



Updated Arborist Report

2935 & 2955 Mississauga Road, City of Mississauga

590816 Ontario Inc.

2616 Cynara Road
Mississauga, ON, L5B 2R7

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Appendices

Appendix A **Tree Inventory**

Appendix B **City of Mississauga Tree Protection Details**



Acronyms and Abbreviations

cm	Centimetre
DBH	Diameter at Breast Height
ESC	Erosion and Sediment Control
Ha	hectares
ISA	International Society of Arboriculture
m	Metre
SAR	Species at Risk
TPP	Tree Protection Plan
TPZ	Tree Protection Zone

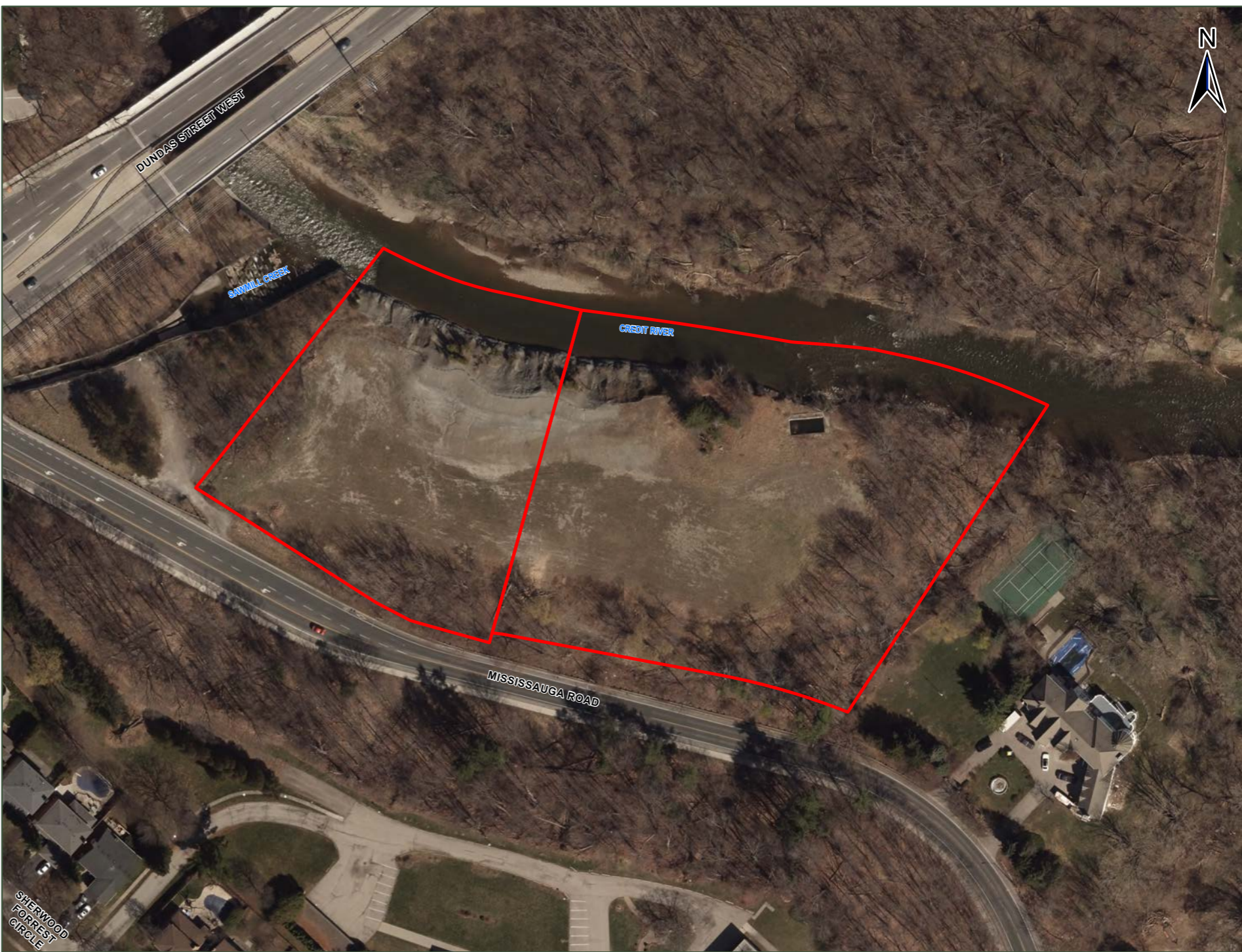
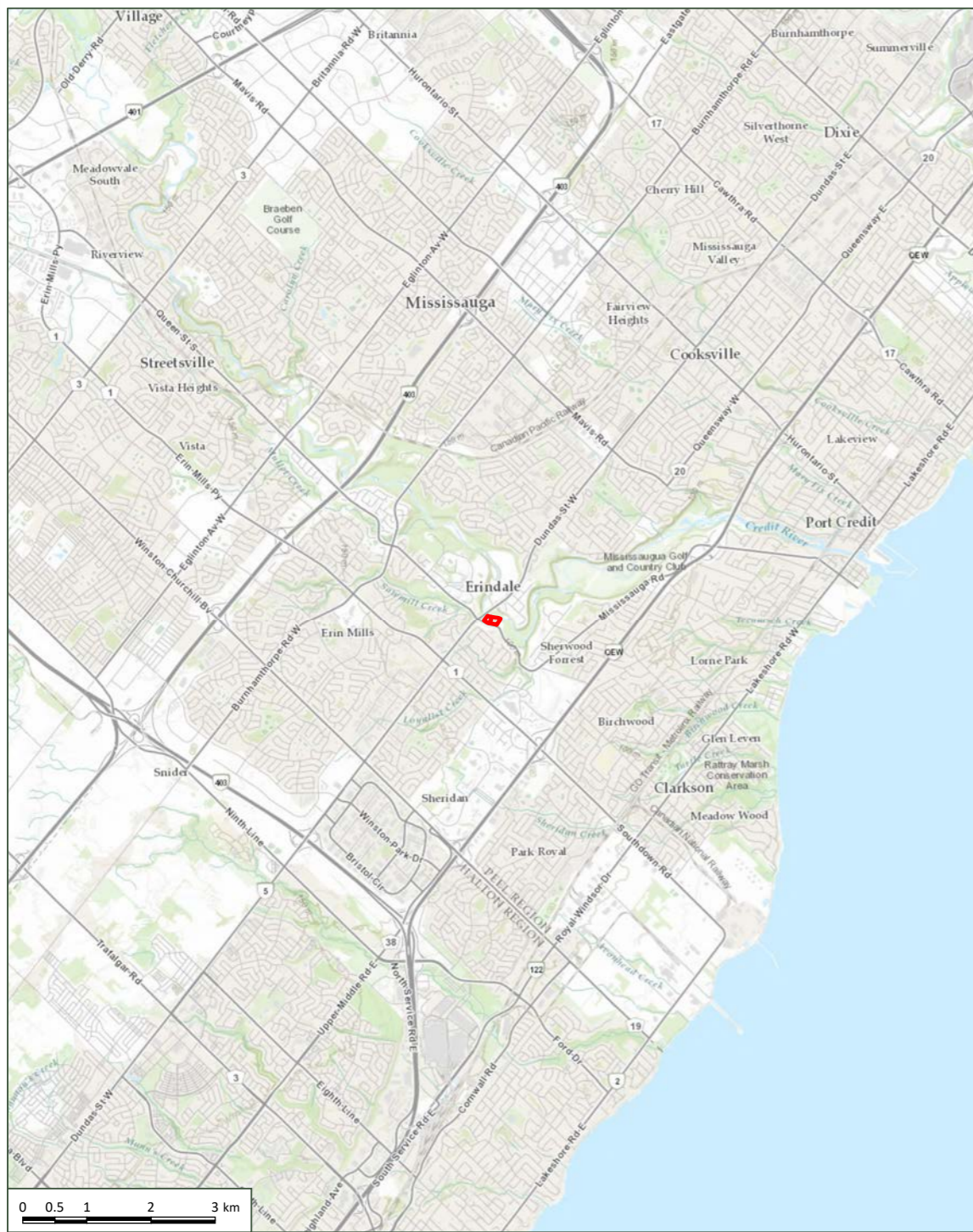


1.0 Introduction

SLR Consulting (Canda) Ltd. (SLR) is pleased to provide this Arborist Report and Tree Protection Plan (TPP) for the proposed development of 2935 & 2955 Mississauga Road in the City of Mississauga, Ontario (The Subject Lands – **Figure 1**). The Subject Lands are approximately 2.13 hectares (ha) and are largely comprised of a central open meadow surrounded by naturalized treed areas to the east, south, and west. The northern limit of the Subject Lands is directly adjacent to the Credit River. The proposed development includes a high-rise building consisting of a six-storey podium and a 12-storey tower, a stacked townhouse complex, and three levels of underground parking.

