



**12489 & 12861 Dixie Road, Caledon,
Ontario, Arborist Report**

December 3, 2024

Prepared for:

QuadReal Property Group LP

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12489 & 12861 DIXIE ROAD, CALEDON, ONTARIO, ARBORIST REPORT

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Introduction
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1.0 INTRODUCTION

Stantec Consulting Ltd. has been retained by QuadReal Property Group LP. to complete an Arborist Report to support the site plan application for the proposed Industrial Complex at 12489 and 12861 Dixie Road, located in Caledon, Ontario.

1.1 SITE LOCATION

The Site is located 12489 Dixie Road and 12861 Dixie Road, which is on the east side of Dixie Road, south of Old School Road and north of Mayfield Road (refer to Figure 1).



Figure 1: Site Location



Methodology
December 3, 2024

2.0 METHODOLOGY

Ted Heagle, ISA Certified Arborist, completed an updated tree inventory and assessment of trees at the Site on April 20 and May 8, 2023. The inventory assessment included the trees located within the subject properties, and trees on adjacent lands that may be impacted by the development.

Trees 10 cm diameter at breast height (DBH) and greater located within the Site were tagged and recorded in a Detailed Tree Inventory (DTI) and large groupings or stands were recorded in a General Tree Inventory (GTI). The data collected for each tree includes tree genus, specific epithet (where possible to accurately determine), trunk integrity, crown structure, crown vigour, general health condition, DBH, and dripline radius. The tree locations were surveyed and recorded with a Trimble Catalyst GPS Unit.

A Tree Management Plan, located in Appendix A, was prepared to identify the approximate existing tree locations, tree tag identification numbers, the adjusted dripline radius as well as the recommended action for each inventoried tree. The tree inventory data was compiled, and is available along with the recommended action, further justifications, and recommendations in Table A and B and is available in Appendix B.

2.1 TREE CONDITION RATING

The condition of inventoried trees was assessed using the following three categories:

- Trunk Integrity (TI)** - Assessment of the trunk for any defects;
- Canopy Structure (CS)** - Assessment of the scaffold branches and canopy of the tree;
- Canopy Vigour (CV)** - Assessment of the amount of deadwood versus live growth in the tree crown, also considers size, color and amount of foliage.

Outlined below are the detailed guidelines utilized for the condition classification:

- Good:** Defects if present are minor (e.g. twig dieback, small wounds), defective tree part is small (e.g. 5-8 cm diameter limb) providing little if any risk.
- Fair:** Defects are numerous or significant (e.g. dead scaffold limbs), defective parts are moderate in size (e.g. limb greater than 5-8 cm in diameter).
- Poor:** Defects are severe (trunk cavity in excess of 50%), defective parts are large (e.g. majority of crown).
- Dead:** Tree exhibits no signs of life



Observation and Analysis
 December 3, 2024

3.0 OBSERVATION AND ANALYSIS

3.1 SITE OBSERVATIONS

The Site was characterized as an existing agricultural property. The inventoried trees are located around an existing residence and along the perimeter of the Site. The Site contained both native and non-native species. A total of 132 trees were inventoried on Site through DTI and 15 vegetation units containing 281 stems was inventoried through GTI. The species listed in Table 1 were observed on Site.

Table 1: Observed Species

Family	Genus species (common name)
<i>Anacardiaceae</i> (Cashew family)	<i>Rhus typhina</i> (staghorn sumac)
<i>Cannabaceae</i> (Cannabis family)	<i>Celtis occidentalis</i> (hackberry)
<i>Juglandaceae</i> (Walnut family)	<i>Carya cordiformis</i> (bitternut hickory)
<i>Fabaceae</i> (Legume family)	<i>Gleditsia triacanthos</i> (honey locust)
<i>Fagaceae</i> (Beech family)	<i>Quercus macrocarpa</i> (bur oak) <i>Quercus rubra</i> (red oak)
<i>Magnoliaceae</i> (Magnolia family)	<i>Liriodendron tulipifera</i> (tulip tree)
<i>Oleaceae</i> (Olive family)	<i>Fraxinus pennsylvanica</i> (green ash) <i>Syringa vulgaris</i> (common lilac)
<i>Pinaceae</i> (Pine family)	<i>Picea abies</i> (Norway spruce) <i>Picea glauca</i> (white spruce) <i>Picea pungens</i> (Colorado spruce) <i>Pinus nigra</i> (Austrian pine) <i>Pinus strobus</i> (white pine) <i>Pinus sylvestris</i> (Scots pine)
<i>Rosaceae</i> (Rose family)	<i>Malus baccata</i> (Siberian crab apple)
<i>Rhamnaceae</i> (Buckthorn family)	<i>Rhamnus cathartica</i> (European buckthorn)
<i>Sapindaceae</i> (Soapberry family)	<i>Acer negundo</i> (Manitoba maple) <i>Acer platanoides</i> (Norway maple) <i>Acer saccharinum</i> (silver maple) <i>Acer saccharum</i> (sugar maple) <i>Acer x freemanii</i> (Freeman maple)
<i>Salicaceae</i> (Willow family)	<i>Salix sp.</i> (willow sp.)
<i>Ulmaceae</i> (Elm family)	<i>Ulmus americana</i> (white elm) <i>Ulmus pumila</i> (Siberian elm)



3.1.1 Endangered & Rare Species

There were no rare or endangered tree species observed within or adjacent the Site.

3.2 ANALYSIS

3.2.1 Trees Recommended for Preservation and Protection

A total of 35 trees from within the DTI and 166 stems within the GTI will be preserved and protected throughout the construction process.

- **Protect - No Hoarding:** Tree preservation on private property/outside limits of work with limited to no opportunity for impacts within the TPZ. Trees will be preserved and will not have protection fencing installed at the limits of the TPZ. One-hundred and nine (109) stems within the GTI (vegetation units 3-5) are within this preservation category.
- **Protect - Hoarding:** Trees are recommended to be preserved, and hoarding will be installed at the limits of construction or the TPZ, whichever is greater. A total of 35 trees from the DTI and 57 stems within the GTI (vegetation units 6, 8, 12) are within this preservation category.

3.2.2 Trees Recommended for Removal

A total of 93 trees within the DTI and 115 stems from the GTI (vegetation units #1-2, 7, 9-11, 13-15) conflict with the proposed construction and will require removal. There are 4 additional trees (#426 - #428 & #478) from the DTI that are dead and will require removal.



4.0 CONSTRUCTION IMPACT MITIGATION AND MANAGEMENT

4.1 POTENTIAL CONSTRUCTION IMPACTS TO TREES

Trees are living organisms that react to changes in their environment. Trees can be damaged during construction without showing signs of damage until some years later. Most of the impacts relate to the removal of roots that results in the slow death of the tree as a result of its inability to absorb sufficient water and nutrients. Contained within this section are descriptions of the potential impacts this project may have on the trees, and impact mitigation methods that are intended to aid in the mitigation of impact during construction.

4.1.1 Soil Compaction and Root Damage

The leading cause of construction damage to trees is compaction of the soil around the roots or within the TPZ. The TPZ is the area around the tree or group of trees in which no grading or construction activity may occur. Equipment entering into a TPZ compresses the air pockets around the roots inhibiting the tree from absorbing nutrients and water. This damage ultimately degrades the health of the tree. Accordingly, during the removal stage, equipment use within the preservation zones should be restricted to ensure that the tree's roots are not disturbed, thereby assisting in maintaining their continued health. The TPZ is protected and delineated by the Tree Preservation Fencing.

4.1.2 Mechanical Damage

Equipment can physically damage the trees through striking the trunk, limbs and/or roots. Felled trees can also cause damage during the tree removal stage of construction. Some damage is unavoidable due to close proximity of adjacent trees; however, through the use of proper equipment and best management practices the damage can be minimized. The Contractor should be held responsible for all avoidable damage to the trees during all stages of development. Note, trees shall always be felled away from adjacent trees to be retained.

4.1.3 Root Damage

The success of tree preservation is dependent not only on protecting the root zone from compaction and damage; it is also contingent upon the ability to ensure that the structural roots within the root plate are not disturbed. Impacts to this area may result in the structural failure of these trees. Excavating soil 1 m outside a tree's dripline, or within a dripline can damage roots by tearing and splitting back to the stem. This damage can later lead to rot that can kill the tree. All work within the dripline of an existing tree shall be approved by an Arborist. When excavating the top 30-60 cm of soil adjacent to trees, care must be taken. Excavation should cleanly sever the roots prior to stripping and removal of soil. Exposed roots with a diameter greater than 2.5 cm (1 inch) shall be pruned back to the soil face to prevent damage to the tree.



4.2 PROTECTING AND MANAGING TREES DURING CONSTRUCTION

The following recommendations are presented to provide appropriate tree protection and management during the construction of this project.

1. Tree Preservation Hoarding shall be installed to protect trees identified for preservation. Tree Preservation Hoarding must be installed as per the detail identified on Drawing L-905 and L-910. Upon installation of the Tree Preservation Hoarding, the Contractor shall contact the Environmental Inspector to review and approve the fencing and its location prior to commencement of any site work. This shall be coordinated with City staff for final approval (as required). The protection fencing shall remain intact throughout the entire project. The fencing will be inspected weekly, and if required, repaired. The fencing shall be removed at the completion of all site works.
2. Upon receiving the necessary project approvals and prior to the commencement of tree removals, all trees designated for preservation must be flagged in the field. All designated preservation areas must be left standing and undamaged during site works. Removals are to be completed outside of migratory bird nesting season from April 1 to August 31. If removals occur within the restricted activity period, due diligence measures, including pre-clearing nest sweeps will be employed in order to reduce risk to nesting birds protected under the Migratory Birds Convention Act, 1994 and Migratory Birds Regulations. These surveys will be completed by a qualified biologist.
3. The TPZ is the area around a retained tree that is to be protected by Tree Preservation Hoarding. The TPZ is not to be used for any type of storage (e.g. storage of debris, construction material, surplus soils, and construction equipment). No trenching or tunneling for underground services shall be located within the TPZ. Construction equipment shall not be allowed to idle or exhaust within the TPZ.
4. Trees shall not have any rigging cables or hardware of any sort attached or wrapped around them, nor shall any contaminants be dumped within the protective areas. Further, no contaminants shall be dumped or flushed where they may come into contact with the feeder roots of the trees. In the event that roots from retained trees are exposed, or if it is necessary to remove limbs or portions of trees after construction has commenced, the Project Arborist shall be informed and the proper actions conforming to Town Policies and By-laws shall be carried out.
5. Upon completion of the tree removals, all felled trees are to be removed from the site. No lumber or brush from the clearing is to be stored onsite. Any chipping, cutting or brush clean-up is to be completed outside the bird nesting season. If these activities are to occur within the restricted activity period, due diligence measures, including pre-clearing nest sweeps will be employed in order to reduce risk to nesting birds protected under the Migratory Birds Convention Act, 1994 and Migratory Birds Regulations. These surveys will be completed by a qualified biologist.



