) tree, Cucumber Tree (*Magnolia acuminata*) is considered Endangered in Ontario. This recently planted immature individual is in a private yard adjacent to Area J and is surrounded by extensive hardscaping. Proposed development and grading have been directed away from the tree. As such, it is not expected that the roots of this tree extend into lands owned by the Applicant, and no impacts are anticipated. Further information regarding impacts and applicability of the Species Conservation Act and associated regulations is provided in the Environmental Evaluation Report (Terrastory 2026).

3.7 Lands East of Area J

A total of 25 trees were inventoried in and adjacent to lands east of Area J and Country Club Drive in the area of an existing golf cart path. Dominant species include Norway Maple, with seven (7) trees inventoried (28.00%); and Thornless Honey Locust (*Gleditsia triacanthos* var. *enermis*) and Austrian Pine, with four (4) trees of each species inventoried (16.00%). Of the trees inventoried, most are in good condition.

3.8 Flood Plain Area 2

A total of 176 trees were inventoried in and adjacent to Flood Plain Area 2. Dominant species include White Spruce (*P. glauca*), with 22 trees recorded (12.5%); Austrian Pine, with 19 trees recorded (10.80%); and Crack Willow (*S. euxina*), with 17 trees inventoried (9.66%) (though one has since been removed due to storm damage). Of the trees inventoried, most are in good condition.

3.9 Area K

A total of 292 trees were inventoried in and adjacent to Area K. Dominant species include Crack Willow (*S. euxina*), with 36 trees recorded (12.33%); Blue Spruce, with 27 trees recorded (9.25%); and White Spruce, with 25 trees recorded (8.56%). Of the trees inventoried, most are in good condition.

4 TREE EFFECTS ASSESSMENT

4.1 Proposed 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 site plans and related drawings provided in **Appendix 3** which are overlaid with the assessed tree locations on the TPP figures. The proposed development plan consists of the following elements:

Area F

- Demolition of the existing residence and associated amenity space at 4921 Couples Crescent;
- Construction of 14 detached homes;
- Stormwater infrastructure, including underground storage tanks; swales, and an outfall to Appleby Creek;
- Water and sanitary utilities;
- Associated roads and sidewalks;
- Associated grading; and
- Associated landscaping.

The proposed development plan also incorporates a grade transition buffer between the rear of existing residential lots and the proposed development. The transition buffer also provides an opportunity to avoid or mitigate impacts to trees on adjacent private lands.

Area G

- Demolition of the existing golf club house and associated amenity spaces, parking lot, etc..
- Construction of 42 townhouses;
- Water and sanitary utilities;
- Associated roads and sidewalks;
- Associated grading; and
- Associated landscaping.

Floodplain Area 1

- Floodplain grading.
- Improvements to the Appleby Creek channel upstream and downstream of the existing online pond.

Area H

- Construction of 16 detached homes;
- Stormwater infrastructure, including underground storage tanks; swales, and an outfall to the Appleby Creek tributary;
- Water and sanitary utilities;
- Associated roads and sidewalks;
- Associated grading; and
- Associated landscaping.

Area I

- Demolition of the existing residence and associated amenity space at 4135 Millcroft Park Drive;
- Construction of 14 detached homes;
- Stormwater infrastructure, including underground storage tanks; swales, and an outfall to the Appleby Creek tributary;
- Water and sanitary utilities;
- Associated roads and sidewalks;
- Associated grading; and
- Associated landscaping.

Area J

- Demolition of the existing washroom building.
- Construction of 30 detached homes;
- Stormwater infrastructure, including underground storage tanks and swales;
- Water and sanitary utilities;
- Associated roads and sidewalks;
- Associated grading; and

- Associated landscaping.

Lands East of Area J

No development or site alteration is proposed on these lands. As such, impacts to trees within and adjacent to this flood spillway area is not considered further in this report. However, tree data has been included in the report for information purposes.

Floodplain Area 2

- A stormwater outfall that directs stormwater from Area I to the Appleby Creek tributary; and
- Floodplain grading.

