



May 11, 2023

**Mr. John Shank**

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Re: 15450 Woodbine Avenue – Whitchurch-Stouffville – Arborist Report and TPP

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Mr. Shank,

As per your request, I have completed a site visit to 15450 Woodbine Avenue – Whitchurch-Stouffville, in preparation for an arborist report and tree preservation with regards to the proposed industrial complex.

The enclosed report inventories all trees regulated by the Town of Whitchurch-Stouffville within this specified area. This inventory will include individual tag #s, both common and botanical names, DBH, height and condition. Additionally, it will determine if any regulated trees are to be negatively impacted by the proposed development and provide a preservation strategy for all trees recommended for preservation.

One hundred and seventy-four (174) trees have been inventoried as part of this project, none of which are located within the Town road allowance. Twenty-eight trees located on the subject site are in conflict with proposed work/grading and are recommended for removal. Additionally, one tree located on the adjacent property has collapsed and fallen on to the subject site. As such, this tree is not a suitable candidate for preservation and is recommended for removal. Authorization from the Town is required prior to the removal of these twenty-nine trees.

I trust this report meets your needs, if you have any questions or concerns feel free to contact me at [cgavin@canopyconsulting.ca](mailto:cgavin@canopyconsulting.ca).

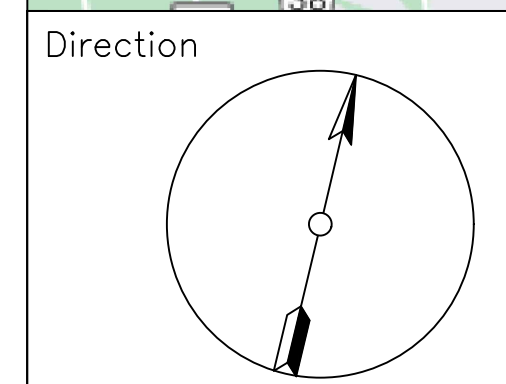
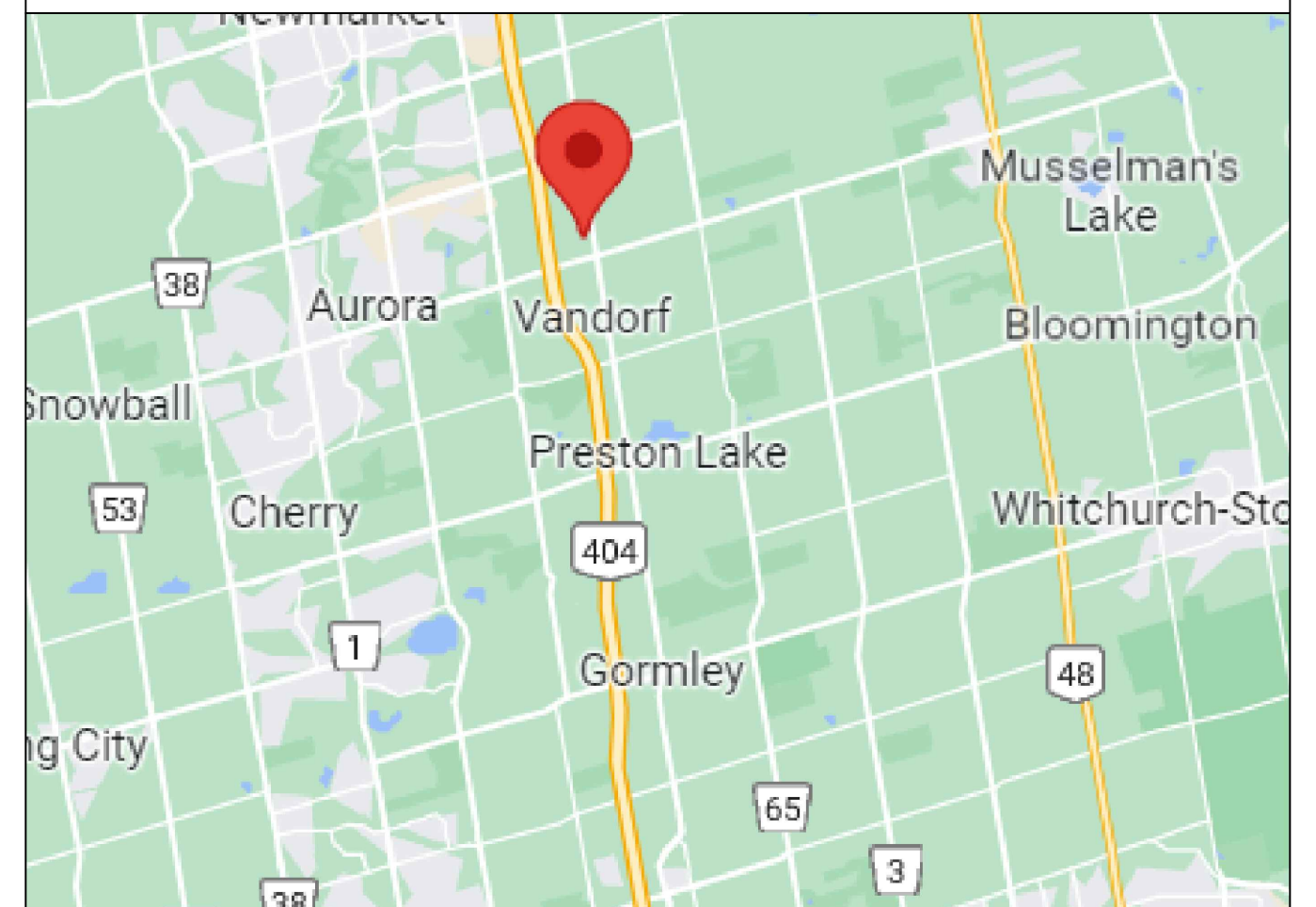
Regards,