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Construction Impact Mitigation and Management

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6. The following is the process that shall be carried out if tree removals are requested during the restricted time indicated in the Migratory Birds Convention Act:
 - i. Contact a qualified individual (i.e. Ornithologist), to determine if nesting birds are within the tree removal disturbance area. Stantec has a qualified bird specialist on staff that can be contacted.
 - ii. If the bird specialist has determined that there are nesting birds on site, there will be no tree removals/chipping conducted within the boundary set out by the specialist. Tree removals can resume within this area at the end of the nesting season, August 31, or if the migratory bird specialist has determined that the nest is complete.
 - iii. If the bird specialist determines there are no migratory birds nesting within the disturbance area, the contractor has 2 days to conduct removals. At the end of 2 days if removals and chipping is not complete, the bird specialist will return to the site and proceed with another assessment. If there are still no birds work can resume for another 2 days. This process will continue until all removals and chipping is complete.
7. Due to the introduction of Oak Wilt in Ontario, pruning or wounding of Oaks is prohibited between April and November. Any pruning of Oak is to be completed from December to March.



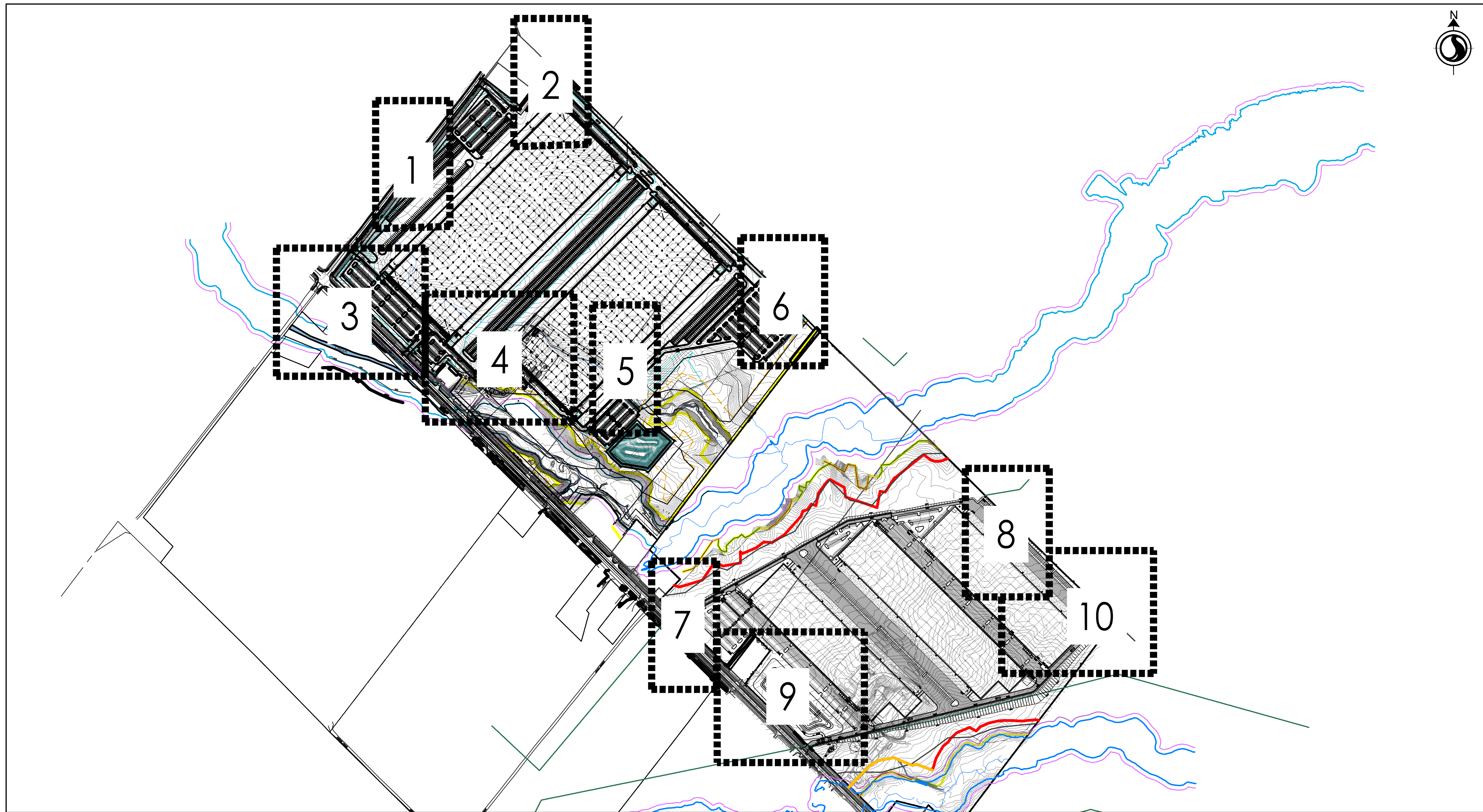
Summary
December 3, 2024

5.0 SUMMARY

A total of 413 trees have been observed on Site, 35 trees from the DTI and 57 stems within the GTI will be preserved with a TPF based on the proposed Site Plan and 109 stems from the GTI are outside the proposed construction limits as will not require hoarding. Ninety-seven (97) trees from the DTI which includes 4 dead trees and 115 stems from the GTI conflict with the proposed construction and will require removal.

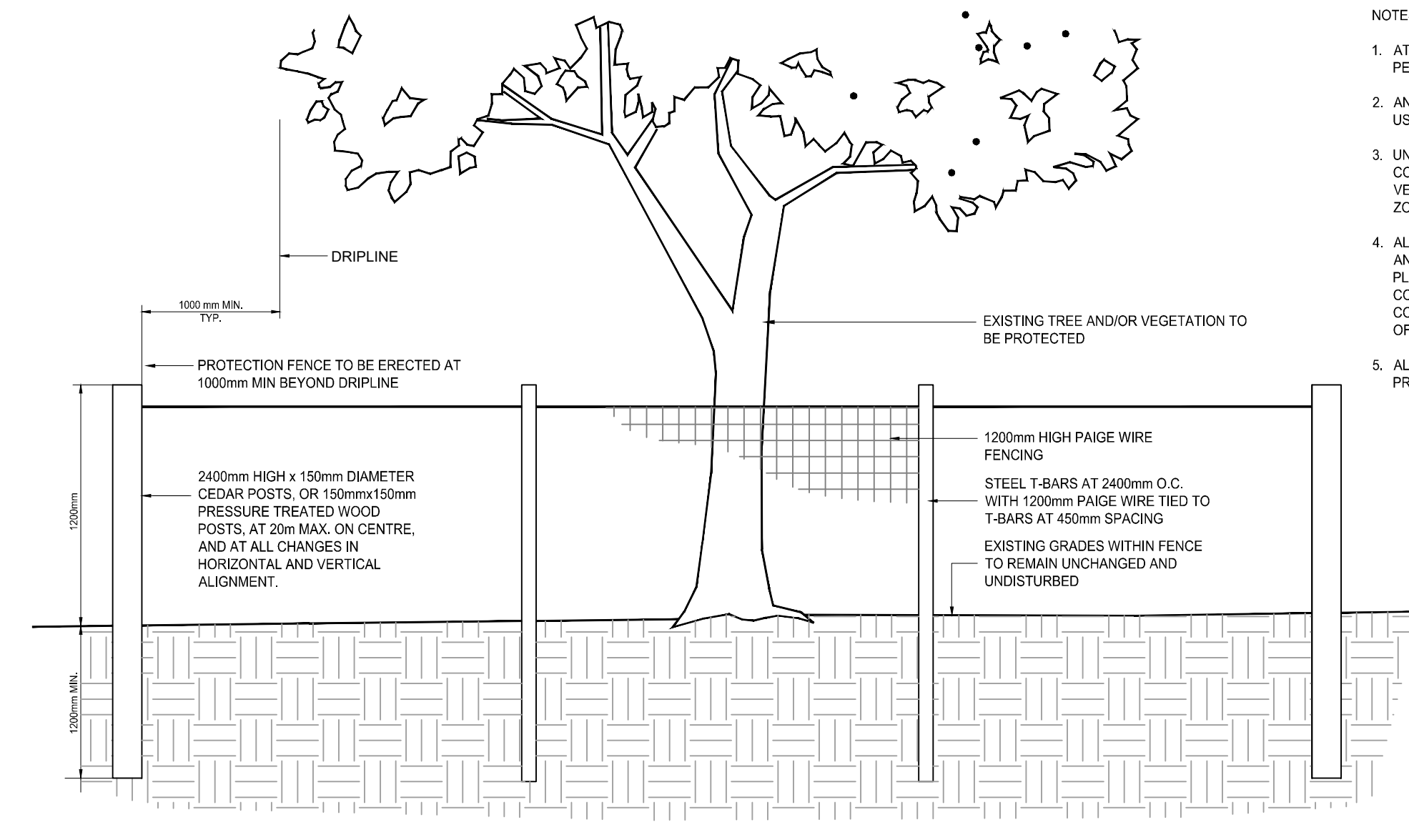


**APPENDIX A:
Tree Management Plan, Drawings L-900
to L-907**



REVISIONS		
DATE	DETAILS	INIT.
DEC 1ST, 2023	ISSUED FOR 50% REVIEW	TH
NOVEMBER 2024	REVISED PER UPDATED DESIGN	TH

Legend	
	Existing Deciduous Tree
	Existing Coniferous Tree
	Tree Identification Tag
	Tree to be Removed Identification Tag
	Proposed Tree Protection Fencing
	Existing Vegetation Unit to be Retained and Protected
	Existing Vegetation Unit to be Removed
	Dead Standing Tree
	Top of Bank (as staked by TRCA, August 24, 2023)
	Floodplain (TRCA)
	10m Setback from Regional Floodline (Stantec, 2023)
	Valleyland Feature Limit (Stantec, 2023)
	10-30m Setback from Valleyland Feature Limit (Stantec, 2023)



- NOTES:
- ATTACHMENT OF FENCE TO TREES WILL NOT BE PERMITTED.
 - ANY EXPOSED ROOTS ARE TO BE HAND PRUNED USING PROPER ARBORICULTURAL PRACTICES.
 - UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLES BE PLACED WITHIN THE TREE PROTECTION ZONE.
 - ALL TREE PROTECTION TO BE ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND IS TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED. OBTAIN WRITTEN APPROVAL FROM CONTRACT ADMINISTRATOR PRIOR TO REMOVAL OF FENCING.
 - ALL TREE PROTECTION FENCING SHALL BE REMOVED PRIOR TO PROJECT FINAL ACCEPTANCE.

GENERAL

- The Tree Management/Preservation Plan is to be read in conjunction with the associated Arborist Report and shall not be utilized as a standalone document.

TREE PROTECTION FENCING

- The Contractor shall install Tree Protection Fencing (TPF) to protect trees identified for preservation.
- All TPF will conform with the Arborist Report and details included on these plans. Where current governing Municipal/City standards differ, contact Project Arborist or Contract Administrator for direction.
- No substitutions of materials, products or quantities will be accepted without the prior written permission of the Project Arborist.
- Upon installation of the TPF, the Contractor shall contact the Project Arborist to review and approve the fencing and location(s) in writing prior to commencement of any site work.
- The TPF shall remain in the approved locations throughout the duration of the site works and shall not be moved at any time to accommodate construction or site work.
- The Contractor shall inspect TPF weekly and maintain as required throughout all stages of development/construction. The TPF shall be removed at the completion of all site works and disturbed areas shall be restored to original condition.