Area K

- Construction of 23 townhomes;
- Stormwater infrastructure, including swales;
- Water and sanitary utilities;
- Associated roads and sidewalks;
- Associated grading; and
- Associated landscaping.

The major project phases and components for which effects on trees are assessed include demolition, site preparation (e.g., clearing/grubbing, grading), floodplain alterations, watercourse restoration on portions of Appleby Creek, construction, stormwater management utilities, and servicing.

Furthermore, the majority of trees within a remnant treed area in Area J (referred to in the Environmental Evaluation Report (EER) (Terrastory 2026) as the "Area J Treed Area") are proposed for retention as part of a block dedicated to the City of Burlington. The Area J treed area will be subject to an edge management plan at detailed design.

4.2 Avoidance Measures to Protect Trees incorporated into Project Design

Over the course of this study Terrastory provided feedback to and worked iteratively with the project team to minimize the potential for impacts to trees that occur in proximity to the proposed areas of disturbance. Through these discussions the need to avoid grading within the minimum tree protection zone (MTPZ) of private and public trees adjacent to the Subject Property; maximize feasible retention of the Area J treed area; and maintain appropriate setbacks from the adjacent wetlands and watercourse features per Halton Region, City of Burlington, and Conservation Halton policies was discussed. The result was a modification to the proposed site plan such that grading and development avoids the MTPZ of adjacent and co-owned private trees to the extent feasible; development and grading have been directed away from wetlands and watercourses, with the exception of necessary stormwater infrastructure; and the majority of the Area J Treed Area has been retained.

In recognizing the foregoing, an assessment of the potential for negative impacts to the assessed trees is provided below.

4.3 Tree Effects Assessment and Technical Recommendations

An assessment of the potential for tree impacts associated with implementation of the proposed development plan is provided herein. The subsections below describe the management direction categories to which trees are ascribed following the impact assessment, as well as applicable impact mitigation measures.

As previously noted, the assessment of tree impacts is based on the available development and grading plan. A re-assessment of tree impacts is expected following receipt of detailed development and grading plans.

A summary of tree management direction by Area and for the Study Area is provided in **Table 3**. Of the tree assessed, 1,084 (61.56%) are proposed for retention. Of these, 38 (3.5%) are expected to survive proposed injuries. A total of 675 (38.33%) assessed trees are proposed for removal and will be subject to applicable replacement requirements. Two trees have been removed by the golf course.

Table 3. Summary of Tree Management Direction

Development Area	Management Direction				Total Number of Trees per Area
	Retain	Injure	Remove	Already Removed	
Area F	106	1	134	-	241
Area G	55	10	85	-	150
Floodplain Area 1	104	4	10	2	120
Area H	84	3	148	-	235
Area I	64	2	60	-	126
Area J	245	8	143	-	396
Lands East of Area J	25	-	-	-	25
Floodplain Area 2	139	7	30	-	176
Area K	224	3	65	-	292
Grand Total	**1,046**	**38**	**675**	**2**	**1,761**

4.3.1 Trees to be Retained

Protection of 1,084 assessed trees (61.56% of total) can be accommodated by the proposed development plan. Of these, 38 (3.50% of total) are proposed for retention with injury (see **Section 5.1** 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 MTPZ and installation of tree protection fencing, as detailed in **Section 5.1**.

4.3.2 Trees to be Injured

The following 38 retainable trees are situated near the limit of development and are expected to experience some degree of root disturbance associated with grading activities:

- Area F: tree no. F32 (adjacent private tree).
- Area G: tree nos. 2-4, 78, 79, 192, 991 (City-owned), G64 (adjacent private tree), and G66-G67 (adjacent private trees).
- Area H: tree nos. 368 (shared with adjacent private landowner), 469, and H37 (adjacent private tree).
- Area I: tree nos. 634 and I3 (adjacent private tree).
- Area J: tree nos. 811, 851, 859, 861, 870, 875, 890, and 914.
- Area K: tree nos. 166, 363-K, and 1110.
- Floodplain Area 1: trees nos. 229, and 1005-1007.
- Floodplain Area 2: trees nos. 542, 586, 569, 586, 609, 701, and J9 (adjacent private tree).