**Cletus Gavin** *B.Sc. Earth Science & Biology*  
President & Consulting Arborist  
ASCA Registered Consulting Arborist #613  
ISA Certified Arborist (ON-1576A)  
Butternut Health Assessor # 439  
TRAQ Certified

## LEGEND

- Tree to be preserved
- Tree to be removed
- Prescribed TPZ
- Group of trees to be preserved
- Group of trees to be removed
- Proposed vertical hoarding

## KEY MAP



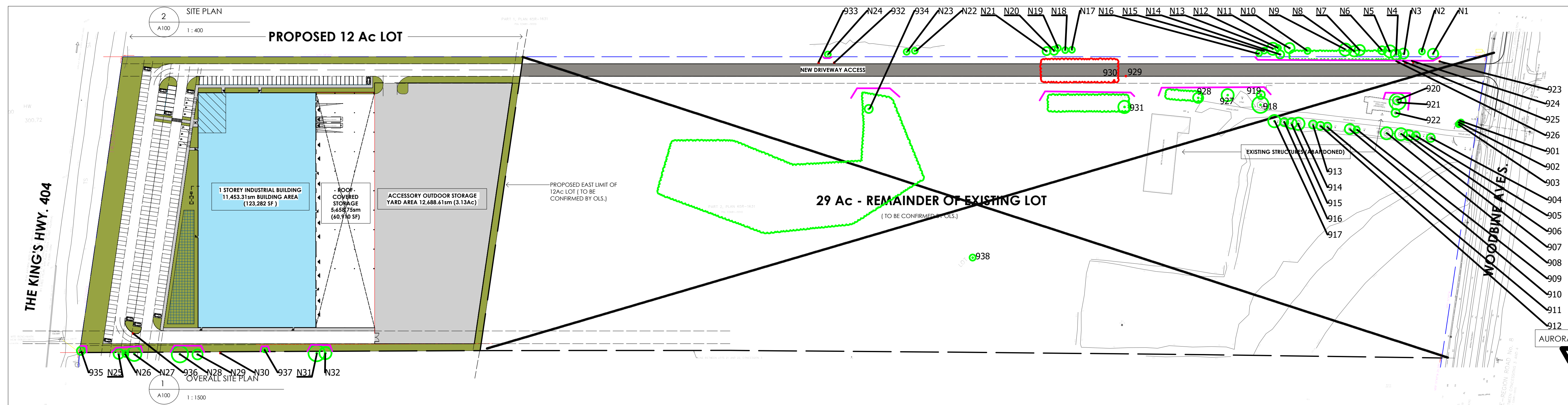
Drawing  
TPP-1

Scale  
1:1500

Date  
05/11/2023

File No  
23001

Project Name  
15450 Woodbine Avenue





## Arborist Report and Tree Preservation Plan

15450 Woodbine Avenue  
Whitchurch-Stouffville

Prepared for:  
**Mr. John Shank**



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**May 11, 2023**

# Table of Contents

	Page No.
<b>Introduction</b>	
Introduction.....	1
History and Assignment.....	1
Assumption and Limiting Conditions.....	1
<b>Tree Survey and Recommendations</b>	
Table #1 – Tree Inventory.....	2
Discussion.....	6
<b>Conclusion</b>	
Summary Table.....	10
Conclusion.....	10
<b>Appendix I</b>	
Tree Preservation Plan.....	11
<b>Appendix II</b>	
Digital Images.....	12