TREE PRESERVATION

- The Tree Protection Zone (TPZ) is protected and delineated by the TPF or as otherwise defined in the approved Arborist Report. The Contractor is not to proceed in uncertainty.
- Any potential or incurred injury/damage to adjacent tree(s) identified to be preserved shall be immediately reported to the Project Arborist and reviewed on site. Injury/damage includes any required arboricultural treatment including but not limited to: limb pruning, trunk damage, root exposure or required cutting/removal or any other activity that has the potential to harm the tree.
- The TPZ is not to be used for any type of storage including materials, equipment or stockpiles.
- No trenching or tunneling for underground services shall occur within the TPZ.
- Any equipment use within the TPZ will be restricted throughout all stages of development. This applies to TPZs within or outside of the project limit line.
- Absolutely no alteration of grades or construction activity is permitted within the TPF and TPZ. Absolutely no flushing of contaminant shall be permitted towards or within the TPZ.
- When working adjacent to trees to be preserved site preparation measures such as pruning for overhead clearance may be required. Preparatory pruning shall only be performed when completed by or under the direct supervision of an ISA Certified Arborist (or approved qualified person as approved by the Project Arborist).
- All pruning work shall be performed by a qualified individual and shall be in accordance with current horticultural practices including but not limited to:
 - Pruning cuts shall be made just beyond the branch collar and should be limited to thinning cuts. Heading cuts will only be accepted in specific cases as directed by an arborist and should be avoided where possible.
 - Pruning of all stems greater than 50 mm in diameter should be made with a three-cut method to avoid tearing living bark tissue.
 - No wound dressings shall be applied.
- Where soil excavation/grading work is required within the rooting zone of a tree to be preserved (the rooting zone often extends beyond the identified TPZ and can be 3 times the dripline radius or more):
 - Roots shall be cleanly severed before stripping and removing soil to avoid damage to the tree and the root system. Roots to be cut using appropriate equipment (i.e. trencher adapted to this specific use/chainsaw/root pruning machine). Roots may be severed using the clean edge of a straight excavator bucket under supervision of an ISA Certified Arborist.
 - No attempts to cut existing roots with the digging bucket of any heavy machinery will be permitted as it can cause the roots to tear and pull and be harmful to root regeneration and recovery.
 - Any exposed roots of a tree to be preserved with a diameter greater than 2.5cm (1 inch) shall be pruned back to the soil face.
 - An excavation area within the TPZ shall be backfilled immediately and/or roots shall be kept constantly moist with hessian covered with white plastic and checked a minimum of 2 times a day, for a maximum of 48 hours. If roots are to be exposed for a period greater than 48 hours, the exposed area shall be covered with a minimum of 150 mm (6 inches) of mulch and maintained in a moist condition during construction until the area can be properly backfilled.
- Trees shall not have any rigging cables, fencing, signage or hardware of any sort attached or wrapped around them.
- No contaminants or toxic materials shall be dumped or flushed where they may come into contact with the feeder roots of trees to be preserved.
- The Contractor will be held responsible for all avoidable damage to preserved trees during all stages of construction.
- Watering or other maintenance of trees to be preserved may be required if construction activities are observed to be causing stress or impacting health as determined by the Project Arborist.

TREE REMOVALS

- Prior to the commencement of tree removals, all trees designated for removal must be clearly identified in the field.
- Where possible, removals, chipping, and/or brush removal is to be completed outside of migratory bird nesting season from April 1 to August 31. If removals are to occur within the restricted activity period, due diligence measures, including pre-clearing nest sweeps will be employed to reduce risk to nesting birds protected under the Migratory Birds Convention Act, 1994 and Migratory Birds Regulations. These surveys must be completed by a qualified biologist or ornithologist.
- Trees shall always be felled away from adjacent preserved trees to prevent avoidable damage to the crowns and stems

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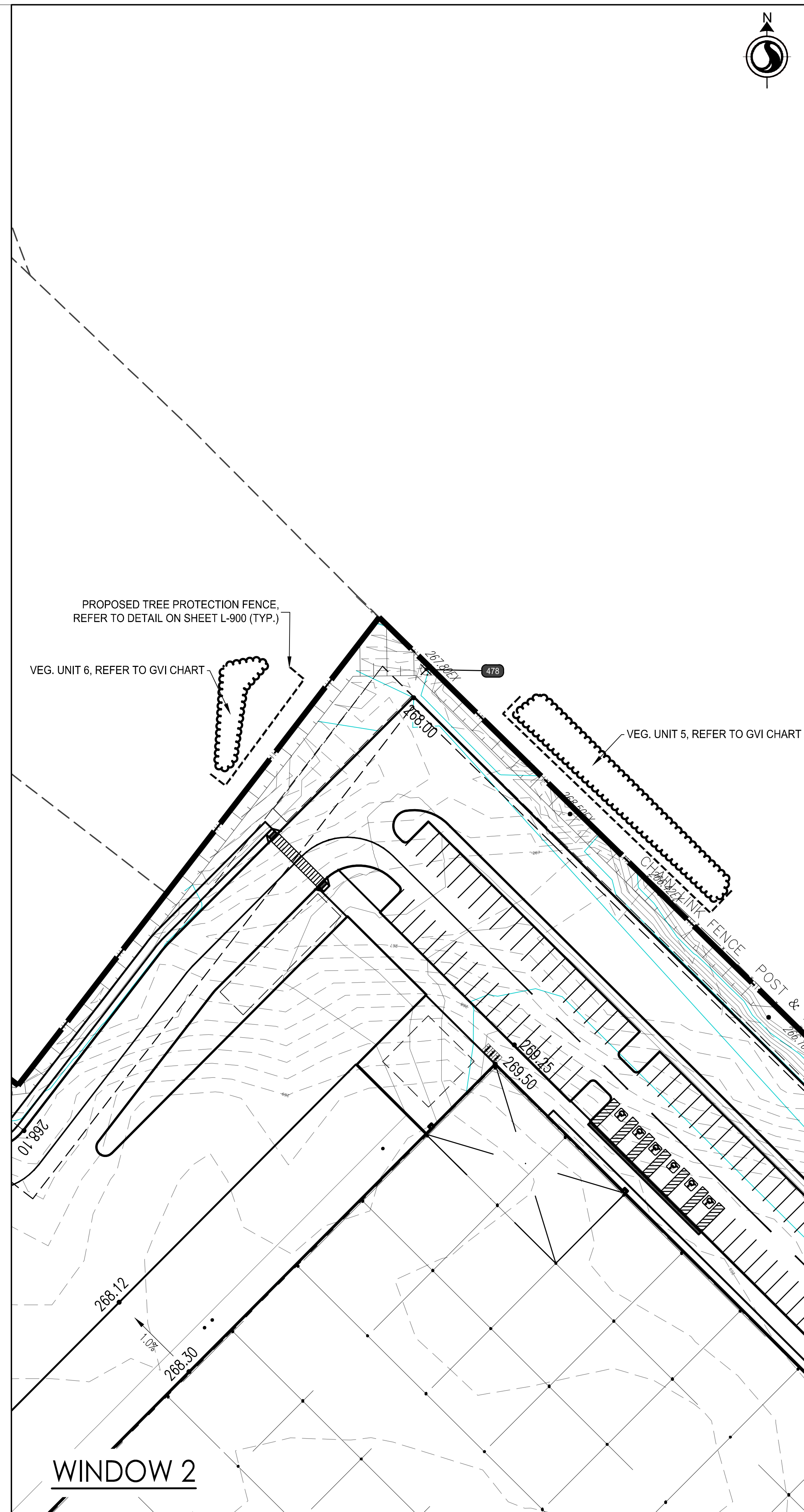
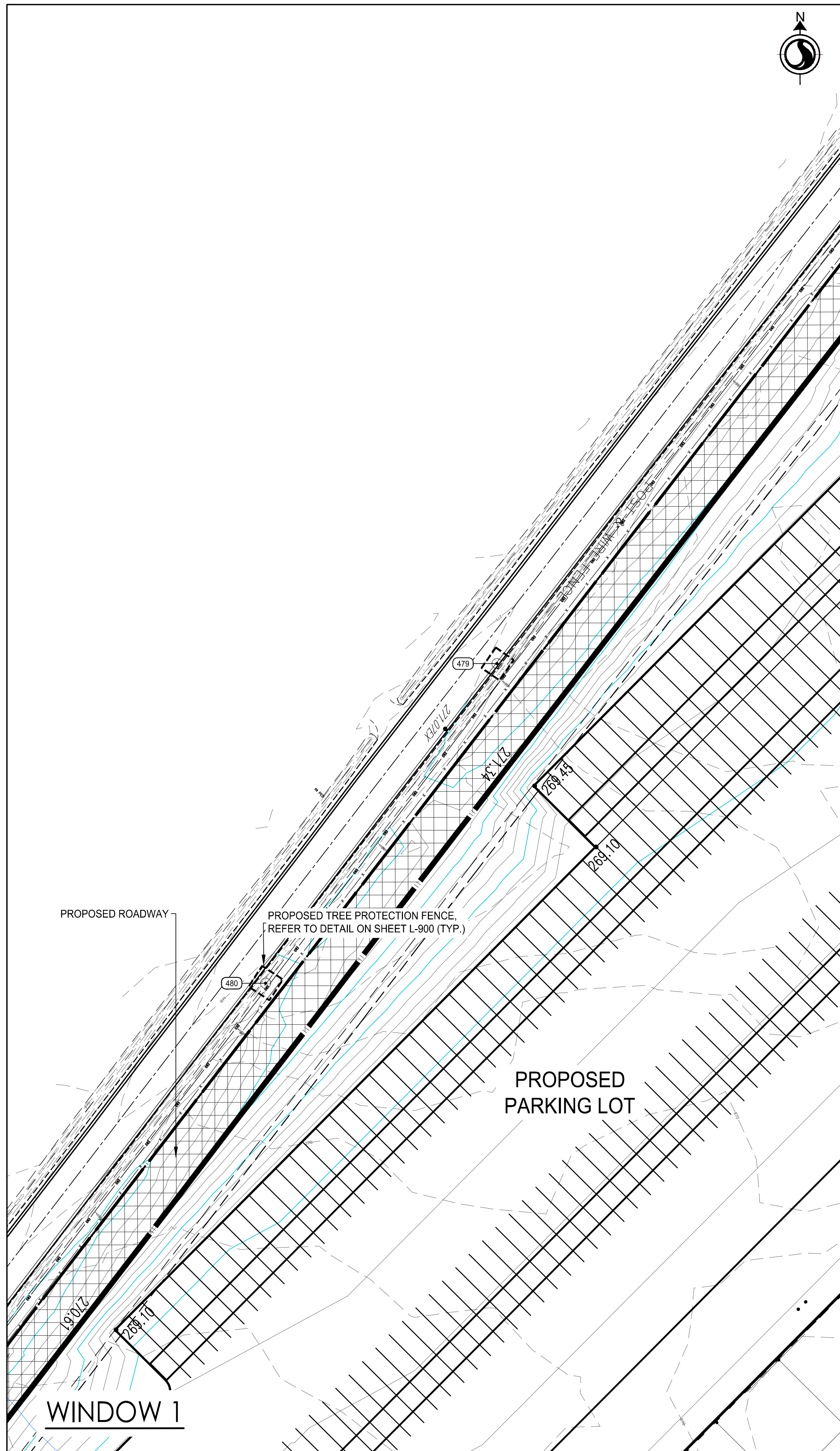
PROPOSED TREE PROTECTION FENCING
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12861 & 12489 DIXIE ROAD,
CALEDON ONTARIO

CONTEXT MAP

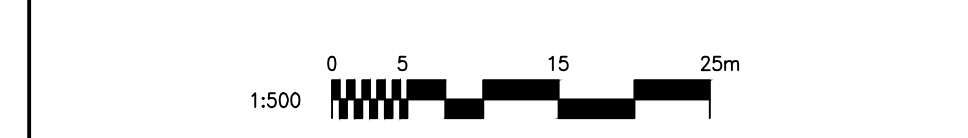
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Checked by	T.H.	Drawn by	J.L.	Plan No.	L-900
Date	NOVEMBER, 2024	Sheet	1 of 8		



REVISIONS		
DATE	DETAILS	INIT.
DEC 1ST, 2023	ISSUED FOR 50% REVIEW	TH
NOVEMBER 2024	REVISED PER UPDATED DESIGN	TH

KEY PLAN (N.T.S.)