Although the effects of fill placement on trees are highly context specific and difficult to predict with certainty, in general such activities reduce oxygen exchange and water infiltration to the rooting zone and may cause short- or long-term root injury followed by a decline in health and structural condition.

The majority of trees proposed for retention with injury are located near the edge of the grading limit associated with the rear of proposed lots. To assist with the City's review, the edge of grading is depicted as a thick purple line in the tree protection drawings contained herein. As previously mentioned, in general, tree protection on development sites is effectuated by restricting development and/or site alteration from the prescribed MTPZ and installation of tree protection fencing. As mentioned in **Section 5.1,** it is possible to sufficiently protect trees by establishing a lesser TPZ while allowing for tighter integration with proposed grading, subject to implementation of additional arboricultural measures as detailed below.

The following measures are recommended to minimize root injury/loss to trees proposed to be injured:

- **Root-sensitive excavation techniques (either pneumatic excavation, hydro-vac excavation, or hand-digging) will be employed within the areas shown on Figures TP-**D **to TP-**K **prior to the commencement of silt fence installation, grading, or machine excavation. The excavated trench will be approximately 1.0 m deep by 0.5 m 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. Excavation shall be supervised by a certified arborist per the requirements of Section 8 of the City of Burlington's Tree Protection and Preservation Specifications No. SS12A.

- **Following root exposure, a qualified Arborist will supervise the root cutting procedures and examine if any excessive or large structural roots require pruning. 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.**

Permissions to injure adjacent and shared privately-owned trees (i.e., tree nos. F32, G64, G66, G67, H37, I3, J9 and 368) is strongly recommended prior to grading/injury. Permission from the City of Burlington to injure or remove public trees (i.e., tree nos. H3, 980, 991, and 1029 - 1031) is required and will be effectuated through the public tree permit process.

4.3.3 Trees to be Removed

Based on the proposed development and grading plans contained in **Appendix 3**, a total of 675 (38.33% of total) assessed trees require removal to implement the proposed development and grading plan. A rationale for the removal of each individual tree is provided in **Appendix 1**. Tree removals are required to facilitate site alteration and/or construction of the following proposed development features:

- Demolition of existing buildings, parking lots, and amenity spaces;
- Building envelopes;
- Appleby Creek channel improvements;
- Roads;
- Servicing, including stormwater utilities and swales; and
- Necessary grading within the development areas and adjacent floodplains.

Of the trees recommended for removal, two (2) are hazardous: tree nos. 284 (Area F) and 645 (Area I). In the opinion of Terrastory, removal of these trees prior to approval of the application is justified given the risks to life and/or property.

Of the 675 trees proposed for removal, 421 (62.37%) are not native to Ontario. Of these 421 non-native trees, 232 (55.11%) are invasive species.

This determination of tree preservation potential is based on overlaying the 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 on **Figure 1**.

It is noteworthy that the several Austrian Pine proposed to be removed exhibit evidence of Diplodia Tip Blight caused by the fungal pathogen *Diplodia sapinea* which, over time (and if infection is repeated annually), can cause serious stress and possibly eventual death.

5 MITIGATION

5.1 Tree Protection and Preservation Methods

As mentioned above in **Section 4.3.1**, in general, tree protection on development sites is effectuated by restricting development and/or site alteration from the prescribed MTPZ. An MTPZ 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, MTPZs 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 MTPZ 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 MTPZ 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 the critical root zone (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. MTPZs and CRZs for each tree inventoried are provided in **Appendix 1** and shown on **Figures TP-D to TP-K (Appendix 2)**, and are provided in accordance with the City of Burlington Tree Protection and Preservation Specification no. SS12A (**Table 4**).