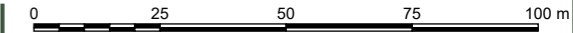
This report includes a review of relevant tree preservation policies, the tree inventory methods and results, a tree protection plan identifying trees proposed to be retained and recommended tree protection measures, as well as tree replacement recommendations for trees proposed to be removed. Recommendations for construction methods are also detailed, as they pertain to trees.





LEGEND:
 SUBJECT SITE (2.13 HA)

SERVICE LAYER CREDITS: PEEL REGION 2020, CITY OF TORONTO, REGION OF PEEL, PROVINCE OF ONTARIO, ONTARIO MNR, ESRI CANADA, ESRI, HERE, GARMIN, INCREMENT P, USGS, METI/NASA, EPA, USDA, AAFC, NRCAN



SCALE 1:1,500
 PAGE SIZE 11 x 17
 NAD 1983 CSRS UTM Zone 17N
 THIS MAP IS FOR CONCEPTUAL PURPOSES ONLY
 AND SHOULD NOT BE USED FOR NAVIGATION

590816 ONTARIO INC. C/O G. MERULLA INC.
 2935 & 2955 MISSISSAUGA RD
 MISSISSAUGA ON

2935 & 2955 MISSISSAUGA RD - 2025

SITE LOCATION

SLR FIGURE NO:
1

2.0 Relevant Policy

2.1 City of Mississauga

2.1.1 Private Tree Protection By-law (0021-2022)

The removal of trees of private property must comply with the City's Private Tree Protection By-law (City of Mississauga, 2022). A permit is needed to injure, destroy or remove any individual tree greater than 15 cm in diameter at breast height (DBH). However, this Arborist Report has been prepared in support of a Development Application and Site Plan process. Tree removal as part of an approved Development Plan is an exempt activity under Part 7, Section 17(9) of the By-law.

As the proposed development requires an approval under the *Planning Act*, this Arborist Report provides the information and mitigation recommendations necessary to provide an exemption under Part 7 of the By-law. Regardless, replacement recommendations within this report are in keeping with the criteria of By-law 0021-2022.

2.1.2 Arboricultural Guidance Documents

The City of Mississauga created a *Terms of Reference for Arborist Reports* to ensure "that the potential effects of proposed development on existing trees and vegetation and to ensure the proposal conforms to the relevant Official Plan policies, Urban Design Guidelines, standards and details of the City of Mississauga" (City of Mississauga, 2022). This document details the trees that should be inventoried for a report and the data to be collected, the content and format for an Arborist Report (including compensation ratios), and the content and format for the companion Tree Preservation Plan.

Additionally, the City of Mississauga *Tree Preservation and Protection Standards* identify the procedures and standards required by the City to protect private and public trees through the development review process (City of Mississauga, 2017). This document provides direction on technical report contents required for staff to assess how a proposed development will impact existing trees and recommended preservation and compensation methods.

The most current compensation requirements for private trees are documented on the City's website - *Request to injure or remove trees* (City of Mississauga, 2025).

2.1.3 City of Mississauga's Official Plan

The City of Mississauga's Official Plan (Chapter 19, Section 19.4, sub-section 19.4.5) states that an Arborist Report including Tree Survey/Tree Preservation Plan may be required as part of a complete application submission for an official plan amendment, rezoning, draft plan of subdivision, condominium, consent application or site plan application to supplement the development proposal (City of Mississauga, 2019).

2.1.4 Migratory Birds Convention Act

The *Migratory Birds Convention Act* (MBCA), 1994 and *Migratory Birds Regulations* (MBR), 2014 protect most species of migratory birds and their nests and eggs anywhere they are found in Canada (Government of Canada, 1994). General prohibitions under the MBCA and MBR protect migratory birds, their nests, and eggs, and prohibit the deposition of harmful substances in waters/areas frequented by them. The MBR includes an additional prohibition against incidental take, which is the inadvertent harming or destruction of birds, nests, or eggs.



3.0 Methods

This Arborist Report was directed by an International Society of Arboriculture (ISA) Certified Arborist. A tree inventory was completed on June 23, 2021, for all trees with a DBH equal or greater than 6 cm, that are found 6 m adjacent to the development limit. Due to changes in the development configuration, an additional survey was conducted on August 13, 2025 to add trees to 6 m adjacent of anticipated construction. Tree data from 2021 at the development limit was also confirmed and updated.

Information collected during the inventory included species name, tree tag number, geo-location, DBH, dripline, general health condition, and notes on tree trunk and canopy conditions. A Tree Protection Zone (TPZ), which is based on the DBH of a tree, was calculated for each tree based on the City’s *Tree Preservation and Protection Standards* (City of Mississauga, 2017).

4.0 Results

4.1 Tree Inventory

The tree inventory included a total of 129 individual trees (**Figure 2**). The woodland edges were dominated by native species including Sugar Maple (*Acer saccharum*) (in fair to good condition) as well as White Ash (*Fraxinus americana*) in poor or dead condition (**Table 1**). Abundant Manitoba Maple (*Acer negundo*) was also recorded, a species with invasive traits that allow it to spread aggressively and outcompete other species in Ontario. There were no Species at Risk (SAR) tree observed during the 2021 or 2025 field investigations. The full tree inventory is provided in **Appendix A**.

Table 1: Summary of Tree Inventory Results

Scientific Name	Common Name	Quantity
<i>Acer negundo</i>	Manitoba Maple	15
<i>Acer saccharinum</i>	Silver Maple	1
<i>Acer saccharum</i>	Sugar Maple	64
<i>Fraxinus americana</i>	White Ash	16
<i>Fraxinus</i> sp.	Dead Ash	18
<i>Juglans nigra</i>	Black Walnut	1
<i>Morus alba</i>	White Mulberry	1
<i>Ostrya virginiana</i>	Ironwood	1
<i>Prunus cerasus</i>	Sour Cherry	1
<i>Prunus serotina</i>	Black Cherry	1
<i>Salix exuina</i>	Crack Willow	1
<i>Salix</i> sp.	Willow Species	4
<i>Tilia americana</i>	Basswood	5
Total Inventoried Trees		129



4.2 Trees to be Retained

A total of 82 trees are proposed to be retained (**Table 2**), most of which are in good to fair condition. There are several dead or dying ash within the wooded area along Mississauga Road that are currently not proposed for removal, as they are not impacted by the development; however, maintenance for these trees may be required in the future.

With proper adherence to tree protection methods (Section 5), the trees to be retained are not expected to be impacted during the proposed construction works.

Table 2: Trees Proposed to be Retained

Scientific Name	Common Name	Good to Fair Health	Poor Health or Dead	Total Count
<i>Acer negundo</i>	Manitoba Maple	6	4	10
<i>Acer saccharum</i>	Sugar Maple	44	1	45
<i>Fraxinus americana</i>	White Ash	3	4	7
<i>Fraxinus</i> sp.	Dead ash sp.	0	9	9
<i>Juglans nigra</i>	Black Walnut	1	0	1
<i>Morus alba</i>	White Mulberry	1	0	1
<i>Ostrya virginiana</i>	Ironwood	1	0	1
<i>Prunus cerasus</i>	Sour Cherry	1	0	1
<i>Prunus serotina</i>	Black Cherry	1	0	1
<i>Salix</i> sp.	Willow Species	1	1	2
<i>Tilia americana</i>	Basswood	4	0	4
Total Trees to be Retained		63	19	82

4.3 Trees Potentially Injured

Among the inventoried trees, five (5) trees have the potential to be injured due to the extent of overlap with Tree Protection Zone (TPZ) and grading limits (**Table 3**). With appropriate mitigation measures (Section 5), including tree protection fencing, these trees are not anticipated to experience significant tree decline, mortality, or loss of root stability, and are considered retainable.

Table 3: Trees Potentially Injured

Scientific Name	Common Name	Good to Fair Health	Poor Health or Dead	Total Count
<i>Acer negundo</i>	Manitoba Maple	1	0	1
<i>Fraxinus americana</i>	White Ash	0	2	2
<i>Salix euxina</i>	Crack Willow	1	0	1
<i>Tilia americana</i>	Basswood	1	0	1
Total Trees Potentially Injured		3	2	5



4.4 Trees to be Removed

A total 35 trees are proposed to be removed, most of which are in good to fair condition (**Table 4**). Most (26) of these trees are within the proposed footprint of development or their TPZ largely overlap with the grading limits, including 25 in Good to Fair health and one dead tree. Therefore, removal is required to allow for the proposed development plan and associated construction works.