## **INTRODUCTION:**

I have been commissioned by Mr. John Shank of *Landscape Planning Landscape Architects*, to complete an Arborist Report and Tree Preservation Plan for the proposed development located at 15450 Woodbine Avenue – Whitchurch-Stouffville. The report will identify all trees regulated by the Town of Whitchurch-Stouffville's requirements and provide a preservation strategy with recommendations. Additionally, a tree preservation plan depicting the trees locations, the existing conditions, and any proposed work will be included. All field work and data collection were completed by Cletus Gavin, RCA #613 on May 1, 2023.

## **HISTORY AND ASSIGNMENT:**

Mr. Shank has provided a site plan illustrating the proposed development as per the Tree Preservation Plan – TPP in Appendix I. Upon the request of the client or municipality, *Canopy Consulting* can be further retained beyond the current scope of work to provide on-site monitoring services and to provide any remedial actions deemed necessary.

Scope of work:

1. Inventory all trees regulated by the municipality, both on and within 6m of the work area. The inventory will include a tag #, species, DBH, condition, comments and recommendations.
2. Determine if any regulated trees are to be negatively impacted by the proposed development.
3. Provide a preservation strategy for all trees recommended for preservation.

## **ASSUMPTION AND LIMITING CONDITIONS:**

1. Care has been taken to obtain all information from reliable sources. *Canopy Consulting* can neither guarantee nor be responsible for the accuracy of information provided by others.
2. This report may not be used for any expressed purpose other than its intended purpose and alteration of any part of this report invalidates the report. Excerpts or alterations to the report, without the authorization of the author or his company invalidate its intent and/or implied conclusions.
3. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection was made using accepted arboricultural practices and is limited to visual examination of accessible items without climbing, dissection, probing or coring and detailed root examination involving excavation. While reasonable efforts have been made to assess trees outlined in this report, there is no warranty or guarantee, expressed or implied, that problems or deficiencies with the tree(s) or any part(s) of them may not arise in the future. All trees should be inspected and reassessed periodically.
4. The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. A recommendation to remove or maintain tree(s) does not grant authority to encroach in any manner onto adjacent private properties.

## TREE SURVEY AND RECOMMENDATIONS:

See TPP-1 plan in Appendix I for tree location, Table #1 for species identification, condition, and recommendations and Appendix II for corresponding Digital Images.

Table #1: 15450 Woodbine Avenue – Whitchurch-Stouffville

Tree #	Species Common Name (Biological Name)	D <sup>1</sup> B H (cm)	Condition <sup>2</sup>	Category <sup>3</sup>	Comments	Recommendation <sup>4</sup>	M <sup>5</sup> T P Z (M)
901	Eastern White Cedar <i>Thuja occidentalis</i>	12	F	1	- clear of proposed development - shall retain its prescribed TPZ	P	1.8
902	Manitoba Maple <i>Acer negundo</i>	11	F	1	- clear of proposed development - shall retain its prescribed TPZ	P	1.8
903	Eastern White Cedar <i>Thuja occidentalis</i>	12	F	1	- clear of proposed development - shall retain its prescribed TPZ	P	1.8
904	Norway Maple <i>Acer platanoides</i>	35	F	1	- deadwood, seam in trunk - clear of proposed development - shall retain its prescribed TPZ	P	2.4
905	Norway Maple <i>Acer platanoides</i>	34	F	1	- poor form, cavity at base - clear of proposed development - shall retain its prescribed TPZ	P	2.4
906	White Spruce <i>Picea glauca</i>	49	F	1	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	3.0
907	Norway Maple <i>Acer platanoides</i>	51	F	1	- poor form, cavity at base, storm break - clear of proposed development - shall retain its prescribed TPZ	P	3.6
908	Norway Maple <i>Acer platanoides</i>	50	F	1	- poor form, seam in trunk, epicormic growth - clear of proposed development - shall retain its prescribed TPZ	P	2.4

<sup>1</sup> **DBH:** Diameter at Breast Height is a measurement in centimeters, using a caliper tape, of the tree stem at 1.37 meters above existing grade.

<sup>2</sup> **Condition:** A rating of **Hazardous/Dead/Poor/Fair/Good/Excellent** was determined for each tree by visually assessing all the above ground components of the tree, using acceptable arboricultural procedures as recommended in the “*Guide for Plant Appraisal*”, prepared under contract by the “*Council of Tree & Landscape Appraisers (CTLA)*”, an official publication of the *International Society of Arboriculture (I.S.A.)*, 9<sup>th</sup> Edition, 2000”.