Table 4. Minimum Tree Protection Zone Distances

Trunk Diameter at Breast Height (cm)	Minimum Tree Protection Zone Distances Required (m)[1]	Critical Root Zone Distances Required (m)[1&2]
<10	1.8	1.8
11-40	2.4	4.0
41-50	3.0	5.0
51-60	3.6	6.0
61-70	4.2	7.0
71-80	4.8	8.0
81-90	5.4	9.0
91-100+	6.0	10.0

[1] MTPZ and CRZ 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 City of Burlington Specification SS12A.
[2] Where work is being performed beyond the MTPZ but within the CRZ the works are subject to Section 8 of City of Burlington Specification SS12A.

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 MTPZ, 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 MTPZ, 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 MTPZ values specified in **Appendix 1**, where encroachments into the MTPZ are unavoidable, tree hoarding fencing shall be installed at the limit of disturbance interior to the MTPZ as illustrated on the tree protection plan drawings**.**

In addition to any specifications provided in **Figure TP-D** (**Appendix 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-**F **to TP-**K **as constraints.**
- **Tree protection barriers will be installed per Figures TP-**D **to TP-**K **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-**D **to TP-**K **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 is complete and an appropriate removal time has been agreed upon (i.e., through issuance of a permit under the City's private tree by-law);**

- **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 subject to root injury shall be watered regularly after injury and during construction;**
- **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.

5.2 Tree Replacements

In accordance with the requirement in the City of Burlington's Site Plan Application Guidelines (date) to provide compensation for the removal of private trees measuring 15 cm DBH and greater on an aggregate caliper basis, the equivalent diameter of **16,769 cm** is required to be planted. A summary of aggregate caliper replacement requirements for private trees by Area is provided in **Table 5**. Fees to compensate for removal of City-owned trees no. 980 (Area F) and no. 1031 (Area K) will be calculated by the City through the public tree permit application process.

Table 5. Aggregate Caliper Replacement Requirements for Private Trees

Development Area	Aggregate Caliper Replacement Requirement (cm) for Private Trees
Area F	3,368
Area G	2,303
Area H	3,454
Area I	1,723
Area J	3,428
Area K	1,452
Floodplain Area 1	242
Floodplain Area 2	799
Grand Total	**16,769**

Tree compensation will be achieved through plantings included in proposed streetscapes, transition buffers (Area F), and natural heritage enhancement areas within and adjacent to the Study Area; illustrated in the landscape plan prepared by NAK Design (2026). As several planting areas are within lands regulated by Conservation Halton, multiple tree stock sizes are proposed to be planted in accordance with the Authority's planting guidelines. Diameter equivalents for nursery stock other than balled-and-burlapped ("B&B") caliper stock included in the landscape plan were calculated in accordance with the stock diameters agreed upon with the City of Burlington as part of the Millcroft Greens Phase 1 project. A summary of the caliper equivalent of proposed plantings is included in the landscape plan.

Additional recommendations for replacement trees are as follows:

- **Replacement of removed trees as part of a Landscape Plan will consist exclusively of species native to Halton Region and/or non-native species known to be non-invasive and tolerant of urban conditions. 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.**

5.3 Timing of Removals: Migratory Birds and Endangered Bats

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).

Furthermore, the potential exists for Endangered bat species to roost within and immediately adjacent to the Area J Treed Area during the active bat period which spans from April 1st to November 1st of a given year. Note that, unlike that which can be done for birds, surveys for roosting bats cannot reliably determine presence and as such, as specified below complete avoidance of tree removal within and directly adjacent to the Area J Treed Area between April 1st to November 1st is recommended to avoid contravention of the *Species Conservation Act*.

Given the possibility that nesting birds and/or roosting bats may occupy on-site trees during their activity periods, the following measures are recommended to guide the necessary tree removals:

- **All necessary tree removals aside from those in and directly adjacent to the remnant treed area in Area J 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.**

- **All necessary tree removals within and directly adjacent to the remnant treed area in Area J will be completed outside the primary bat activity period (i.e., to be completed between November 1 and March 31).**

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

5.4 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 not owned by the Applicant. 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 a later stage of the application (i.e. detailed design).