However, the remaining nine (9) trees are ash (*Fraxinus*) trees that are dead due to Emerald Ash Borer (EAB) infestation, and are proposed to be removed due to condition.

Table 4: Trees Proposed to be Removed

Scientific Name	Common Name	Good to Fair Health	Poor Health or Dead	Total Count
Trees to be Removed Due to Development				
<i>Acer negundo</i>	Manitoba Maple	3	1	4
<i>Acer saccharinum</i>	Silver Maple	1	0	1
<i>Acer saccharum</i>	Sugar Maple	19	0	19
<i>Salix</i> sp.	Willow Species	2	0	2
	<i>Subtotal</i>	25	1	26
Trees to be Removed Due to Condition				
<i>Fraxinus americana</i>	White Ash	0	3	3
<i>Fraxinus</i> sp.	Dead ash sp.	0	6	6
	<i>Subtotal</i>	0	9	9
Total Trees to be Removed		25	10	35

4.5 Trees Previously Removed (2021 – 2025)

During the 2025 survey, it was noted that seven (7) of the previously inventoried trees had been removed between 2021 and 2025 (**Table 5**). During the 2021 inventory, these trees were all inventoried as dead ash trees, infested by EAB. These trees were all removed during the peak of EAB management, as they presented hazards to activities on the property and potentially Mississauga Road.

Table 5: Trees Previously Removed (2021 – 2025)

Scientific Name	Common Name	Good to Fair Health	Poor Health or Dead	Total Count
<i>Fraxinus</i> sp.	Dead ash sp.	0	7	7
Total Trees Previously Removed		0	7	7



5.0 Tree Protection Plan

General and tree-specific tree protection measures are outlined below. The specifications for protection of retained trees are detailed on the Tree Protection Plan (**Figure 2**), including the locations of required tree protection fencing. The Tree Protection Plan is intended to act in concert with this Arborist Report; it is expected that the recommendations of both instruments be implemented for the project. Trees proposed to be retained will be primarily protected by tree protection fencing, as per the City’s *Tree Preservation Hoarding Specification* (**Appendix B**).

5.1 Tree Protection Zone

Most trees proposed to be retained will be primarily protected by tree protection fencing. Tree protection fencing is to be placed at or beyond their Tree Protection Zone (TPZ). No construction, grade changes, surface treatments or excavation of any kind are permitted within the TPZ. The required minimum TPZ for trees in open spaces and woodlands according to the *Tree Preservation and Protection Standards* are outlined in **Table 5** (City of Mississauga, 2022).

Table 6: TPZ for Trees in Open Spaces and Woodlands

TPZ for Trees in Open Spaces and Woodlands	Example
TPZ* = DBH** x 12 / 100	3.6 m = 30 cm x 12 / 100

*TPZ distances are to be measured from the outside edge of the tree base

**DBH measurement of tree is taken at 1.4 metres above the ground

5.2 Tree Protection Fencing

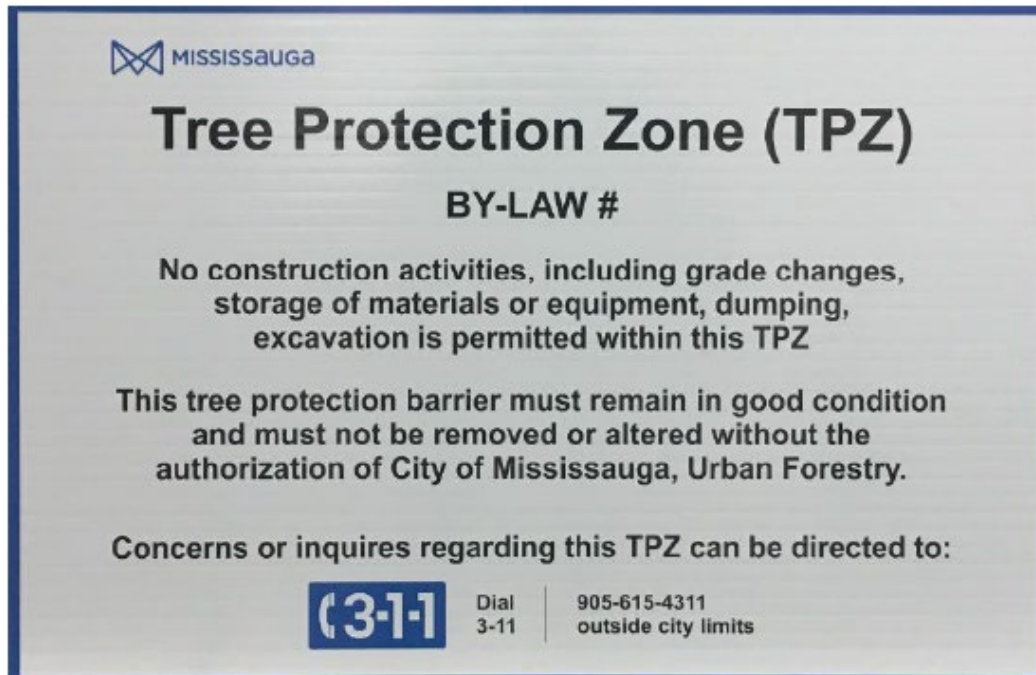
Certain trees to be retained are located in close proximity to the limits of development or on adjacent private property. The implementation of tree protection measures is recommended to protect tree limbs from mechanical damage and the root systems from compaction during construction activities.

Framed hoarding is to be installed and inspected to the satisfaction of the Urban Forestry section encompasses the entire dripline area (**Figure 2**). The tree protection fencing should be installed per The City’s Detail 02830-6 for plastic snow fence framed hoarding, and signage should be displayed (**Appendix B**). The plastic snow fence framed hoarding is to consist of 1.2 m high plastic orange snow fence secured to steel T-bars with wire ties and 2” x 4” timber rails along the top and bottom.

Signage measuring 40 cm x 60 cm to be mounted to the construction side of each TPZ barrier (**Photo 1**). Signage to indicate that work including grading, construction access and material storage is prohibited within the boundaries of the TPZ. No other signage is permitted to be fixed onto any tree protection hoarding.



Photo 1: Example of TPZ signage



5.3 Felling and Grinding

Trees to be removed will be felled into the Subject Lands by a qualified arborist using good arboricultural practices. Tree protection fencing shall be installed for trees to be retained prior to tree removal unless the fencing will directly interfere with undertaking of approved tree removal.

For removals adjacent to trees to be retained, it is recommended that they be stumped and grinded as required rather than root removal (e.g., stump pulling), as root pulling has the potential to adversely affect trees to be retained.

5.4 Branch and Root Pruning

The proposed encroachment into the dripline and/or TPZ of trees directly adjacent to the development envelope are to be mitigated with branch and root pruning. This is especially important for the preservations of trees #58, #74 and #202, identified as trees potentially injured (**Figure 2**). Any roots or limbs of trees to be retained that extend beyond the tree protection fencing may require pruning. Pruning should be carried out as specified by an ISA certified arborist.

Trees can typically withstand up to 30% encroachment into their TPZ. The City of Mississauga prohibits many activates within the TPZ but may approve excavation for root pruning. Any pruning of tree roots and branches of trees necessary to accommodate the fencing or nearby construction work should be completed by a qualified arborist using best arboricultural practices. Various methods are deemed acceptable (i.e., Air Spade) by the City and must be either conducted or supervised by a Certified Arborist.

Prune limbs utilizing pruning shears, pruning saw, or chain saw. Root systems of protected trees that are exposed or damaged by construction work, shall be trimmed neatly by a Qualified Arborist in accordance to good arboricultural practices and the area is to be back filled with appropriate material to maintain moisture/prevent desiccation. Roots should be excavated using



a low pressure airspade. Roots should be pruned in a similar fashion as branches, taking care to maintain the integrity of the root bark ridge, where present.

6.0 Management and Monitoring

6.1 Pre-construction Phase

To avoid an offence under the *Migratory Bird Convention Act, 1994* (MBCA) for the destruction of active nests and/or eggs during bird nesting periods, it is recommended that all vegetation (including tree) removal works are conducted between September 1 and March 31 of any given year. Should tree removal during bird nesting season be unavoidable, a qualified biologist should conduct a nesting survey immediately before any vegetation removal is conducted, as defined by the Act.