<sup>3</sup> **Category #:**

1. Trees with diameters of 10 cm or more, situated on private property on the subject site.
2. Trees of all diameters, situated on private property, within 6 m of the subject site.
3. Trees of all diameters situated on the municipal road allowance or Town owned parkland within 6 m of the subject site.

<sup>4</sup> **Recommendation:** Preserve (**P**), Preserve with Injury (**PI**), Remove (**R**), Transplant (**T**)

<sup>5</sup> **MTPZ:** Minimum tree protection zone distance as mandated by Canopy Consulting.

Tree #	Species Common Name (Biological Name)	D B H (cm)	Condition	Category	Comments	Recommendation	M T P Z (M)
909	White Pine <i>Pinus strobus</i>	27	G	1	- clear of proposed development - shall retain its prescribed TPZ	P	1.8
910	Norway Maple <i>Acer platanoides</i>	42	P	1	- poor form, cavity at base, in decline - clear of proposed development - shall retain its prescribed TPZ	P	3.0
911	White Spruce <i>Picea glauca</i>	30	F	1	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	2.4
912	Norway Maple <i>Acer platanoides</i>	38	F	1	- poor form and union - clear of proposed development - shall retain its prescribed TPZ	P	2.4
913	White Spruce <i>Picea glauca</i>	38	F	1	- deadwood, in decline - clear of proposed development - shall retain its prescribed TPZ	P	2.4
914	Norway Maple <i>Acer platanoides</i>	59	F	1	- deadwood, poor union, codominant - clear of proposed development - shall retain its prescribed TPZ	P	3.6
915	Norway Maple <i>Acer platanoides</i>	48	F	1	- poor form, deadwood - clear of proposed development - shall retain its prescribed TPZ	P	3.0
916	White Spruce <i>Picea glauca</i>	31	F	1	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	2.4
917	Norway Maple <i>Acer platanoides</i>	50	F	1	- poor form, seam in trunk - clear of proposed development - shall retain its prescribed TPZ	P	3.6
918	Manitoba Maple <i>Acer negundo</i>	75	H	1	- Hazardous, trunk fail - clear of proposed development - shall retain its prescribed TPZ	P	4.8
919	Colorado Spruce <i>Picea pungens</i>	37	P	1	- trunk fail - clear of proposed development - shall retain its prescribed TPZ	P	2.4
920	Eastern White Cedar <i>Thuja occidentalis</i>	31	F	1	- deadwood, unbalanced - clear of proposed development - shall retain its prescribed TPZ	P	2.4
921	Eastern White Cedar <i>Thuja occidentalis</i>	72	F	1	- multi-stem, poor union, unbalanced - clear of proposed development - shall retain its prescribed TPZ	P	4.8
922	Eastern White Cedar <i>Thuja occidentalis</i>	36	P	1	- limb failure, lean , in decline - clear of proposed development - shall retain its prescribed TPZ	P	2.4
923	Norway Spruce <i>Picea abies</i>	73	G	1	- in conflict with the proposed driveway	R	4.8
924	Eastern White Cedar <i>Thuja occidentalis</i>	38	F	1	- deadwood, poor union - in conflict with the proposed driveway	R	2.4
925	Manitoba Maple <i>Acer negundo</i>	28	F	1	- deadwood - in conflict with the proposed driveway	R	1.8
926	Manitoba Maple <i>Acer negundo</i>	20	F	1	- deadwood - in conflict with the proposed driveway	R	1.8
927	Eastern White Cedar <i>Thuja occidentalis</i>	54	F	1	- deadwood, weak union - clear of proposed development - shall retain its prescribed TPZ	P	3.6