- **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.**

6 SHARED/BOUNDARY AND NEIGHBOURING TREES

A total of 14 assessed trees proposed for removal or injury are either neighbouring (i.e., occur entirely on an adjacent private property) or possess shared ownership (i.e., straddle the boundary between the Subject Property and an adjacent private property). This includes:

Neighbouring Trees (Private)

- Tree no. F32 (Area F), proposed to be injured
- Tree nos. G64, G66, and G67 (Area G), proposed to be injured
- Tree no. H37 (Area H), proposed to be injured
- Tree no. I3 (Area I), proposed to be injured
- Tree no. J9 (Floodplain Area 2), proposed to be injured

Neighbouring Trees (City-owned)

- Tree no. 980 (Area F), proposed for removal
- Tree no. 991 (Area G), proposed for removal
- Tree no. H3 (Area H), proposed for removal
- Tree nos. 1029-1031 (Area K), proposed for removal

Boundary Trees (Private)

- Tree no. 368 (Area H), proposed to be injured

Tree ownership has been determined herein primarily on the basis of the property survey, in the absence of on-site property boundary markers or direction from a licensed surveyor. It is also noted that some apparent neighbouring or shared/boundary trees were not surveyed with the RTK unit (e.g., full hedges) and instead have been plotted by Terrastory on the TPP in **Figure 1**.

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 or injury of shared/boundary and neighbouring trees:

- **The Applicant must secure approval to impact (i.e., remove or injure) all shared/boundary and neighbouring trees from relevant property owners prior to grading/construction.**

- **The Applicant must secure a public tree permit from the City to remove neighboring trees within the City's right-of-way.**

7 MONITORING

The following monitoring recommendations apply to trees within and adjacent to the Subject Property that are proposed for retention, and are in accordance with the monitoring approved recommendations for Millcroft Greens Phase 1 (Beacon, 2025) that were developed in consultation with the City of Burlington, as follows:

There are two general monitoring types considered: compliance monitoring and hazard tree monitoring. Monitoring shall be conducted by qualified professionals.

Compliance monitoring can be undertaken by the site construction supervisor and shall consist of the following:

- Daily monitoring of tree hoarding during active construction.
- Remediation of deficiencies shall occur within 24 hours.
- Deficiency remediation, if any, shall be detailed in construction minutes. Following tree removals, minutes will include an assessment of compliance with the tree removal and retention specifications included in the Arborist Report and TPP (i.e., did all trees scheduled for retention remain on site and did all trees scheduled for removal get removed?).
- As noted above in **Section 6**, tree hoarding is to remain in place until an inspection by the City has been completed and an appropriate removal time has been agreed upon.

Hazard tree monitoring shall consist of the following:

- Annual hazard inspections of all trees included in this report (to the extent feasible, recognizing that access to private properties will not be sought), with a particular focus on trees proposed for injury and those with noteworthy defects recorded during the assessment completed as part of this Report (see list of trees provided in **Appendix 4**).
- Hazard tree inspections shall occur in autumn.
- Hazard tree monitoring shall continue until the release of securities.

The trees listed in **Appendix 4** were selected based on the following criteria: condition rating, noted defects that may lead to creation of a hazard, whether the tree was noted as growing through a fence, and location (note that trees within adjacent private lands were excluded). Note also that some listed trees may not require monitoring depending on future access (or lack thereof) to natural riparian areas and/or the Area J Treed Area. As such, trees listed in **Appendix 4** are subject to change as the project evolves.

8 CONCLUSIONS

A total of 1,761 trees were inventoried and assessed on and adjacent to the Millcroft Golf Club located at 2155 Country Club Drive, and residential properties located at 4921 Couples Crescent and 4135 Millcroft Park Drive in Burlington. Of these, a total of 675 assessed trees require removal to support the proposed development plan, which involves the demolition of existing buildings,

parking areas, and amenity spaces; construction of 138 homes; stormwater infrastructure, including underground storage tank, swales, and an outfall to Appleby Creek; water and sanitary utilities; associated roads and sidewalks; associated grading including floodplain grading; Appleby Creek channel improvements; and landscaping. Several additional trees (including apparent neighbouring and shared/boundary trees) 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. A permit under the City of Burlington's Public By-law (98-2025) will be required to facilitate the proposed removal of trees within the right-of-way. A total of 1,084 assessed trees (including those proposed for injury) are proposed to be retained.