- Legend**
- Existing Deciduous Tree
 - Existing Coniferous Tree
 - Tree Identification Tag
 - Tree to be Removed Identification Tag
 - Proposed Tree Protection Fencing
 - Existing Vegetation Unit to be Retained and Protected
 - Existing Vegetation Unit to be Removed
 - Dead Standing Tree
 - Top of Bank (as staked by TRCA, August 24, 2023)
 - Floodplain (TRCA)
 - 10m Setback from Regional Floodline (Stantec, 2023)
 - Valleyland Feature Limit (Stantec, 2023)
 - 10-30m Setback from Valleyland Feature Limit (Stantec, 2023)



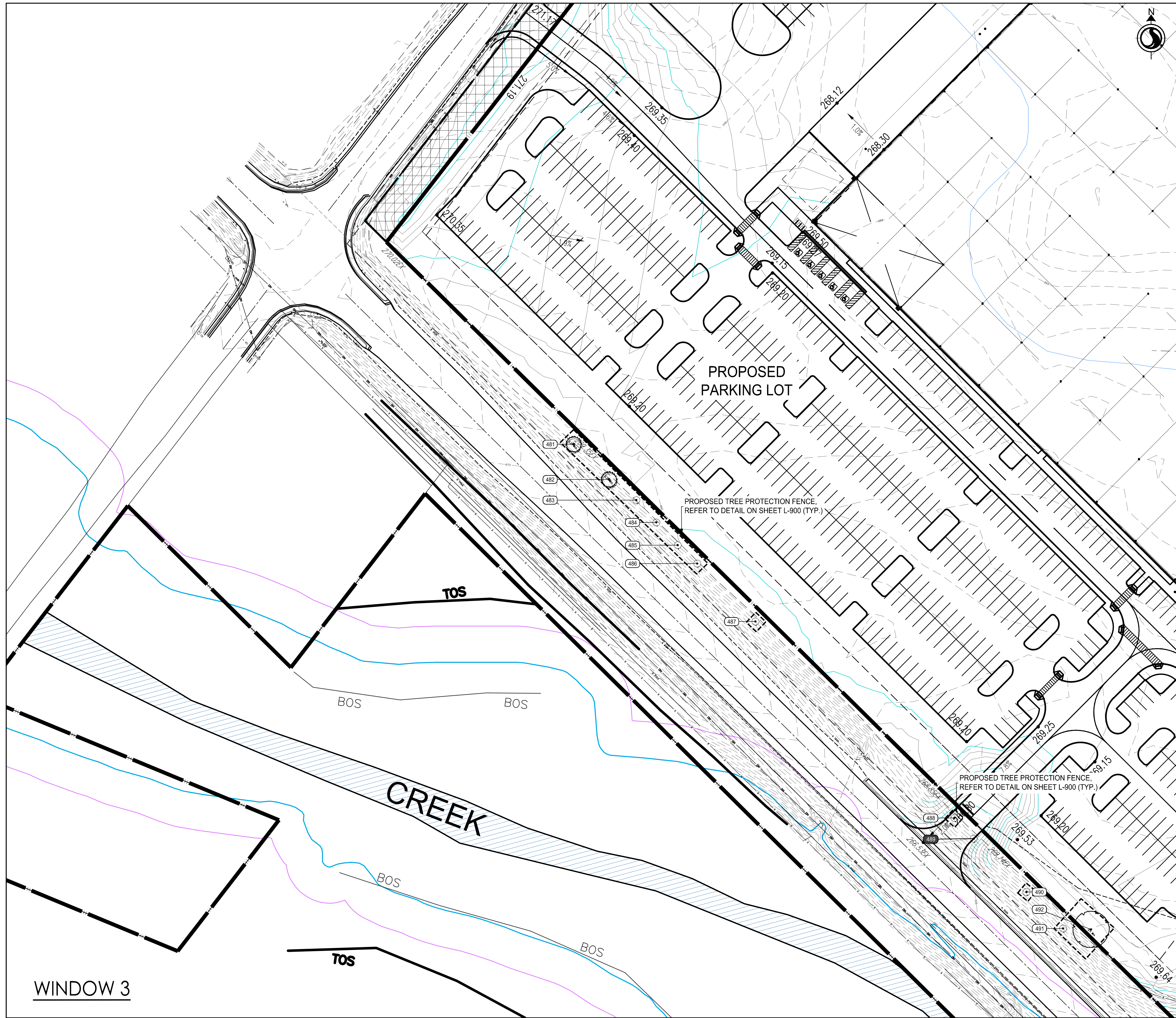
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Approved by: _____

12861 DIXIE ROAD, CALEDON ONTARIO

WINDOWS 1 & 2

CAD Area	X-XX	Area	--	Project No.	160623114
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Date	NOVEMBER, 2024	Sheet	2 of 8		

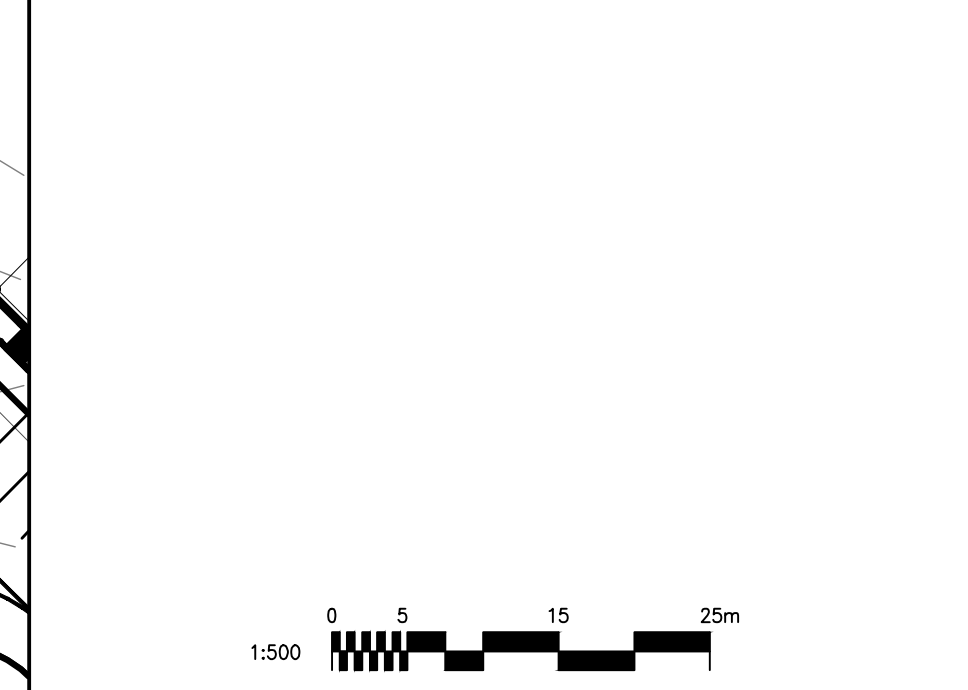


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- 10-30m Setback from Valleyland Feature Limit (Stantec, 2023)



Designed by: _____

Chkd: _____

Approved by: _____

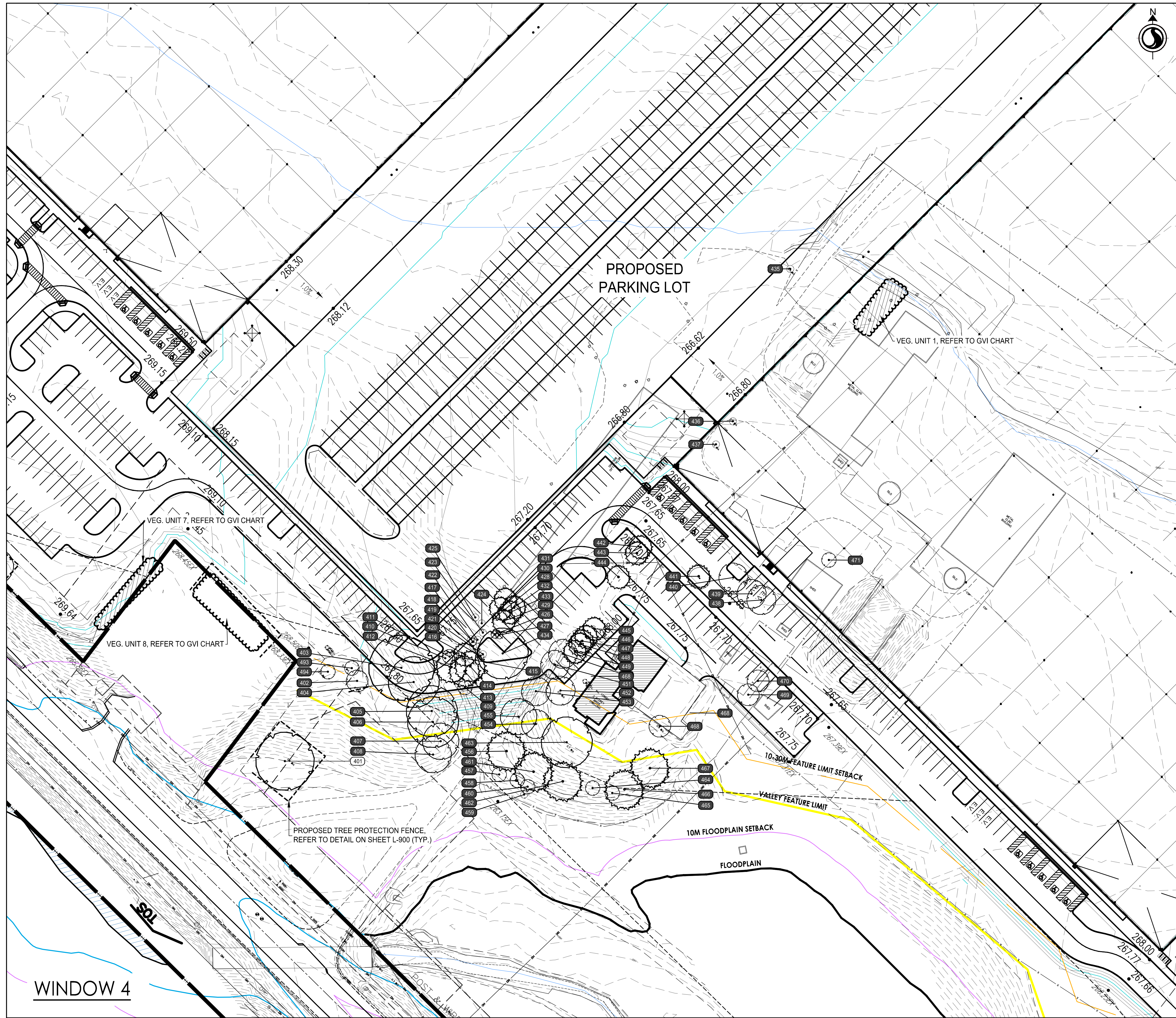


12861 DIXIE ROAD, CALEDON ONTARIO

WINDOW 3

CAD Area	X-XX	Area	--	Project No.	160623114
Checked by	T.H.	Drawn by	J.L.	Plan No.	L-902
Date	NOVEMBER, 2024	Sheet	3 of 8		