To avoid potential negative impacts to SAR bats, the above avoidance window should be extended to April 1 to November 31, meaning tree removals should occur between **December 1 and March 31**. The erection of tree protection fencing (**Figure 2**) as per the Site Plan is to be conducted under the supervision of an ISA Certified Arborist, prior to the commencement of site clearance, demolition, or any other type of construction. Any pruning or trimming of trees to accommodate the fencing will be completed by a Certified Arborist using best industry practices. All trees to be removed will be felled into the proposed development area as to avoid damage to the adjacent trees. Fencing must remain intact through the completion of construction.

6.2 Construction Phase

Tree protection fencing will be regularly inspected for damage and proper function by construction personnel. Any damage will be reported to the construction supervisor and repaired immediately. Protective fencing shall remain in place throughout the duration of construction and shall not allow traffic, vehicles, foot traffic or equipment to compact soil within the TPZ. Any build up of sediments at tree bases will be removed as part of fencing repairs. To avoid sediment build ups, Erosion and Sediment Control (ESC) fencing should be integrated with the tree protection fencing and would largely avoid the movement of sediment into the natural heritage system.

Periodic monitoring of the Site during demolition, excavation and construction may be required to ensure tree protection measures are performed or remain in place throughout the duration of the construction. If required, monitoring will be performed by the developer's Consulting Arborist.

6.3 Post-construction Phase

The removal of tree protection barriers will only be initiated once all construction activities have been completed and landscaping has been implemented. The TPZ barriers and any additional tree care measures must remain in place until approval is given by the City of Mississauga.

Planting of trees as per Section 7 will be initiated as part of landscaping and be completed by nursery professionals or a Certified Arborist. Planting will occur solely during the spring or fall planting seasons; being April 15 - July 1, and September 15 – November 15, respectively.

Monitoring of tree establishment should be completed for a minimum of two growing seasons post-planting. Monitoring will be designed to assess the growth and establishment of the planted trees, ensuring that the conditions any nursery guarantees are met.



7.0 Replacement Plantings

A compensation plan for the trees to be removed as part of the proposed development includes tree removal compensation ratios, tree species planting selection, and planting locations as outlined in the *Request to Injure or Remove Trees* website (City of Mississauga, 2025).

7.1 Tree Replacements

The City’s by-law states that replacement plantings are required when individual healthy trees (good to fair condition) which are greater than 15 cm DBH, including both native and non-native species. A tree replacement is required for every 15 cm (6 inches) of diameter of the tree removed (City of Mississauga, 2025).

35 trees are to be removed within the Subject Lands; however, nine of these trees are proposed to be removed due to condition (dead due to EAB) and do not require replacement following City of Mississauga requirements. Of the remaining 26 inventoried trees to be removed, one tree is in poor condition (Tree #102 – Manitoba Maple); and a further 13 trees are below 15 cm DBH and will also not require replacement. The remaining 12 healthy trees proposed to be removed match the City’s replacement criteria, and range between 15 and 123 cm DBH, requiring a wide range of replacement trees (**Table 7**).

The City requirements would necessitate 24 replacement trees. However, the Subject Lands are entirely within Credit Valley Conservation regulated lands, and the CVC have greater tree replacement requirements (Credit Valley Conservation Authority, 2020).

Compensation trees to replace those removed, their sizes, locations, and quantities are to be reviewed by City of Mississauga Community Services and Forestry. All replacement trees must be native and common the Credit River Watershed. The 24 replacement trees must be at least 1.8 m tall for a coniferous tree or at least 6 cm in diameter for a deciduous tree in accordance with the City’s By-law (City of Mississauga, 2025).

Table 7: Tree Replacement Requirements for City of Mississauga

Removals / Replacements	Trees 15-29 cm DBH (1:1)	Trees 30-44 cm DBH (2:1)	Trees 45-59 cm DBH (3:1)	Trees 60 – 74 cm DBH (4:1)	Trees 75-89 cm DBH (5:1)	Trees 90-104 cm DBH (6:1)	Trees 105-119 cm DBH (7:1)	Trees 120-134 cm DBH (8:1)	Total
Total number of removals	8	1	2	0	0	0	0	1	12
Total number of replacement trees	8	2	6	0	0	0	0	8	24

The CVC has specific replacement requirements to offset individual trees within natural areas (**Table 8**). The CVC requirements result in compensation numbers that are greater than those of the City of Mississauga, thus satisfying both agencies. For the CVC requirements, a total of 196 trees must be planted in compensation for the removal of the 26 live trees on the Subject Lands. However, counting 24 of these as City replacements of 6 cm in diameter stock, the remaining 172 replacement trees can vary in size, as restoration stock.



Table 8: Tree Replacement Requirement for Credit Valley Conservation

Removals / Replacements	Trees >5 – 10 cm DBH (1:1)	Trees 10.1 – 20 cm DBH (3:1)	Trees 20.1 – 30 cm DBH (10:1)	Trees 30.1 – 40 cm DBH (15:1)	Trees 40.1 – 50 cm DBH (20:1)	Trees 50.1 – 60 cm DBH (30:1)	Trees 60.1 – 70 cm DBH (40:1)	Trees 70.1 + cm DBH (50:1)	Total
Total number of removals	8	11	3	1	0	2	0	1	26
Total number of replacement trees	8	33	30	15	0	60	0	50	196

There are compensation planting opportunities within the Subject Lands, and the variable distance setbacks and additional restoration area proposed in the Environmental Impact Study and Landscape Plans for the project (provided as separate covers) describe a plan that will plant in excess of the required compensation amounts (Aboud and Associates Inc., 2026; SLR, 2026).

8.0 Conclusions

Of the 129 inventoried trees, 82 are proposed to be retained, five (5) are potentially injured, and 35 are proposed to be removed. A further seven (7) have been previously removed due to EAB infestation. The TPP described in this report is intended to be implemented to ensure the protection for trees being retained and identified as potentially injured. Management and monitoring recommendations are provided as direction for the various phases of construction to ensure that impacts to trees are minimized to the greatest extent feasible. Based on the number of tree removals, a total of 196 tree replacement plantings are required. The replacement trees are to be planted within the variable woodland buffer and additional naturalization area on the Subject Lands.

Note: A previous version of this report was completed by Natalie Dunn, B.Sc., PG[ER] - Ecologist, ISA Certified Arborist #ON-1809A and reviewed by Austin Adams (below).

Regards,

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9.0 References

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Figures

Updated Arborist Report

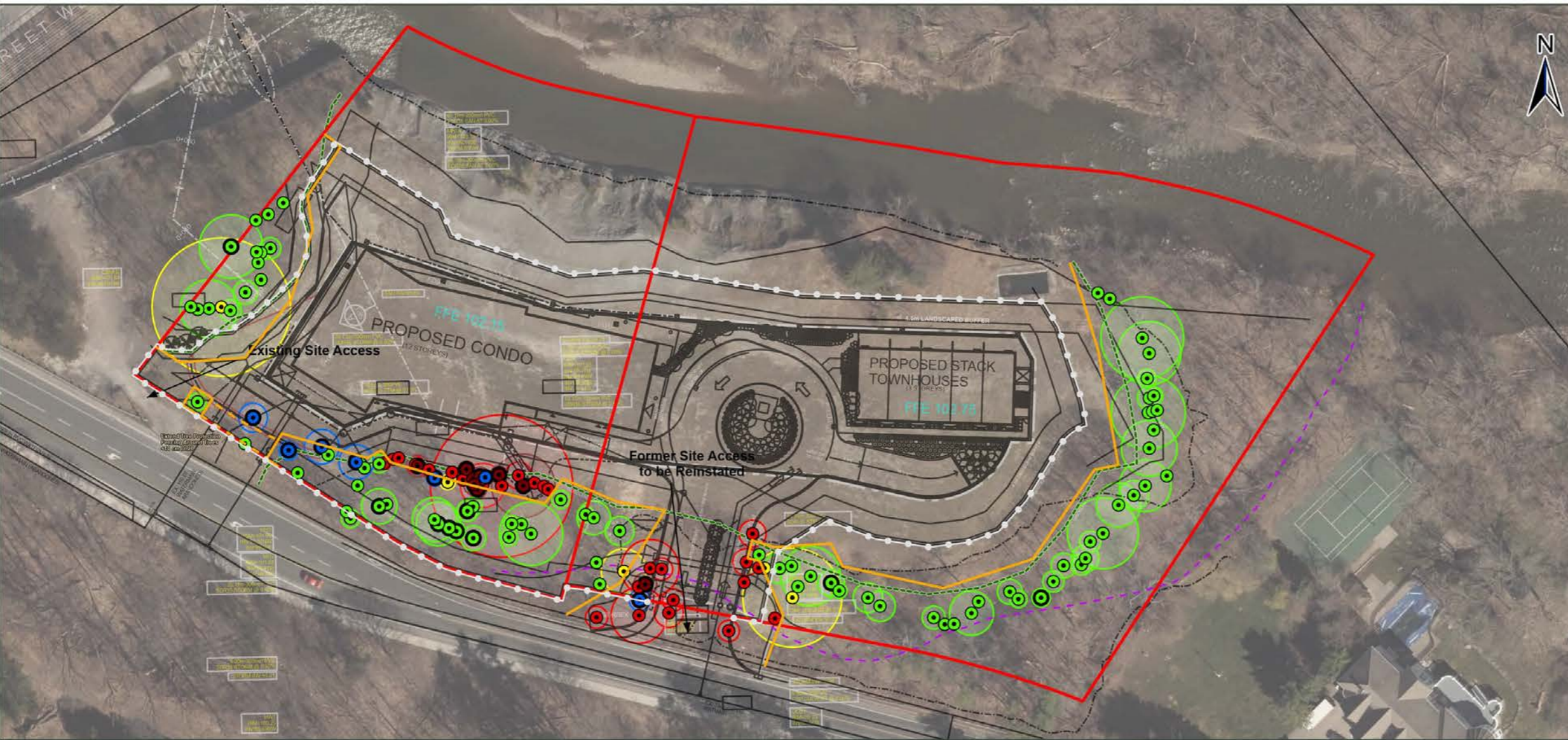
2935 & 2955 Mississauga Road, City of Mississauga