Tree #	Species Common Name (Biological Name)	D B H (cm)	Condition	Category	Comments	Recommendation	M T P Z (M)
928	Eastern White Cedar <i>Thuja occidentalis</i> (13) Manitoba Maple <i>Acer negundo</i> (3)	16-49	F	1	- group of trees - clear of proposed development - shall retain its prescribed TPZ	P	2.4
929	Manitoba Maple <i>Acer negundo</i>	57	F	1	- deadwood, poor form and union, girdled roots - in conflict with the proposed driveway	R	3.6
930	Manitoba Maple <i>Acer negundo</i> (20)	11-21	F	1	- group of trees - in conflict with proposed driveway	R	1.8
931	Manitoba Maple <i>Acer negundo</i> (22)	11-55	F	1	- group of trees - clear of proposed development - shall retain its prescribed TPZ	P	2.4
932	Manitoba Maple <i>Acer negundo</i>	13	F	1	- deadwood - in conflict with the proposed driveway	R	1.8
933	Manitoba Maple <i>Acer negundo</i>	14	F	1	- deadwood - in conflict with the proposed driveway	R	1.8
934	Willow <i>Salix spp.</i> (13) Manitoba Maple <i>Acer negundo</i> (5) Black Locust <i>Robinia pseudoacacia</i> (1)	11-26	F	1	- group of trees - clear of proposed development - shall retain its prescribed TPZ	P	2.4
935	Little Leaf Linden <i>Tilia cordata</i>	37	P	1	- deadwood, poor form in decline, witches broom - clear of proposed development - shall retain its prescribed TPZ	P	2.4
936	Cherry <i>Prunus spp.</i>	28	F	1	- deadwood - in conflict with the proposed development	R	1.8
937	Black Locust <i>Robinia pseudoacacia</i>	17	F	1	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	1.8
938	Manitoba Maple <i>Acer negundo</i>	34	F	1	- deadwood, poor union - clear of proposed development - shall retain its prescribed TPZ	P	2.4
N1	Manitoba Maple <i>Acer negundo</i>	48	P	2	- deadwood, poor form and union, storm break - clear of proposed development - shall retain its prescribed TPZ	P	3.0
N2	Manitoba Maple <i>Acer negundo</i>	12	F	2	- lean unbalanced - clear of proposed development - shall retain its prescribed TPZ	P	1.8
N3	Eastern White Cedar <i>Thuja occidentalis</i>	45	P	2	- large storm break, poor union - clear of proposed development - shall retain its prescribed TPZ	P	3.0



Tree #	Species Common Name ( <i>Biological Name</i> )	D B H (cm)	Condition	Category	Comments	Recommendation	M T P Z (M)
N4	Eastern White Cedar <i>Thuja occidentalis</i> (28)	17-46	F	2	- group of trees - clear of proposed development - shall retain its prescribed TPZ	P	3.0
N5	Manitoba Maple <i>Acer negundo</i>	51	F	2	- deadwood, poor form - clear of proposed development - shall retain its prescribed TPZ	P	3.6
N6	White Spruce <i>Picea glauca</i>	31	P	2	- trunk fail - clear of proposed development - shall retain its prescribed TPZ	P	2.4
N7	Manitoba Maple <i>Acer negundo</i>	46	F	2	- deadwood, poor union, lean - clear of proposed development - shall retain its prescribed TPZ	P	3.0
N8	Manitoba Maple <i>Acer negundo</i>	48	F	2	- deadwood, poor form, lean, in decline - clear of proposed development - shall retain its prescribed TPZ	P	3.0
N9	Manitoba Maple <i>Acer negundo</i>	54	P	2	- in decline, large deadwood, poor form - clear of proposed development - shall retain its prescribed TPZ	P	3.6
N10	White Spruce <i>Picea glauca</i>	28	P	2	- 60% dead - clear of proposed development - shall retain its prescribed TPZ	P	1.8
N11	Manitoba Maple <i>Acer negundo</i>	41	F	2	- large storm break, poor form, in decline - clear of proposed development - shall retain its prescribed TPZ	P	3.0
N12	Manitoba Maple <i>Acer negundo</i>	31	F	2	- deadwood unbalanced - clear of proposed development - shall retain its prescribed TPZ	P	2.4
N13	White Spruce <i>Picea glauca</i>	17	P	2	- 50% dead - clear of proposed development - shall retain its prescribed TPZ	P	1.8
N14	Manitoba Maple <i>Acer negundo</i>	52	F	2	- deadwood, poor union - clear of proposed development - shall retain its prescribed TPZ	P	3.6
N15	Manitoba Maple <i>Acer negundo</i>	13	P	2	- trunk fail - clear of proposed development - shall retain its prescribed TPZ	P	1.8
N16	Manitoba Maple <i>Acer negundo</i>	14	P	2	- deadwood, poor form, in decline, lean - clear of proposed development - shall retain its prescribed TPZ	P	1.8
N17	Manitoba Maple <i>Acer negundo</i>	14	F	2	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	1.8
N18	Manitoba Maple <i>Acer negundo</i>	13	F	2	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	1.8
N19	Manitoba Maple <i>Acer negundo</i>	26	F	2	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	1.8
N20	Manitoba Maple <i>Acer negundo</i>	33	F	2	- deadwood, poor union - clear of proposed development - shall retain its prescribed TPZ	P	2.4
N21	Manitoba Maple <i>Acer negundo</i>	31	F	2	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	2.4
N22	Manitoba Maple <i>Acer negundo</i>	13	F	2	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	1.8
N23	Manitoba Maple <i>Acer negundo</i>	15	F	2	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	1.8