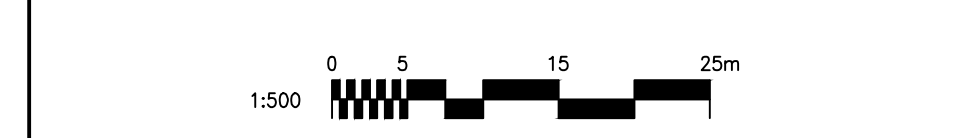
WINDOW 3



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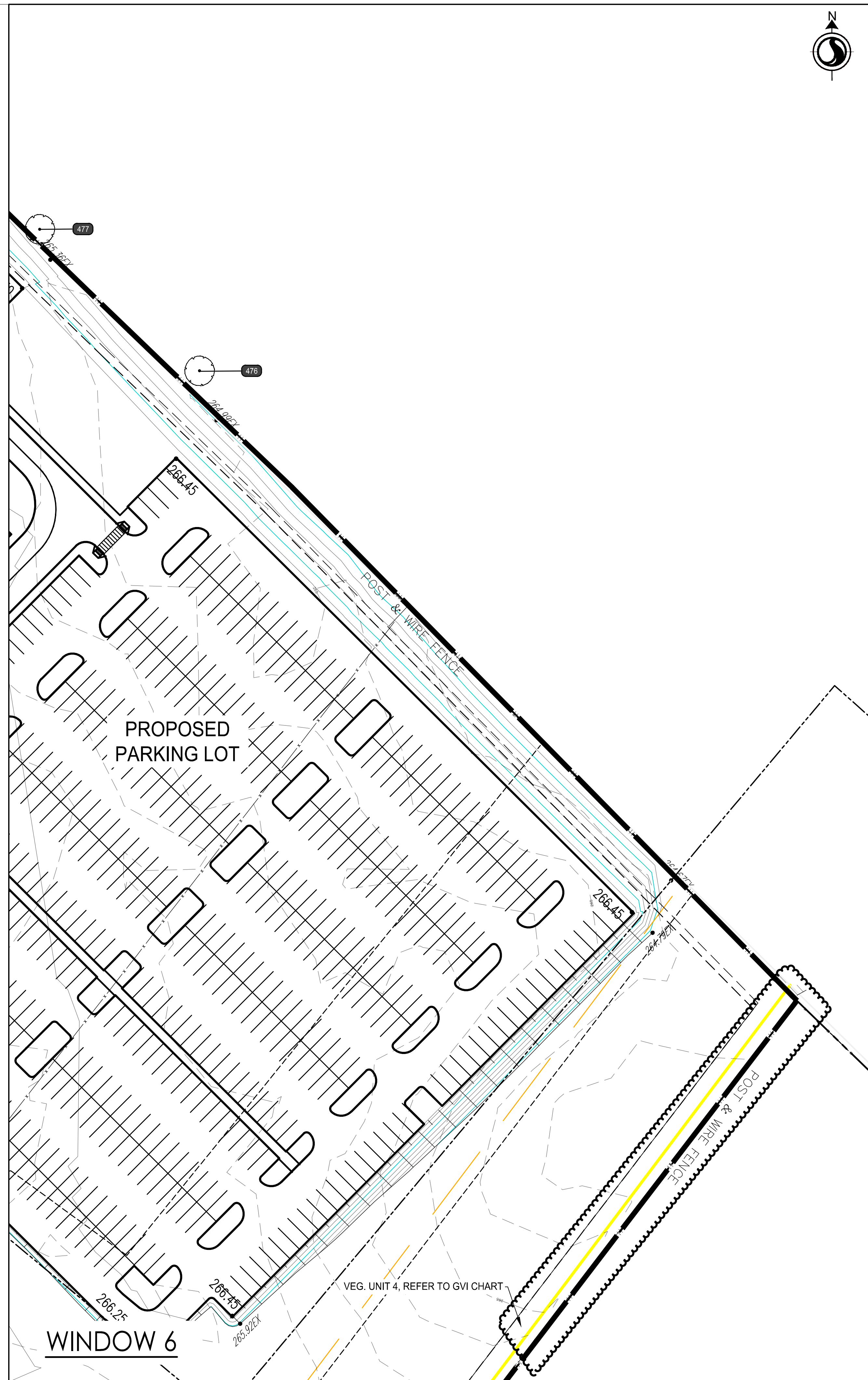
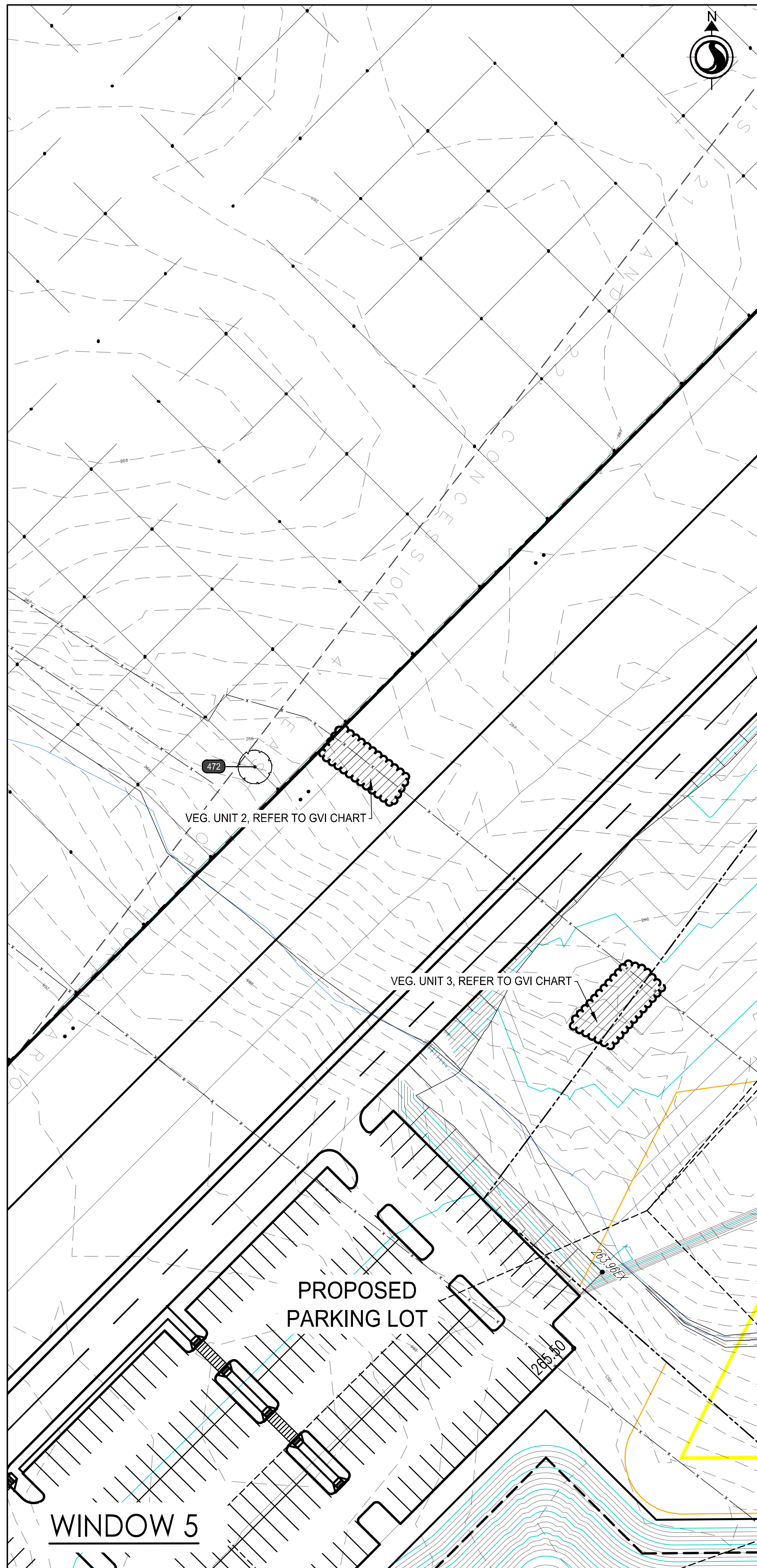
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12861 DIXIE ROAD, CALEDON ONTARIO

WINDOW 4

CAD Area	X-XX	Area	--	Project No.	160623114
Checked by	T.H.	Drawn by	J.L.	Plan No.	L-903
Date	NOVEMBER, 2024	Sheet	4 of 8		

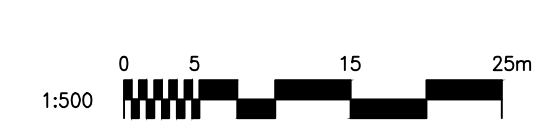
WINDOW 4



REVISIONS		
DATE	DETAILS	INIT.
DEC 1ST, 2023	ISSUED FOR 50% REVIEW	TH
NOVEMBER 2024	REVISED PER UPDATED DESIGN	TH

KEY PLAN (N.T.S.)