590816 Ontario Inc.

SLR Project No.: 209.065271.00001

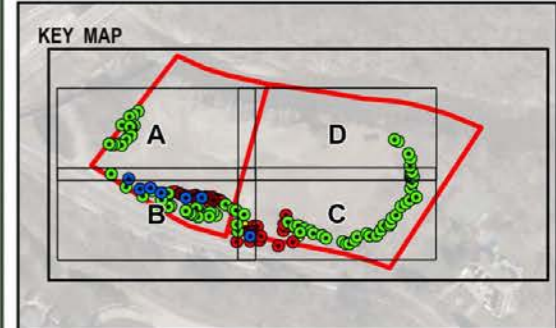
April 28, 2026

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 Last Saved: Friday, April 24, 2026 11:09 AM by sean.murray



LEGEND:

- INVENTORIED TREE (W TPZ)
- RETAIN
- POTENTIAL INJURY
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SERVICE LAYER CREDITS: PEEL REGION2020



SCALE: 1:1,000
 PAGE SIZE: 11 x 17
 NAD 1983 CSRS UTM Zone 17N
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590816 ONTARIO INC. C/O G. MERULLA INC.
 2935 & 2955 MISSISSAUGA RD
 MISSISSAUGA ON

2935 & 2955 MISSISSAUGA RD - 2025

TREE PROTECTION PLAN

SLR 2-Overview

DATE: April 27, 2026 PROJECT NO: 209.065271.00001

TREE PRESERVATION SPECIFICATIONS

TREE PROTECTION AND FENCING

- ALL EXISTING TREES, THAT ARE DESIGNATED TO REMAIN, MUST BE FULLY PROTECTED WITH TREE PROTECTION FENCING IN ACCORDANCE WITH CITY OF MISSISSAUGA DETAIL 02830-6, WHICH IS TO BE ERECTED BEYOND THE TREE PROTECTION ZONE.
- TREE PROTECTION ZONES ARE TO INCLUDE SIGNAGE (AS PER BELOW) AT REGULAR INTERVALS ON THE FENCING. THE SIGNS ARE TO BE 40.64 CM X 60.96 CM AND ON A WATERPROOF MATERIAL.

- NO CONSTRUCTION EQUIPMENT OR MOTORIZED VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION ZONE AND ALL TREE PROTECTION ZONES MUST REMAIN UNDISTURBED AT ALL TIMES. THE FOLLOWING ACTIVITIES ARE ALSO PROHIBITED WITHIN THE TREE PROTECTION ZONES:
 - CONSTRUCTION ACTIVITIES;
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 - STORAGE OF EQUIPMENT
 - EXCAVATION (UNLESS APPROVED FOR ROOT PRUNING)
 - GRADE CHANGES
 - CUTTING, TEARING, BREAKING TREE'S ROOTS, BRANCHES AN TRUNK
 - DUMPING
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TREE AND ROOT PRUNING

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MISSISSAUGA

Tree Protection Zone (TPZ)

BY-LAW #

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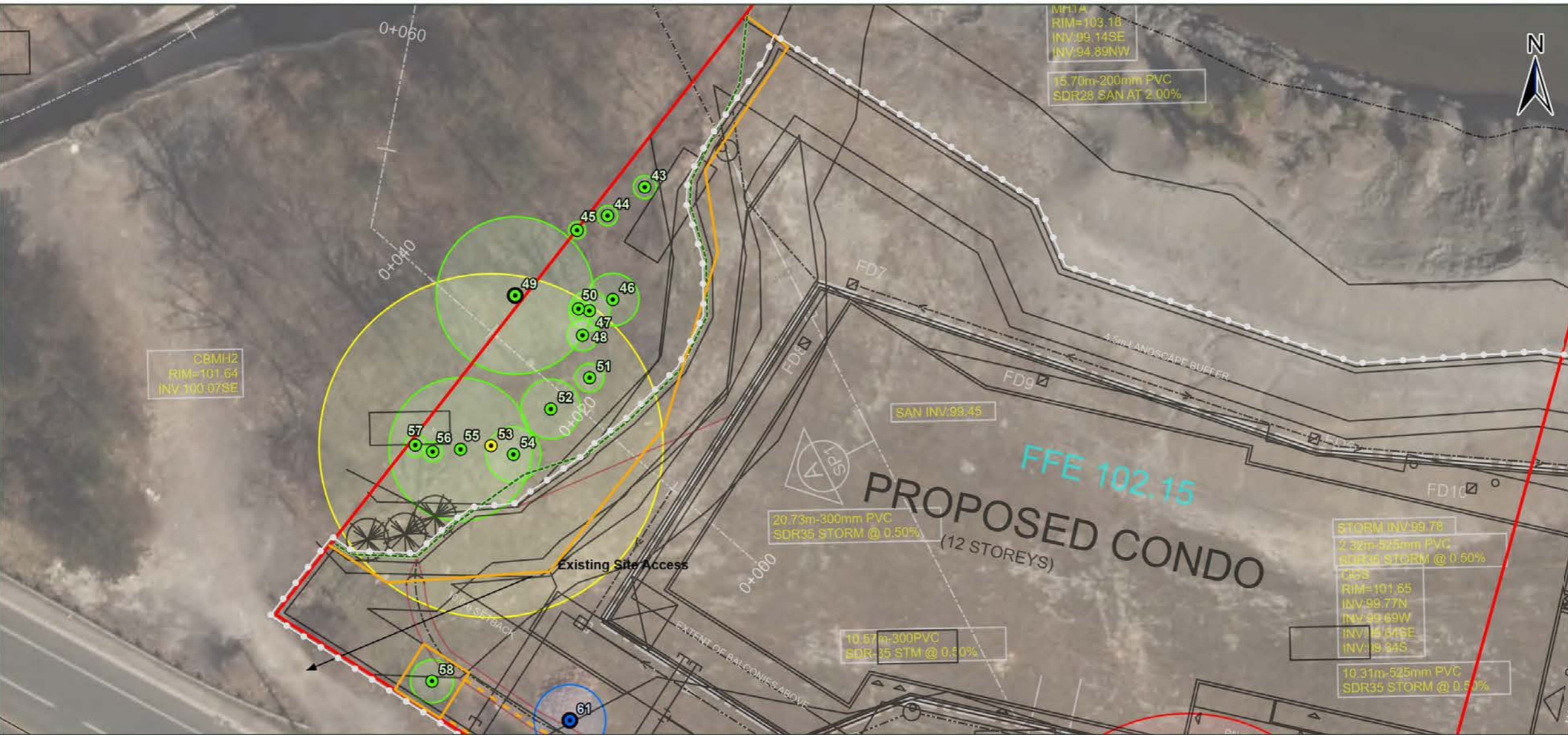
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3-1-1