Tree #	Species Common Name ( <i>Biological Name</i> )	D B H (cm)	Condition	Category	Comments	Recommendation	M T P Z (M)
N24	Manitoba Maple <i>Acer negundo</i>	12	F	2	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	1.8
N25	Little Leaf Linden <i>Tilia cordata</i>	41	F	2	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	3.0
N26	Little Leaf Linden <i>Tilia cordata</i>	26	F	2	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	1.8
N27	Little Leaf Linden <i>Tilia cordata</i>	61	F	2	- deadwood - clear of proposed development - shall retain its prescribed TPZ	P	4.2
N28	Little Leaf Linden <i>Tilia cordata</i>	75	P	2	- deadwood, in decline, poor form - clear of proposed development - shall retain its prescribed TPZ	P	4.8
N29	Manitoba Maple <i>Acer negundo</i>	45	F	2	- deadwood, poor form - clear of proposed development - shall retain its prescribed TPZ	P	3.0
N30	Manitoba Maple <i>Acer negundo</i>	68	P	2	- trunk failure - not a suitable candidate for preservation	R	4.2
N31	Manitoba Maple <i>Acer negundo</i>	74	F	2	- deadwood, poor form, in decline - clear of proposed development - shall retain its prescribed TPZ	P	4.8
N32	Manitoba Maple <i>Acer negundo</i>	55	F	2	- deadwood, poor form - clear of proposed development - shall retain its prescribed TPZ	P	3.6

### Discussion:

#### Town Owned Trees:

- As listed above, there are one hundred and seventy-four regulated trees involved with this project, none of which are Town owned.

#### Privately Owned Trees Located on the Subject Site:

- There are one hundred and fifteen trees located on the subject site, being trees no. 901-938 (trees no. 928, 930, 931 and 934 are groups of trees containing 16, 20, 22 and 23 individual trees respectively). Trees no. 901-922, 927, 928, 931, 934, 935, 937 and 938 are clear of proposed development, shall retain their prescribed TPZs and as such, will not be disturbed during construction.
- Trees no. 923, 924, 925, 926, 929, 930, 932, 933 and 936 are in conflict with the proposed development and are to be removed. Authorization from the Town is required prior to the removal of these twenty-eight trees.

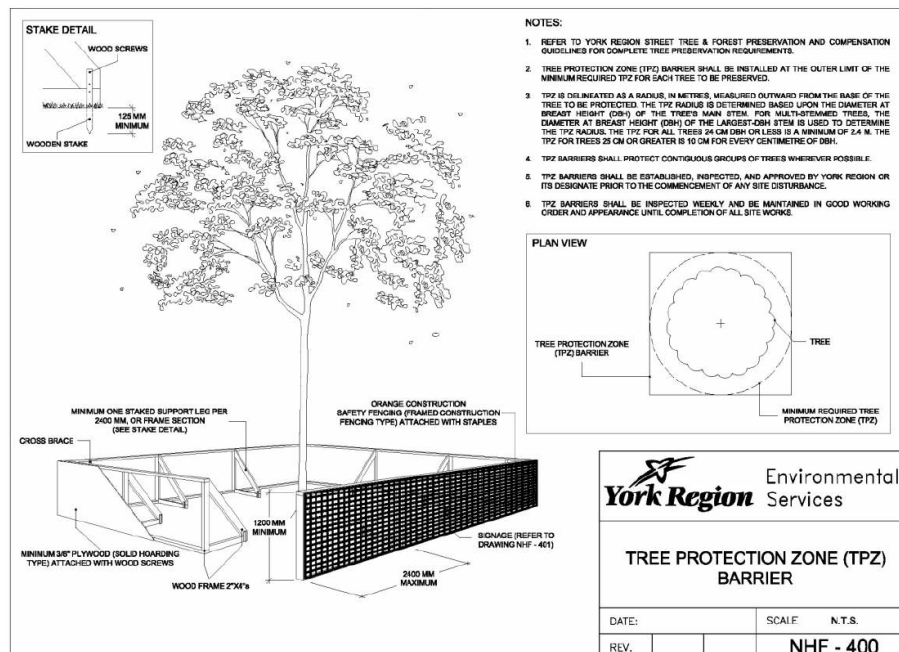
Privately Owned Trees Located within 6.0m of the Subject Site:

1. There are fifty-nine trees located on the adjacent property, being trees no. N1-N32 (Tree no. N4 is a cedar hedge containing twenty-eight individual trees). Trees no. N1-N29 and N31-N32 are clear of the proposed development, shall retain their prescribed TPZs and as such, will not be disturbed during construction.
2. Tree no. N30 has collapsed and is currently laying on the subject site. As such, this tree is not a suitable candidate for preservation and is recommended for removal. Authorization from the Town and the corresponding owner is required prior to the removal of this tree.
3. All other trees located on the subject site have a DBH of less than 10cm, are non-regulated trees and as such, were not included in this report.
4. To further protect each tree scheduled for preservation from the potential of construction disturbance, it is recommended that the below listed tree preservation recommendations are implemented.

**ESTABLISH TREE PROTECTION ZONE**

The purpose of the tree protection zone (TPZ) is to prevent root damage, soil compaction and soil contamination. Workers and machinery shall not disturb the tree protection zone in any way. To prevent access, the following is required:

- 1.1 Install hoarding as per attached Tree Protection Plan in Appendix I.
- 1.2 Hoarding shall consist of the following:



- 1.3 **Upon approval from the Town of Whitchurch-Stouffville, substitute wooden and/or orange plastic web snow fencing hoarding with a page wire fence supported by T-bars.**
- 1.4 No fill, equipment or supplies are to be stored within the tree protection zone.
- 1.5 Activities, which are likely to injure or destroy tree(s), are not permitted within the TPZ.
- 1.6 No objects may be attached to tree(s) within the TPZ.
- 1.7 Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place in good condition throughout the entire duration of the project.
- 1.8 Once all tree/site protection measures have been installed, you must notify Urban Forestry staff to arrange for an inspection of the site and approval of the site protection requirements.
- 1.9 No Hoarding shall be removed until all construction activity is complete.
- 1.10 A sign that is like the illustration below must be mounted on all sides of a tree protection barrier for the duration of the project. The sign should be a minimum of 40cm X 60cm and made of white gator board, laminates, or equivalent material.

**TREE PROTECTION ZONE (TPZ)**

No grade change, storage of materials or equipment is permitted within the TPZ. The tree protection barrier must not be removed without the authorization from the Town of Whitchurch-Stouffville.

## 2.0 ROOT PRUNING

Where possible, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimetres in diameter or roots that are injured or diseased should be performed as follows:

- 2.1 Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be used during hand excavation around tree roots. Roots are like branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- 2.2 All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist or by the PCA.
- 2.3 No wound dressings/pruning paint shall be used to cover the ends of each cut.

2.4 All roots requiring pruning shall be cut using any of the following tools:

- Large or small loppers
- Hand pruners
- Small hand saws
- Wound scribes

2.5 Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

### 3.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and hoarding has been removed, cannot cause damage to any of the trees or their roots. The trees must be protected for the same reasons listed above but without using hoarding.

4.1 **No grade changes** are permitted which include adding and/or removing soil.

4.2 **No excavation** is permitted that can cause damage to the roots of the tree.

4.3 **No heavy equipment** can be used to compact the soil within the tree preservation zone.

4.4 Any hard -surface sidewalks, paths, etc. should be constructed using permeable products such as interlocking stone, etc.

### SUMMARY TABLE:

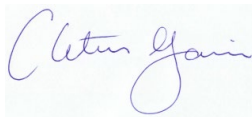
Tree Category	Total	Preserve	Preserve with Injury	Remove	Transplant
1 (Tree located on the subject site)	115	87	0	28	0
2 (Tree located on adjacent private property)	59	58	0	1	0
<b>Total</b>	<b>492</b>	<b>352</b>	<b>0</b>	<b>140</b>	<b>0</b>

### CONCLUSIONS:

One hundred and seventy-four (174) trees have been inventoried as part of this project, none of which are located within the Town road allowance. Twenty-eight trees located on the subject site are in conflict with proposed work/grading and are recommended for removal. Additionally, one tree located on the adjacent property has collapsed and fallen on to the subject site. As such, this tree is not a suitable candidate for preservation and is recommended for removal. Authorization from the Town is required prior to the removal of these twenty-nine trees. Finally, with the above in mind, it is the consultant's opinion that if the above tree preservation recommendations are implemented, proposed construction will not adversely affect the long-term health, safety and/or existing condition of all trees scheduled for preservation.