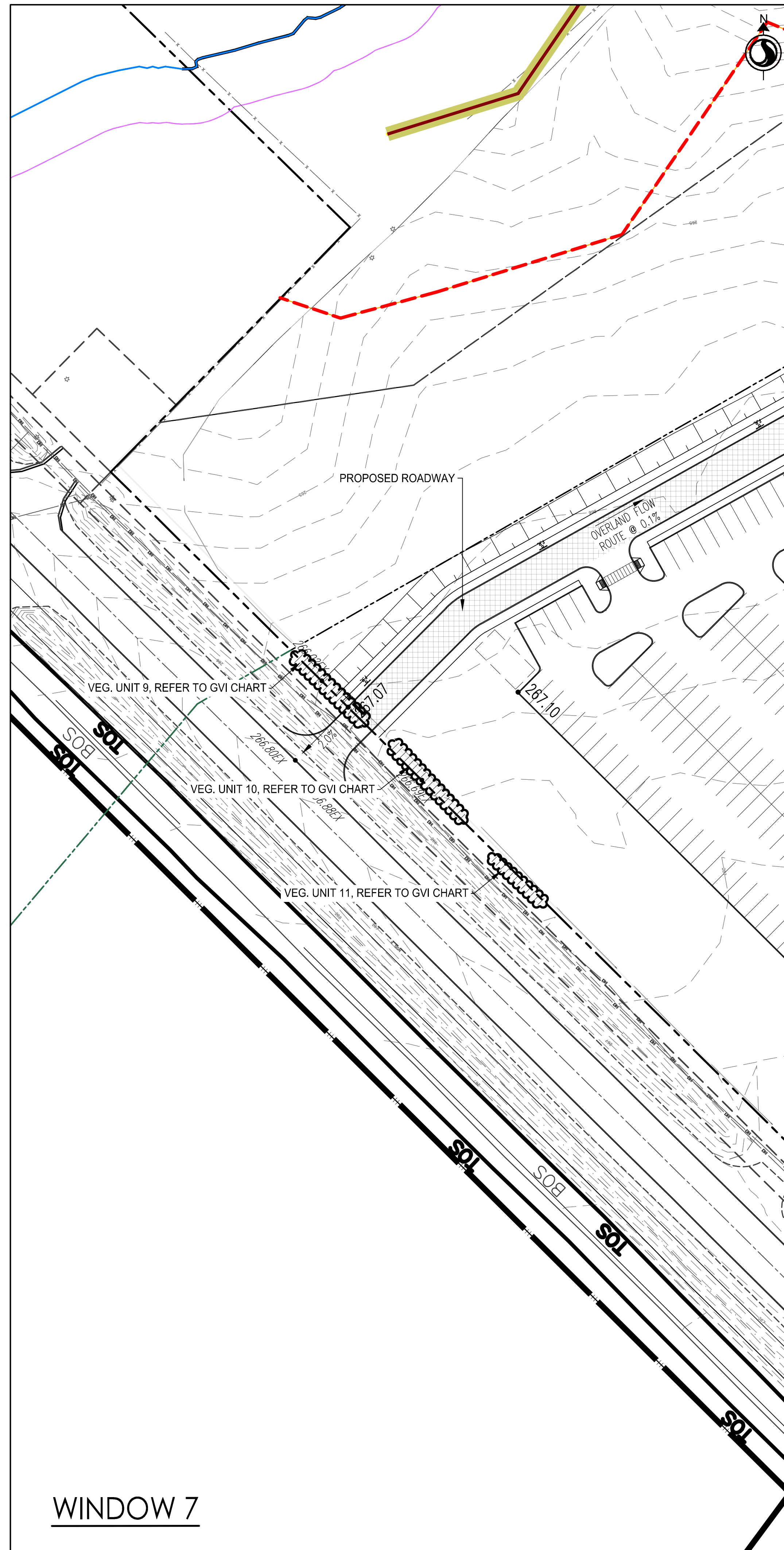
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- Existing Deciduous Tree
 - Existing Coniferous Tree
 - Tree Identification Tag
 - Tree to be Removed Identification Tag
 - Proposed Tree Protection Fencing
 - Existing Vegetation Unit to be Retained and Protected
 - Existing Vegetation Unit to be Removed
 - Dead Standing Tree
 - Top of Bank (as staked by TRCA, August 24, 2023)
 - Floodplain (TRCA)
 - 10m Setback from Regional Floodline (Stantec, 2023)
 - Valleyland Feature Limit (Stantec, 2023)
 - 10-30m Setback from Valleyland Feature Limit (Stantec, 2023)



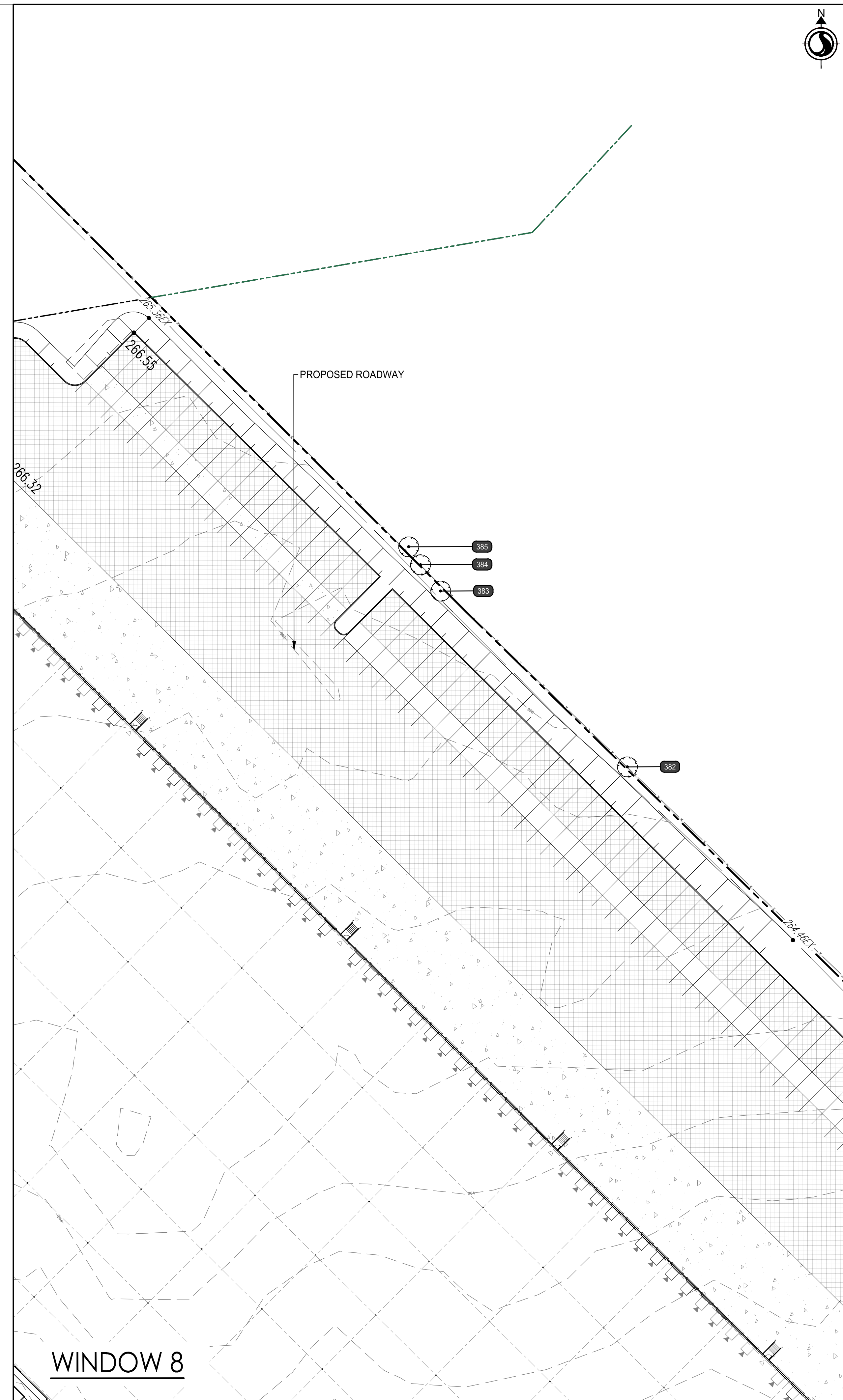
12861 DIXIE ROAD, CALEDON ONTARIO

WINDOWS 5 & 6

CAD Area	X-XX	Area	--	Project No.	160623114
Checked by	T.H.	Drawn by	J.L.	Plan No.	L-904
Date	NOVEMBER, 2024	Sheet	5 of 8		



WINDOW 7



WINDOW 8

REVISIONS		
DATE	DETAILS	INIT.
DEC 1ST, 2023	ISSUED FOR 50% REVIEW	TH
NOVEMBER 2024	REVISED PER UPDATED DESIGN	TH

KEY PLAN (N.T.S.)

Legend

- Existing Deciduous Tree
- Existing Coniferous Tree
- Tree Identification Tag
- Tree to be Removed Identification Tag
- Proposed Tree Protection Fencing
- Existing Vegetation Unit to be Retained and Protected
- Existing Vegetation Unit to be Removed
- Dead Standing Tree
- Top of Bank (as staked by TRCA, August 24, 2023)
- Floodplain (TRCA)
- 10m Setback from Regional Floodline (Stantec, 2023)
- Valleyland Feature Limit (Stantec, 2023)
- 10-30m Setback from Valleyland Feature Limit (Stantec, 2023)

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Designed by
Chikid

TED HEAGLE
ON-17424
Approved by

**12489 DIXIE ROAD, CALEDON
ONTARIO**

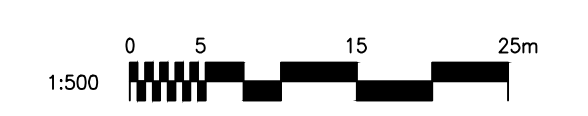
WINDOWS 7 & 8

CAD Area	X-XX	Area	--	Project No.	160623114
Checked by	T.H.	Drawn by	J.L.	Plan No.	L-905
Date	NOVEMBER, 2024	Sheet	6 of 8		

REVISIONS		
DATE	DETAILS	INIT.
DEC 1ST, 2023	ISSUED FOR 50% REVIEW	TH
NOVEMBER 2024	REVISED PER UPDATED DESIGN	TH

KEY PLAN (N.T.S.)

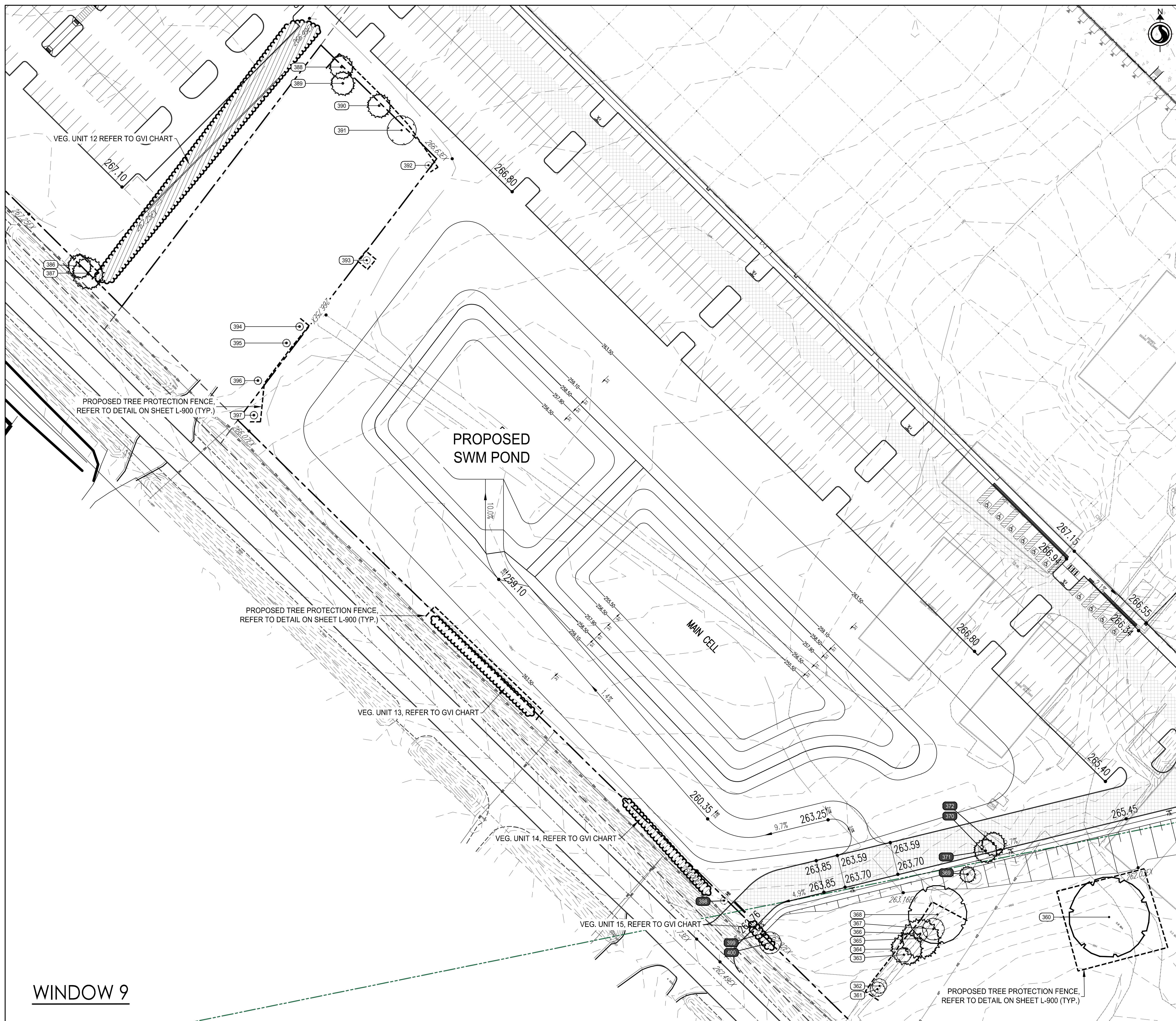
- Legend**
- Existing Deciduous Tree
 - Existing Coniferous Tree
 - Tree Identification Tag
 - Tree to be Removed Identification Tag
 - Proposed Tree Protection Fencing
 - Existing Vegetation Unit to be Retained and Protected
 - Existing Vegetation Unit to be Removed
 - Dead Standing Tree
 - Top of Bank (as staked by TRCA, August 24, 2023)
 - Floodplain (TRCA)
 - 10m Setback from Regional Floodline (Stantec, 2023)
 - Valleyland Feature Limit (Stantec, 2023)
 - 10-30m Setback from Valleyland Feature Limit (Stantec, 2023)