Dial 3-11

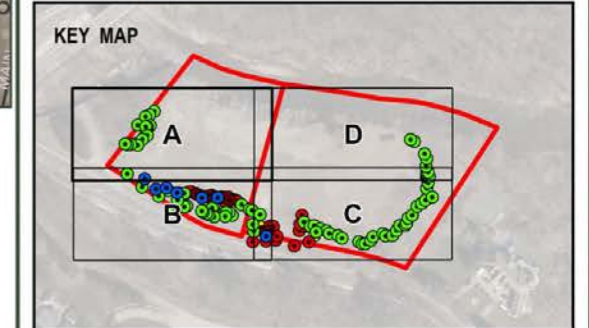
905-615-4311
outside city limits

Last Saved: Friday, April 24, 2026 11:09 AM by sean.murray
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TREE PRESERVATION SPECIFICATIONS

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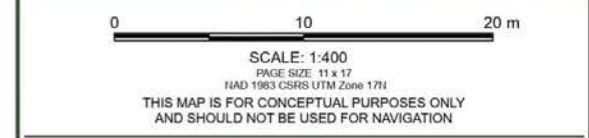
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Dial 3-1-1

905-615-4311 outside city limits

SERVICE LAYER CREDITS: PEEL REGION2020



590816 ONTARIO INC. C/O G. MERULLA INC.
2935 & 2955 MISSISSAUGA RD
MISSISSAUGA ON

2935 & 2955 MISSISSAUGA RD - 2025

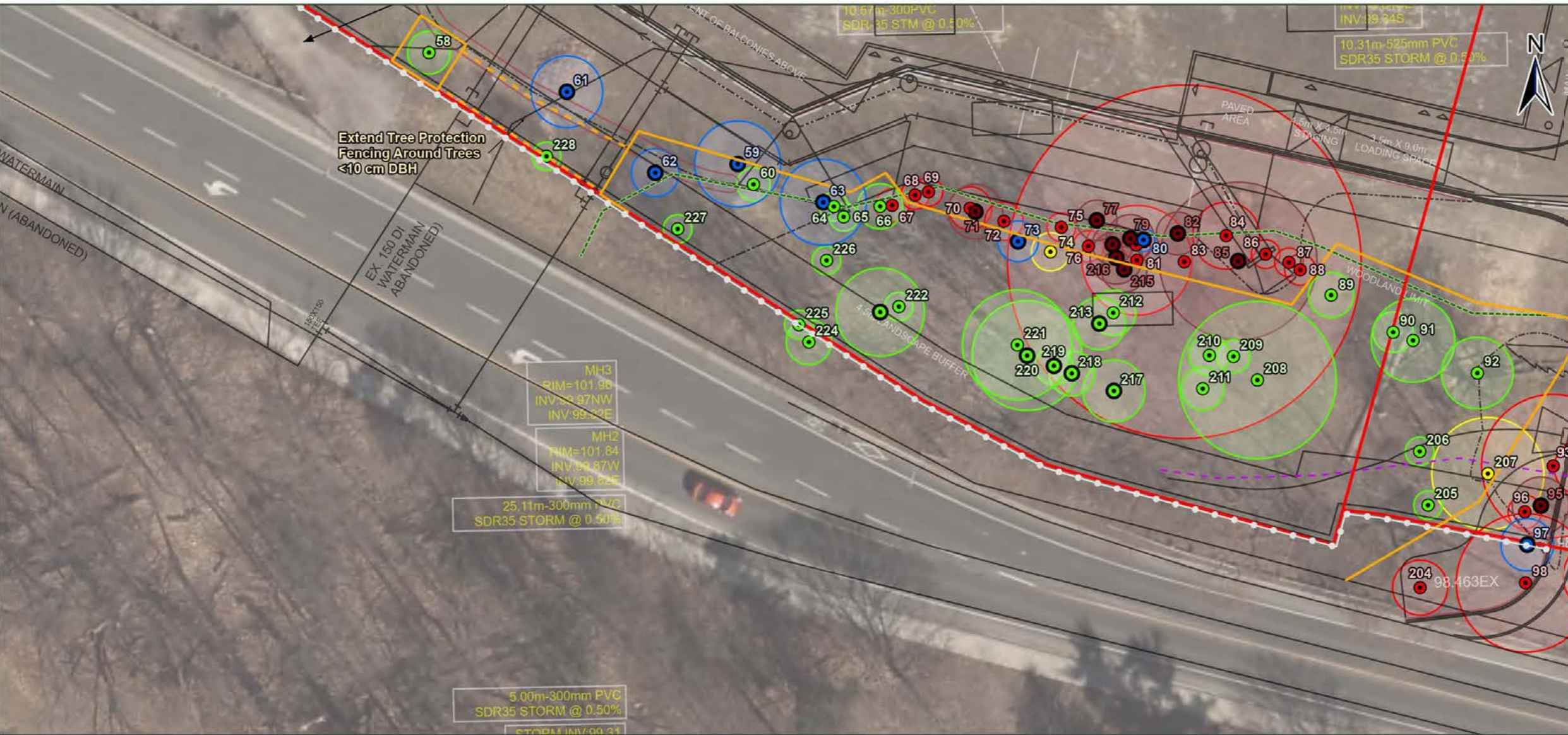
TREE PROTECTION PLAN

SLR

FIGURE NO:
2-A

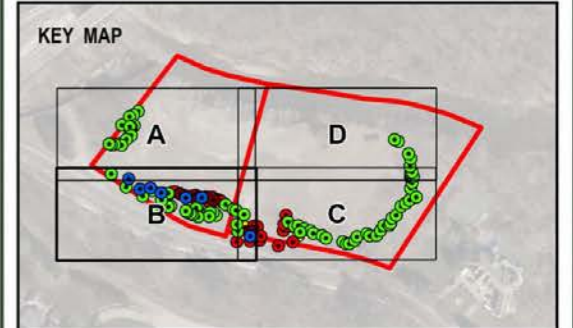
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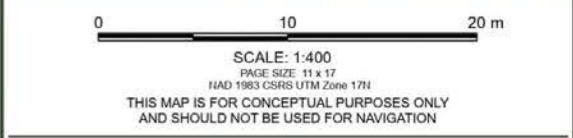


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2935 & 2955 MISSISSAUGA RD
MISSISSAUGA ON

2935 & 2955 MISSISSAUGA RD - 2025

TREE PROTECTION PLAN

SLR FIGURE NO: **2-B**

DATE: April 27, 2026 PROJECT NO: 209.065271.00001

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MISSISSAUGA

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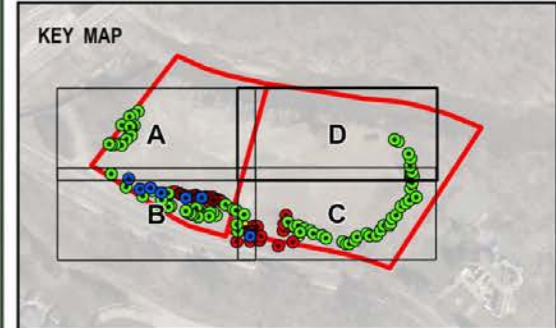
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SERVICE LAYER CREDITS: PEEL REGION2020



SCALE: 1:400

PAGE SIZE: 11 x 17

NAD 1983 CSRS UTM Zone 17N

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590816 ONTARIO INC. C/O G. MERULLA INC.
2935 & 2955 MISSISSAUGA RD
MISSISSAUGA ON

2935 & 2955 MISSISSAUGA RD - 2025

TREE PROTECTION PLAN



FIGURE NO:

2-D

DATE: April 27, 2026

PROJECT NO: 209.065271.00001

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Appendix A Tree Inventory

Updated Arborist Report

2935 & 2955 Mississauga Road, City of Mississauga

590816 Ontario Inc.

SLR Project No.: 209.065271.00001

April 28, 2026

Tree Inventory

Tag #	Scientific Name	Common Name	DBH (cm)	Effective DBH (cm)	Dripline (m)	TPZ (m)	Condition Rating	Proposed Action
43	<i>Acer negundo</i>	Manitoba Maple	8	8	1	0.96	Fair	Retain
44	<i>Fraxinus pennsylvanica</i>	Green Ash	7	7	1.5	0.84	Poor	Retain
45	<i>Acer saccharum</i>	Sugar Maple	6	6	2	0.72	Good	Retain
46	<i>Acer negundo</i>	Manitoba Maple	18	18	3	2.2	Fair	Retain
47	<i>Acer negundo</i>	Manitoba Maple	14	14	2	1.7	Fair	Retain
48	<i>Acer saccharum</i>	Sugar Maple	11	11	2	1.3	Good	Retain
49	<i>Fraxinus sp.</i>	Dead Ash	55	55	4.5	6.6	Dead	Retain
50	<i>Acer saccharum</i>	Sugar Maple	6	6	2	0.72	Good	Retain
51	<i>Acer saccharum</i>	Sugar Maple	10	10	3	1.2	Fair	Retain
52	<i>Acer saccharum</i>	Sugar Maple	21	21	4	2.5	Good	Retain
53	<i>Acer negundo</i>	Manitoba Maple	120	120	6	14.4	Fair	Potential Injury
54	<i>Acer saccharum</i>	Sugar Maple	19	19	3.5	2.3	Good	Retain
55	<i>Acer negundo</i>	Manitoba Maple	50	50	5	6	Fair	Retain
56	<i>Acer saccharum</i>	Sugar Maple	7	7	2.5	0.84	Fair	Retain
57	<i>Acer saccharum</i>	Sugar Maple	8	8	2	0.96	Good	Retain
58	<i>Acer saccharum</i>	Sugar Maple	15	15	2	1.8	Fair	Retain
59	<i>Fraxinus sp.</i>	Dead Ash	30	30	3	3.6	Dead	Previously Removed
60	<i>Acer saccharum</i>	Sugar Maple	12	12	2	1.4	Fair	Retain
61	<i>Fraxinus pennsylvanica</i>	Green Ash	25	25	3	3	Dead	Previously Removed
62	<i>Fraxinus pennsylvanica</i>	Green Ash	17	17	3	2	Dead	Previously Removed
63	<i>Fraxinus sp.</i>	Dead Ash	30	30	3	3.6	Dead	Previously Removed
64	<i>Acer saccharum</i>	Sugar Maple	10	10	2	1.2	Fair	Retain
65	<i>Acer saccharum</i>	Sugar Maple	10	10	2	1.2	Fair	Retain
66	<i>Fraxinus pennsylvanica</i>	Green Ash	16	16	3.5	1.9	Fair	Retain



Tag #	Scientific Name	Common Name	DBH (cm)	Effective DBH (cm)	Dripline (m)	TPZ (m)	Condition Rating	Proposed Action
67	<i>Acer saccharum</i>	Sugar Maple	12	12	2.5	1.4	Fair	Remove
68	<i>Acer saccharum</i>	Sugar Maple	10	10	2.5	1.2	Fair	Remove
69	<i>Acer saccharum</i>	Sugar Maple	10	10	2.5	1.2	Fair	Remove
70	<i>Acer saccharum</i>	Sugar Maple	15	15	4	1.8	Good	Remove
71	<i>Fraxinus sp.</i>	Dead Ash	19	19	3	2.3	Dead	Remove - Condition
72	<i>Acer saccharum</i>	Sugar Maple	13	13	3	1.6	Fair	Remove
73	<i>Fraxinus pennsylvanica</i>	Green Ash	14	14	4	1.7	Dead	Previously Removed
74	<i>Fraxinus pennsylvanica</i>	Green Ash	13	13	4	1.6	Poor	Potential Injury
75	<i>Acer saccharum</i>	Sugar Maple	10	10	3	1.2	Fair	Remove
76	<i>Acer saccharum</i>	Sugar Maple	11	11	2	1.3	Fair	Remove
77	<i>Fraxinus pennsylvanica</i>	Green Ash	14	14	4	1.7	Dead	Remove - Condition
78	<i>Fraxinus pennsylvanica</i>	Green Ash	14	14	4	1.7	Dead	Remove - Condition
79	<i>Fraxinus pennsylvanica</i>	Green Ash	17	17	3	2	Dead	Remove - Condition
80	<i>Fraxinus pennsylvanica</i>	Green Ash	8	8	3	0.96	Dead	Previously Removed
81	<i>Salix sp.</i>	Willow Species	38	38	5	4.6	Fair	Remove
82	<i>Fraxinus sp.</i>	Dead Ash	15	15	4	1.8	Dead	Remove - Condition
83	<i>Acer negundo</i>	Manitoba Maple	123	123	6	14.8	Fair	Remove
84	<i>Acer saccharum</i>	Sugar Maple	24	24	4.5	2.8	Good	Remove
85	<i>Fraxinus sp.</i>	Dead Ash	55	55	3	6.6	Dead	Remove - Condition
86	<i>Acer saccharum</i>	Sugar Maple	10	10	2.5	1.2	Fair	Remove
87	<i>Acer saccharum</i>	Sugar Maple	10	10	2.5	1.2	Fair	Remove
88	<i>Acer saccharum</i>	Sugar Maple	11	11	2.5	1.3	Fair	Remove
89	<i>Fraxinus pennsylvanica</i>	Green Ash	16	16	4	1.9	Fair	Retain
90	<i>Acer negundo</i>	Manitoba Maple	14	14	2.5	1.7	Poor	Retain
91	<i>Acer negundo</i>	Manitoba Maple	29	29	5	3.5	Poor	Retain
92	<i>Acer negundo</i>	Manitoba Maple	25	25	5	3	Poor	Retain
93	<i>Salix sp.</i>	Willow Species	50	50	6	6	Fair	Remove



Tag #	Scientific Name	Common Name	DBH (cm)	Effective DBH (cm)	Dripline (m)	TPZ (m)	Condition Rating	Proposed Action
94	<i>Acer negundo</i>	Manitoba Maple	19	19	3	2.3	Fair	Remove
95	<i>Fraxinus sp.</i>	Dead Ash	20	20	2	2.4	Dead	Remove - Condition
96	<i>Acer saccharum</i>	Sugar Maple	12	12	3.5	1.4	Good	Remove
97	<i>Fraxinus sp.</i>	Dead Ash	18	18	2	2.2	Dead	Previously Removed
98	<i>Acer saccharinum</i>	Silver Maple	46,12	48	6	5.8	Good	Remove
99	<i>Acer saccharum</i>	Sugar Maple	25	25	5	3	Good	Remove
100	<i>Acer saccharum</i>	Sugar Maple	19	19	3.5	2.3	Good	Remove
101	<i>Acer saccharum</i>	Sugar Maple	18	18	4	2.2	Fair	Remove
102	<i>Acer negundo</i>	Manitoba Maple	9	9	4	1	Poor	Remove
103	<i>Fraxinus pennsylvanica</i>	Green Ash	8	8	2	0.96	Poor	Potential Injury
104	<i>Acer saccharum</i>	Sugar Maple	7	7	1.5	0.84	Fair	Remove
105	<i>Fraxinus pennsylvanica</i>	Green Ash	8	8	2	0.96	Poor	Retain
106	<i>Acer negundo</i>	Manitoba Maple	27	27	4.5	3.2	Poor	Retain
107	<i>Ostrya virginiana</i>	Ironwood	14	14	3.5	1.7	Fair	Retain
108	<i>Acer saccharum</i>	Sugar Maple	24	24	4.5	2.8	Fair	Remove
109	<i>Salix sp.</i>	Willow Species	52	52	5.5	6.2	Fair	Retain
110	<i>Fraxinus sp.</i>	Dead Ash	24	24	3	2.8	Dead	Retain
111	<i>Acer saccharum</i>	Sugar Maple	13	13	4.5	1.6	Fair	Retain
112	<i>Acer saccharum</i>	Sugar Maple	26	26	4.5	3.1	Fair	Retain
113	<i>Salix sp.</i>	Willow Species	19,17,9	27	4	3.2	Poor	Retain
114	<i>Acer saccharum</i>	Sugar Maple	20	20	4.5	2.4	Fair	Retain
115	<i>Tilia americana</i>	Basswood	7	7	2	0.84	Fair	Retain
116	<i>Acer saccharum</i>	Sugar Maple	8	8	2.5	0.96	Fair	Retain
117	<i>Juglans nigra</i>	Black Walnut	38	38	5.5	4.6	Fair	Retain
118	<i>Fraxinus pennsylvanica</i>	Green Ash	8	8	3	0.96	Fair	Retain
119	<i>Acer saccharum</i>	Sugar Maple	22	22	4	2.6	Fair	Retain
120	<i>Acer saccharum</i>	Sugar Maple	15	15	3	1.8	Fair	Retain