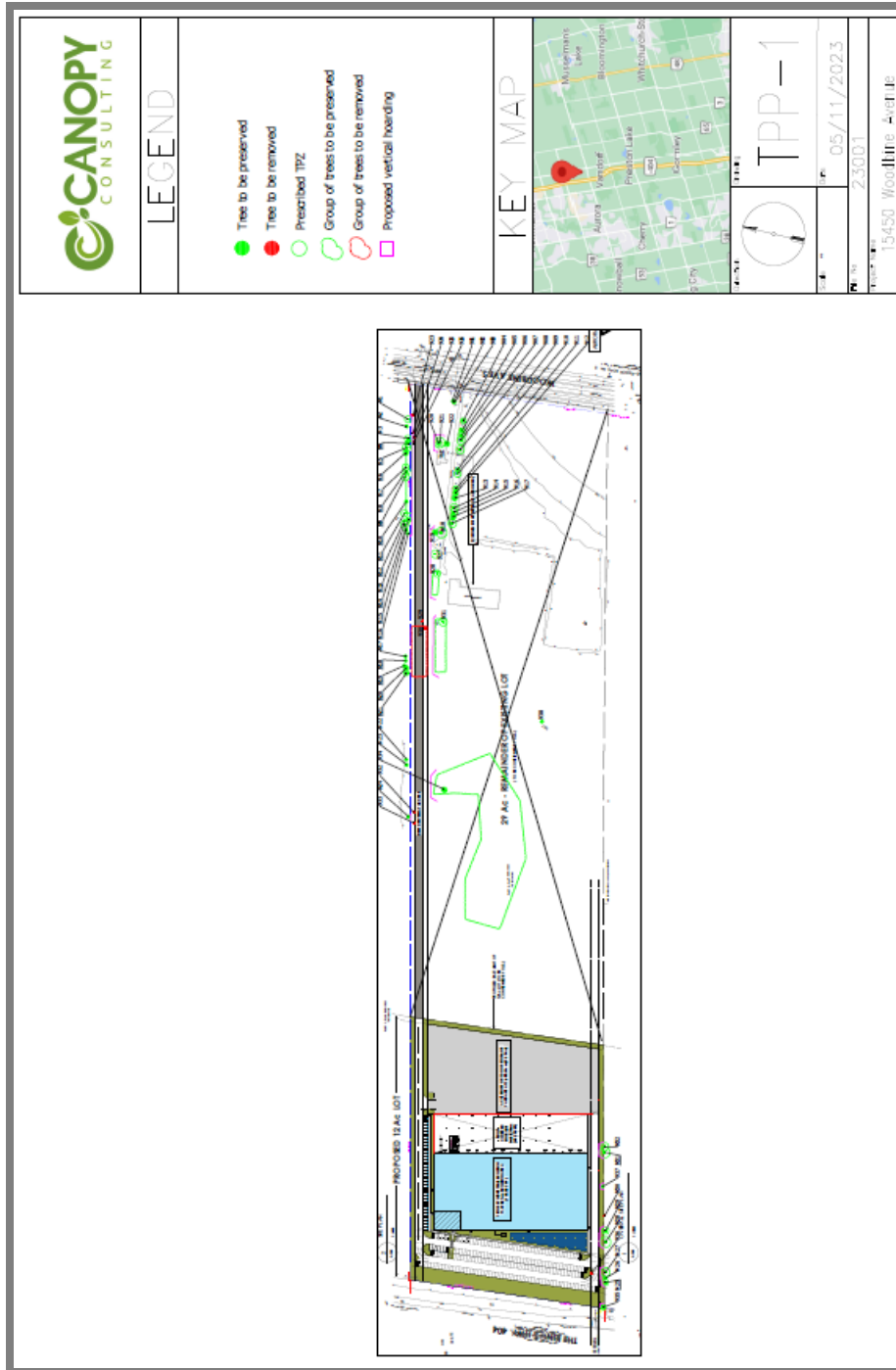
Trusting this report meets your needs. For further information, you may contact me directly at (416) 300-2957 or by email at [cgavin@canopyconsulting.ca](mailto:cgavin@canopyconsulting.ca).

Sincerely,



**Cletus Gavin** *B.Sc. Earth Science & Biology*  
President & Consulting Arborist  
ASCA Registered Consulting Arborist #613  
ISA Certified Arborist (ON-1576A)  
Butternut Health Assessor # 439  
TRAQ Certified

## Appendix I: Tree Preservation Plan – TPP



## Appendix II: Digital Images



Photo #1: Trees no. 920-926 and N1-N4 looking west.





Photo #2: Trees no. 928-929 looking southwest.



Photo #3: Trees no. 932-933 and N24 looking north.



Photo #4: Trees no. 935-936 and N25-N27 looking southwest.