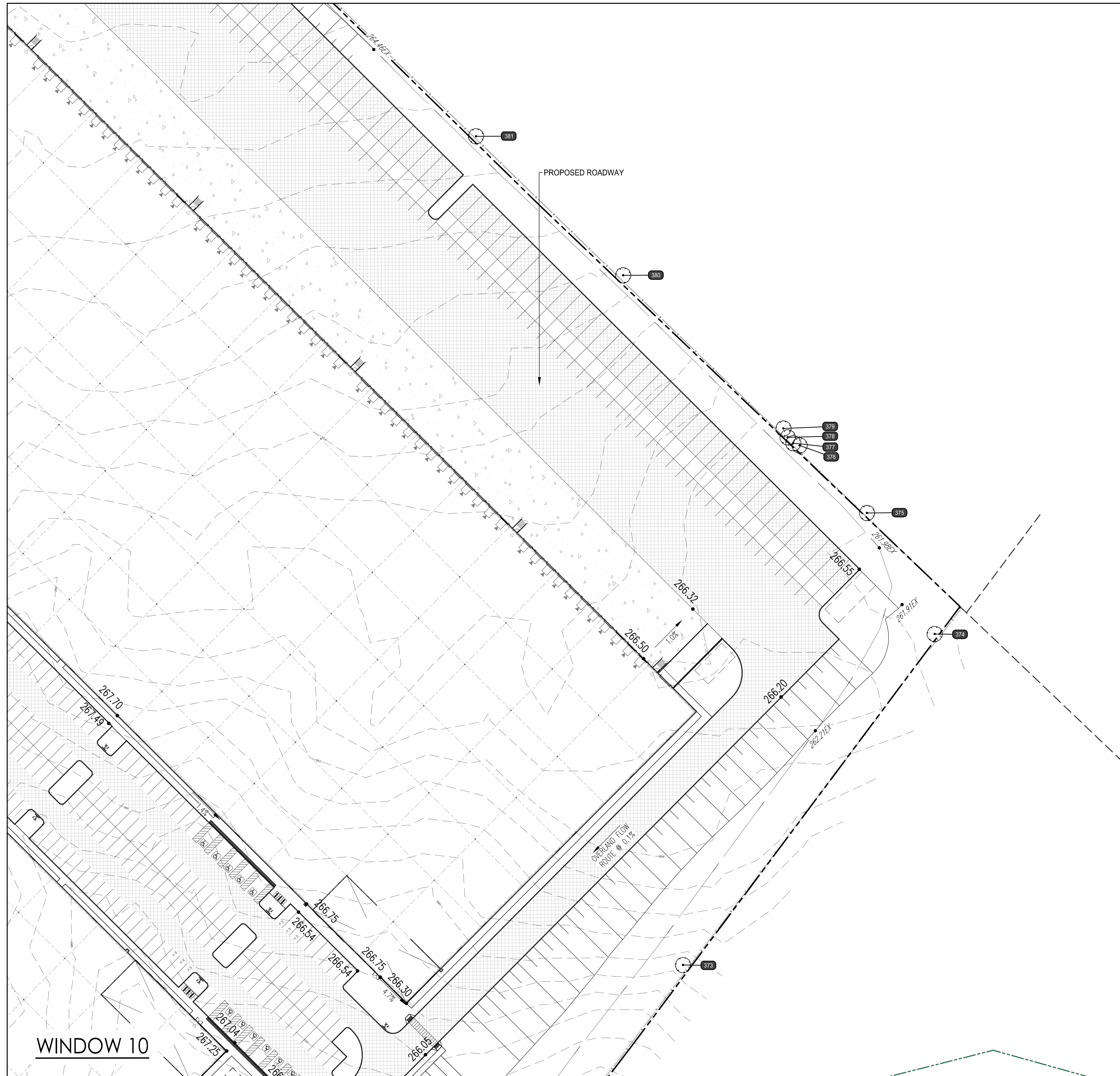
12489 DIXIE ROAD, CALEDON ONTARIO

WINDOW 9

CAD Area	X-XX	Area	--	Project No.	160623114
Checked by	T.H.	Drawn by	J.L.	Plan No.	L-906
Date	NOVEMBER, 2024	Sheet	7 of 8		



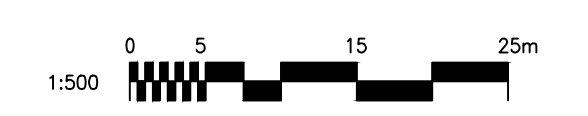
WINDOW 9



REVISIONS		
DATE	DETAILS	INIT.
DEC 1ST, 2023	ISSUED FOR 50% REVIEW	TH
NOVEMBER 2024	REVISED PER UPDATED DESIGN	TH

KEY PLAN (N.T.S.)

- Legend**
- Existing Deciduous Tree
 - Existing Coniferous Tree
 - Tree Identification Tag
 - Tree to be Removed Identification Tag
 - Proposed Tree Protection Fencing
 - Existing Vegetation Unit to be Retained and Protected
 - Existing Vegetation Unit to be Removed
 - Dead Standing Tree
 - Top of Bank (as staked by TRCA, August 24, 2023)
 - Floodplain (TRCA)
 - 10m Setback from Regional Floodline (Stantec, 2023)
 - Valleyland Feature Limit (Stantec, 2023)
 - 10-30m Setback from Valleyland Feature Limit (Stantec, 2023)



Designed by
Chik

Approved by



**12489 DIXIE ROAD, CALEDON
ONTARIO**

WINDOW 10

CAD Area	X-XX	Area	--	Project No.	160623114
Checked by	T.H.	Drawn by	J.L.	Plan No.	L-907
Date	NOVEMBER, 2024	Sheet	8 of 8		

WINDOW 10

APPENDIX B:
Table A, Detailed Tree Inventory,
Table B, General Tree Inventory

**TABLE A. Detailed Vegetation Inventory, 12489 and 12861 Dixie Road
Caledon, Ontario
Data collected: April 20th & May 8th 2023**