The required details included in a tree saving plan, as specified in Section 9.2 of the City of Burlington's Site Plan Application Guidelines (2019), have been addressed as follows:

- Plan to be prepared by a professional, showing all trees to be saved, removed or relocated, at the same scale as landscape plan; identify proposed and existing grades, utility services and entrances.
    - This Arborist Report and TPP was prepared by an experienced arborist certified by the International Society of Arboriculture (ISA) who is also Tree Risk Assessment Qualified.
    - The TPP drawings included in **Appendix 2** of this report use a 1: 500 scale.
    - Proposed and existing grades, utility services, and entrances (as provided by Urbantech) are included in TPP drawings.
- Clearly identify all material as to quantity, species, size, height, condition, location.

The following information for all assessed trees was collected: species, size (DBH), health condition, structural condition, defects and notable characteristics and growing conditions, ownership, and location. All above listed information is included in the tree table provided in **Appendix 1**, except for quantity which is provided in **Table 1** and location which is provided on the TPP drawings. Tree height, which is specific to coniferous trees for the purpose of determining compensation requirements, was not collected as all coniferous trees irrespective of size were included in the inventory.

- Show all trees of 100 mm caliper or greater; all other vegetation is to be identified in masses showing outline of canopy created by the massing; include vegetation within 3 m of lot line.
    - The following trees/shrubs were included in the inventory: all trees measuring 10 cm (100 mm) DBH within the Subject Property, trees of all sizes on adjacent public lands, and trees of all sizes and shrubs of appreciable sizes on adjacent private lands.
    - Trees within 3 m of the lot line, and those greater than 3 m from the lot line whose roots are reasonably suspected to extend into the Subject Property were included in the inventory.
- City trees must be shown; tree permits require a deposit for City trees submitted to the City Forester at Roads & Parks Maintenance Department and is refundable after construction.
    - All trees on adjacent public lands were included in the inventory.
    - Requirements for public tree permits have been identified in **Section 6** of this report and will be confirmed with the City at the detailed design stage.
- After care of trees to be preserved should be identified as to watering, fertilizing and pruning.

- Specifications for tree aftercare are provided in **Section 5.1**.

Furthermore, as required by the Site Plan Application Guidelines (2019), trees proposed for retention within and directly adjacent to the Subject Property will be protected in accordance with the City's tree protection standards (i.e., Tree Protection and Preservation Specification no. SS12A).

In accordance with the City's tree compensation requirements, compensation for the equivalent diameter of 16,769 cm is required. Compensation requirements for City-owned trees is subject to confirmation by the City through the private tree permit process. The City's Site Plan Application Guidelines (2019) do not specify where the replacement trees are to be planted. Tree compensation requirements shall be addressed through the landscape plan in consultation with the City and Conservation Halton.

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 requirements for a TPP as well as relevant tree protection and replacement 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 provided at a level of refinement necessary to provide an accurate assessment of tree impacts and compensation requirements.