Tree ID	Botanical Name	Common Name	DBH (cm)					Total Derived DBH	Dripline Radius (m)	Minimum TPZ (m)	Condition				Comments	Action	Removal/Injury Justification	Ownership
			Stem 1	Stem 2	Stem 3	Stem 4	Stem 5				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
442	<i>Picea abies</i>	Norway Spruce	43					43	3.0	3.0	Fair	Fair	Fair	Fair	Thin crown, trunk lean	Remove	Within Proposed Work Area	Private
443	<i>Picea abies</i>	Norway Spruce	45					45	3.0	3.0	Fair	Fair	Fair	Fair	Thin crown	Remove	Within Proposed Work Area	Private
444	<i>Picea abies</i>	Norway Spruce	41					41	3.0	3.0	Fair	Fair	Fair	Fair	Thin crown	Remove	Within Proposed Work Area	Private
445	<i>Picea abies</i>	Norway Spruce	46					46	3.0	3.0	Fair	Fair	Fair	Fair	Thin crown	Remove	Within Proposed Work Area	Private
446	<i>Picea abies</i>	Norway Spruce	35					35	3.0	2.4	Fair	Fair	Fair	Fair	Thin crown	Remove	Within Proposed Work Area	Private
447	<i>Picea abies</i>	Norway Spruce	29					29	3.0	2.4	Fair	Fair	Fair	Fair	Thin crown	Remove	Within Proposed Work Area	Private
448	<i>Picea abies</i>	Norway Spruce	46					46	3.0	3.0	Fair	Fair	Fair	Fair	Thin crown	Remove	Within Proposed Work Area	Private
449	<i>Picea abies</i>	Norway Spruce	45					45	3.0	3.0	Fair	Fair	Fair	Fair	Thin crown	Remove	Within Proposed Work Area	Private
450	<i>Acer saccharum</i>	Sugar Maple	41					41	4.0	3.0	Fair	Fair	Fair	Fair	Broken branch	Remove	Within Proposed Work Area	Private
451	<i>Acer saccharum</i>	Sugar Maple	59					59	4.0	3.6	Fair	Fair	Fair	Fair	Broken branch	Remove	Within Proposed Work Area	Private
452	<i>Acer saccharum</i>	Sugar Maple	62					62	4.0	4.2	Fair	Fair	Fair	Fair	Broken branch	Remove	Within Proposed Work Area	Private
453	<i>Acer saccharum</i>	Sugar Maple	46					46	4.0	3.0	Fair	Fair	Fair	Fair	Broken branch	Remove	Within Proposed Work Area	Private
454	<i>Acer saccharum</i>	Sugar Maple	52					52	4.0	3.6	Fair	Fair	Fair	Fair	Broken branch	Remove	Within Proposed Work Area	Private
455	<i>Acer saccharum</i>	Sugar Maple	70					70	5.0	4.2	Fair	Fair	Fair	Fair	Broken branch	Remove	Within Proposed Work Area	Private
456	<i>Picea abies</i>	Norway Spruce	63					63	5.0	4.2	Fair	Fair	Fair	Fair	Broken branch	Remove	Within Proposed Work Area	Private
457	<i>Acer saccharum</i>	Sugar Maple	24					24	2.0	2.4	Fair	Fair	Fair	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private
458	<i>Carya cordiformis</i>	Bitternut Hickory	27					27	2.0	2.4	Fair	Fair	Fair	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private
459	<i>Acer saccharum</i>	Sugar Maple	12					12	0.0	2.4	Fair	Fair	Fair	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private
460	<i>Acer saccharum</i>	Sugar Maple	12					12	2.0	2.4	Fair	Fair	Fair	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private
461	<i>Picea glauca</i>	White Spruce	69					69	5.0	4.2	Fair	Fair	Fair	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private
462	<i>Picea glauca</i>	White Spruce	67					67	5.0	4.2	Fair	Fair	Fair	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private
463	<i>Acer saccharum</i>	Sugar Maple	71					71	7.0	4.8	Fair	Fair	Fair	Fair	Minor deadwood, Broken branch	Remove	Within Proposed Work Area	Private
464	<i>Acer saccharum</i>	Sugar Maple	18					18	2.0	2.4	Fair	Fair	Fair	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private
465	<i>Acer saccharum</i>	Sugar Maple	20					20	2.0	2.4	Fair	Fair	Fair	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private
466	<i>Picea abies</i>	Norway Spruce	64					64	5.0	4.2	Fair	Fair	Fair	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private
467	<i>Picea abies</i>	Norway Spruce	65					65	5.0	4.2	Fair	Fair	Fair	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private
468	<i>Acer saccharum</i>	Sugar Maple	25	25	22	18		45	4.0	2.4	Fair	Fair	Fair	Fair	Minor deadwood, Co-dominant stems	Remove	Within Proposed Work Area	Private
469	<i>Acer platanoides</i>	Norway Maple	22	17	17	15		36	3.0	2.4	Fair	Fair	Fair	Fair	Minor deadwood, Co-dominant stems	Remove	Within Proposed Work Area	Private
470	<i>Acer saccharinum</i>	Silver Maple	41					41	3.0	3.0	Poor	Fair	Fair	Fair	Minor deadwood, Trunk wounds	Remove	Within Proposed Work Area	Private
471	<i>Salix sp.</i>	Willow sp.	15					15	2.0	2.4	Poor	Fair	Fair	Fair	Minor deadwood, Epicormic shooting	Remove	Within Proposed Work Area	Private
472	<i>Acer negundo</i>	Manitoba Maple	28					28	3.0	2.4	Fair	Fair	Fair	Fair	Epicormic shooting, Minor deadwood	Remove	Within Proposed Work Area	Private
476	<i>Ulmus americana</i>	White Elm	28					28	3.0	2.4	Fair	Fair	Fair	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private
477	<i>Ulmus americana</i>	White Elm	28					28	3.0	2.4	Fair	Fair	Fair	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private
478	<i>Fraxinus pennsylvanica</i>	Green Ash	75	50				90	1.0	4.8	Dead	Dead	Dead	Dead	Co-dominant, EAB	Remove - Dead	Remove - Hazard	Private
479	<i>Rhamnus cathartica</i>	European Buckthorn	15	15				21	1.0	2.4	Fair	Fair	Fair	Fair	Co-dominant, Minor deadwood	Protect - Hoarding	Within Proposed Work Area	Private
480	<i>Molus borealis</i>	Siberian Crab Apple	15	15				21	1.0	2.4	Poor	Poor	Poor	Poor	Co-dominant, Minor deadwood	Protect - Hoarding	Within Proposed Work Area	Private
481	<i>Picea pungens</i>	Colorado Spruce	22					22	2.0	2.4	Fair	Fair	Fair	Fair	Minor deadwood	Protect - Hoarding	Within Proposed Work Area	Right Of Way
482	<i>Picea pungens</i>	Colorado Spruce	24					24	2.0	2.4	Fair	Fair	Fair	Fair	Minor deadwood	Protect - Hoarding	Within Proposed Work Area	Right Of Way
483	<i>Celtis occidentalis</i>	Hackberry	5					5	1.0	1.8	Fair	Fair	Fair	Fair		Protect - Hoarding	Within Proposed Work Area	Right Of Way
484	<i>Celtis occidentalis</i>	Hackberry	5					5	1.0	1.8	Fair	Fair	Fair	Fair		Protect - Hoarding	Within Proposed Work Area	Right Of Way
485	<i>Quercus rubra</i>	Red Oak	5					5	1.0	1.8	Fair	Fair	Fair	Fair		Protect - Hoarding	Within Proposed Work Area	Right Of Way
486	<i>Quercus macrocarpa</i>	Bur Oak	5					5	1.0	1.8	Fair	Fair	Fair	Fair		Protect - Hoarding	Within Proposed Work Area	Right Of Way
487	<i>Quercus rubra</i>	Red Oak	5					5	1.0	1.8	Fair	Fair	Fair	Fair		Protect - Hoarding	Within Proposed Work Area	Right Of Way
488	<i>Celtis occidentalis</i>	Hackberry	5					5	1.0	1.8	Fair	Fair	Fair	Fair		Protect - Hoarding	Within Proposed Work Area	Right Of Way
489	<i>Celtis occidentalis</i>	Hackberry	5					5	1.0	1.8	Fair	Fair	Fair	Fair		Remove	Within Proposed Work Area	Right Of Way
490	<i>Celtis occidentalis</i>	Hackberry	5					5	1.0	1.8	Fair	Fair	Fair	Fair		Protect - Hoarding	Within Proposed Work Area	Right Of Way
491	<i>Celtis occidentalis</i>	Hackberry	5					5	1.0	1.8	Fair	Fair	Fair	Fair		Protect - Hoarding	Within Proposed Work Area	Right Of Way
492	<i>Acer saccharum</i>	Sugar Maple	61					61	5.0	4.2	Good	Fair	Good	Fair	Minor deadwood	Protect - Hoarding	Within Proposed Work Area	Right Of Way
493	<i>Acer saccharum</i>	Sugar Maple	22					22	2.0	2.4	Good	Fair	Good	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private
494	<i>Acer saccharum</i>	Sugar Maple	21					21	2.0	2.4	Good	Fair	Good	Fair	Minor deadwood	Remove	Within Proposed Work Area	Private

Table A Summary

1. Total 'Action' Trees

Protect - Hoarding:	35
Protect - No Hoarding	0
Protect- Reduced TPZ:	0
Remove - Hazard:	4
Remove - Construction:	93
Total:	132

**TABLE B. General Vegetation Inventory, 12489 and 12861 Dixie Road
Caledon, Ontario
Data collected: April 20th, May 8th 2023**

Vegetation Unit 1

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
7	<i>Rhamnus cathartica</i>	European Buckthorn	11-15	Fair	Fair	Fair	Fair	Clump form	Remove	Within Proposed Work Area	Private

Vegetation Unit 2

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
4	<i>Rhamnus cathartica</i>	European Buckthorn	16-20	Fair	Fair	Fair	Fair	Clump form	Remove	Within Proposed Work Area	Private

Vegetation Unit 3

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
3	<i>Malus baccata</i>	Siberian Crab Apple	16-20	Fair	Fair	Fair	Fair		Protect - No Hoarding		Private

Vegetation Unit 4

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
100	<i>Rhamnus cathartica</i>	European Buckthorn	6-10	Fair	Fair	Good	Fair	Clump form	Protect - No Hoarding		Private

Vegetation Unit 5

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
3	<i>Pinus strobus</i>	White Pine	21-30	Good	Good	Good	Good		Protect - No Hoarding		Private
3	<i>Pinus strobus</i>	White Pine	51-60	Good	Good	Good	Good		Protect - No Hoarding		Private

Vegetation Unit 6

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
3	<i>Picea pungens</i>	Colorado Spruce	16-20	Fair	Fair	Fair	Fair		Protect - Hoarding		Private

Vegetation Unit 7

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
6	<i>Picea abies</i>	Norway Spruce	41-50	Good	Good	Good	Good		Remove	Within Proposed Work Area	Private

Vegetation Unit 8

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
10	<i>Ulmus pumila</i>	Siberian Elm	16-20	Fair	Fair	Fair	Fair		Protect - Hoarding		Private
12	<i>Ulmus pumila</i>	Siberian Elm	31-40	Fair	Fair	Fair	Fair		Protect - Hoarding		Private

Vegetation Unit 9

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
12	<i>Rhamnus cathartica</i>	European Buckthorn	1-5	Fair	Fair	Fair	Fair	Clump form	Remove	Within Proposed Work Area	Private
2	<i>Acer negundo</i>	Manitoba Maple	6-10	Fair	Fair	Fair	Fair		Remove	Within Proposed Work Area	Private

Vegetation Unit 10

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
3	<i>Rhamnus cathartica</i>	European Buckthorn	1-5	Fair	Fair	Fair	Fair	Clump form	Remove	Within Proposed Work Area	Private
10	<i>Rhus typhina</i>	Stag-Horn Sumac	1-5	Fair	Fair	Fair	Fair	Naturalized	Remove	Within Proposed Work Area	Private
15	<i>Syringa vulgaris</i>	Common Lilac	1-5	Fair	Fair	Fair	Fair	Naturalized	Remove	Within Proposed Work Area	Private

**TABLE B. General Vegetation Inventory, 12489 and 12861 Dixie Road
Caledon, Ontario
Data collected: April 20th, May 8th 2023**

Vegetation Unit 11

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
5	<i>Acer negundo</i>	Manitoba Maple	1-5	Fair	Fair	Fair	Fair	Naturalized	Remove	Within Proposed Work Area	Private

Vegetation Unit 12

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
16	<i>pinus strobus</i>	Colorado Spruce	11-15	Fair	Fair	Good	Fair	Landscaped Hedge Row	Protect - Hoarding		12587 Dixie Rd
16	<i>pinus strobus</i>	Colorado Spruce	16-20	Fair	Fair	Good	Fair	Landscaped Hedge Row	Protect - Hoarding		12587 Dixie Rd

Vegetation Unit 13

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
22	<i>Rhamnus cathartica</i>	European Buckthorn	1-5	Fair	Fair	Fair	Fair	Clump form	Remove	Within Proposed Work Area	Private

Vegetation Unit 14

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
5	<i>Rhamnus cathartica</i>	European Buckthorn	1-5	Fair	Fair	Fair	Fair	Clump form	Remove	Within Proposed Work Area	Private
1	<i>Acer negundo</i>	Manitoba Maple	6-10	Fair	Fair	Fair	Fair	Naturalized	Remove	Within Proposed Work Area	Private
10	<i>Syringa vulgaris</i>	Common Lilac	1-5	Fair	Fair	Fair	Fair	Naturalized	Remove	Within Proposed Work Area	Private

Vegetation Unit 15

Quantity	Botanical Name	Common Name	DBH Range (cm)	Condition				Comments	Action	Removal/Injury Justification	Ownership
				Trunk Integrity	Crown Structure	Crown Vigour	Overall Condition				
10	<i>Syringa vulgaris</i>	Common Lilac	1-5	Fair	Fair	Fair	Fair	Naturalized	Remove	Within Proposed Work Area	Private
3	<i>Acer negundo</i>	Manitoba Maple	6-10	Fair	Fair	Fair	Fair	Naturalized	Remove	Within Proposed Work Area	Private

Table B Summary

1. "Total 'Action' Trees

Protect - Hoarding:	57
Protect - No Hoarding	109
Remove - Construction:	115
Total:	281