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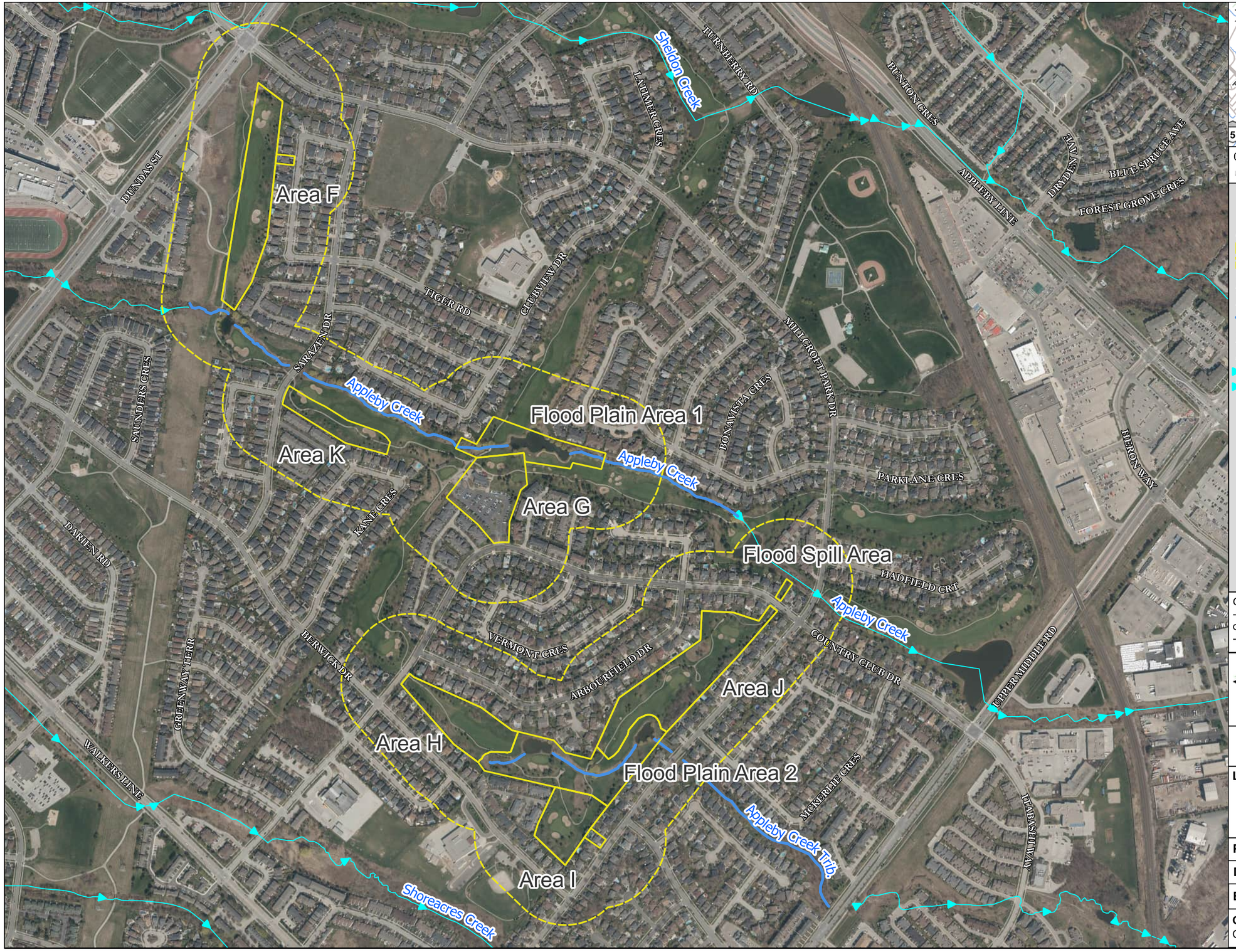
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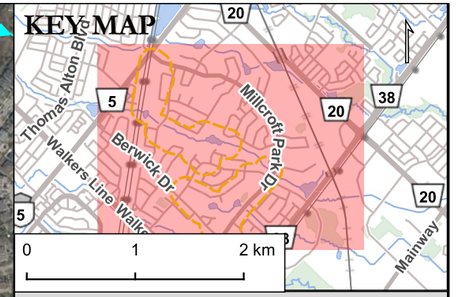
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Legend

Area of Assessment
- Subject Property
- Study Area

Significant Natural Features - Terrastory
- Watercourse

Significant Natural Features - Agency Identified
- Permanent Watercourse
- Intermittent Watercourse

GENERAL NOTES:
-Features depicted herein should not be used in place of a professional survey.
-Numeric scale is for a 11x17 inch print.

TERRASTORY
environmental consulting inc.
info@terrastoryenviro.com 289.309.7040

N | 1:7,500 | 0 50 100 150 200 m

Location:
Millcroft Greens Ph. 2,
City of Burlington

Project No.: 25061
Date: 2025-12-19
By: AB **Checked:** --
Orthophotograph Date: City of Burlington, 2023

Figure 1:
Location of the Subject Property

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