Tag #	Scientific Name	Common Name	DBH (cm)	Effective DBH (cm)	Dripline (m)	TPZ (m)	Condition Rating	Proposed Action
121	<i>Fraxinus</i> sp.	Dead Ash	16	16	2	1.9	Dead	Retain
122	<i>Acer saccharum</i>	Sugar Maple	18	18	5	2.2	Good	Retain
123	<i>Acer negundo</i>	Manitoba Maple	22	22	4	2.6	Fair	Retain
124	<i>Acer saccharum</i>	Sugar Maple	18	18	5	2.2	Fair	Retain
125	<i>Acer saccharum</i>	Sugar Maple	24	24	6	2.8	Fair	Retain
126	<i>Acer saccharum</i>	Sugar Maple	18	18	5	2.2	Fair	Retain
127	<i>Tilia americana</i>	Basswood	55,17,17,16	62	6	7.4	Fair	Retain
128	<i>Acer saccharum</i>	Sugar Maple	38	38	6.5	4.6	Fair	Retain
129	<i>Acer saccharum</i>	Sugar Maple	26	26	4.5	3.1	Fair	Retain
130	<i>Acer saccharum</i>	Sugar Maple	45	45	6.5	5.4	Fair	Retain
131	<i>Acer saccharum</i>	Sugar Maple	48	48	7	5.8	Fair	Retain
132	<i>Acer saccharum</i>	Sugar Maple	8	8	4	0.96	Fair	Retain
133	<i>Tilia americana</i>	Basswood	55,29,15,8	64	5	7.7	Fair	Retain
134	<i>Acer saccharum</i>	Sugar Maple	17	17	4.5	2	Good	Retain
135	<i>Acer saccharum</i>	Sugar Maple	8	8	1	0.96	Fair	Retain
136	<i>Acer saccharum</i>	Sugar Maple	21	21	5	2.5	Fair	Retain
137	<i>Acer saccharum</i>	Sugar Maple	16	16	4.5	1.9	Fair	Retain
138	<i>Tilia americana</i>	Basswood	16	16	3.5	1.9	Fair	Retain
139	<i>Fraxinus pennsylvanica</i>	Green Ash	9	9	2.5	1	Poor	Retain
140	<i>Acer saccharum</i>	Sugar Maple	55	55	6	6.6	Poor	Retain
141	<i>Acer saccharum</i>	Sugar Maple	32,36,19,32,30,15,20	72	6	8.6	Fair	Retain
142	<i>Acer saccharum</i>	Sugar Maple	8	8	2.5	0.96	Fair	Retain
143	<i>Fraxinus pennsylvanica</i>	Green Ash	10	10	3	1.2	Poor	Retain
201	<i>Acer negundo</i>	Manitoba Maple	11	11	-	1.3	Fair	Remove
202	<i>Salix euixina</i>	Crack Willow	63, 36, 47	86	-	10.3	Fair	Potential Injury
203	<i>Prunus serotina</i>	Black Cherry	11	11	-	1.3	Good	Retain
204	<i>Acer saccharum</i>	Sugar Maple	19	19	-	2.3	Good	Remove



Tag #	Scientific Name	Common Name	DBH (cm)	Effective DBH (cm)	Dripline (m)	TPZ (m)	Condition Rating	Proposed Action
205	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Retain
206	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Retain
207	<i>Tilia americana</i>	Basswood	39	39	-	4.7	Good	Potential Injury
208	<i>Morus alba</i>	White Mulberry	55	55	-	6.6	Fair	Retain
209	<i>Acer saccharum</i>	Sugar Maple	12	12	-	1.4	Good	Retain
210	<i>Acer saccharum</i>	Sugar Maple	14	14	-	1.7	Good	Retain
211	<i>Acer saccharum</i>	Sugar Maple	15	15	-	1.8	Good	Retain
212	<i>Acer saccharum</i>	Sugar Maple	16	16	-	1.9	Good	Retain
213	<i>Fraxinus sp.</i>	Dead Ash	18	18	-	2.2	Dead	Retain
214	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Remove
215	<i>Fraxinus sp.</i>	Dead Ash	16	16	-	1.9	Dead	Remove - Condition
216	<i>Fraxinus sp.</i>	Dead Ash	18	18	-	2.2	Dead	Remove - Condition
217	<i>Fraxinus sp.</i>	Dead Ash	22	22	-	2.6	Dead	Retain
218	<i>Fraxinus sp.</i>	Dead Ash	16	16	-	1.9	Dead	Retain
219	<i>Fraxinus sp.</i>	Dead Ash	13	13	-	1.6	Dead	Retain
220	<i>Fraxinus sp.</i>	Dead Ash	22, 32	38	-	4.6	Dead	Retain
221	<i>Acer negundo</i>	Manitoba Maple	38	38	-	4.6	Fair	Retain
222	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Retain
223	<i>Fraxinus sp.</i>	Dead Ash	31	31	-	3.7	Dead	Retain
224	<i>Acer saccharum</i>	Sugar Maple	16	16	-	1.9	Good	Retain
225	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Retain
226	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Retain
227	<i>Prunus cerasus</i>	Sour Cherry	10	10	-	1.2	Good	Retain
228	<i>Acer saccharum</i>	Sugar Maple	10	10	-	1.2	Good	Retain





Appendix B City of Mississauga Tree Protection Details

Updated Arborist Report

2935 & 2955 Mississauga Road, City of Mississauga

590816 Ontario Inc.

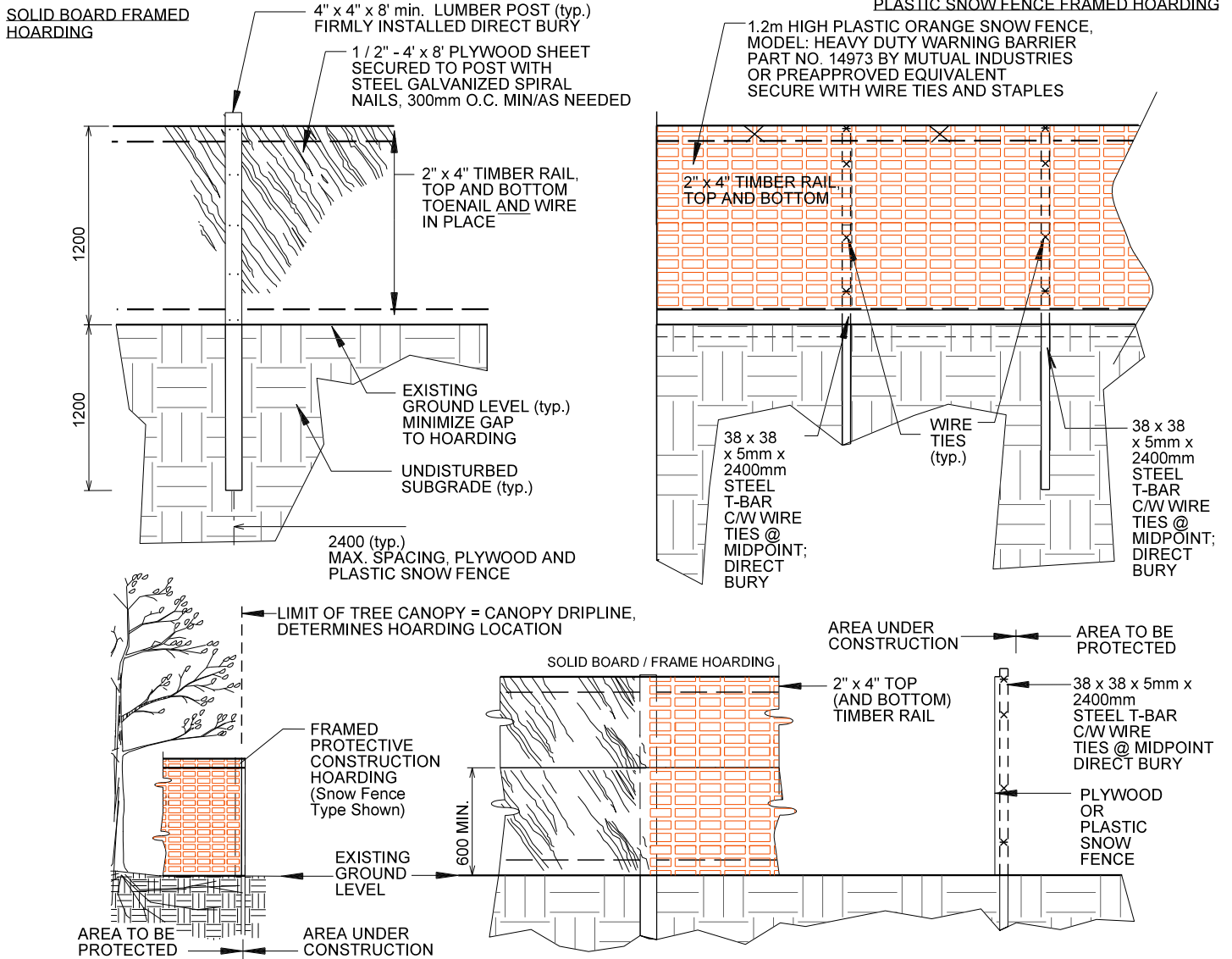
SLR Project No.: 209.065271.00001

April 28, 2026

02830-6

Hoarding Framed Protective Construction Hoarding Solid Board- Plastic Snow Fence

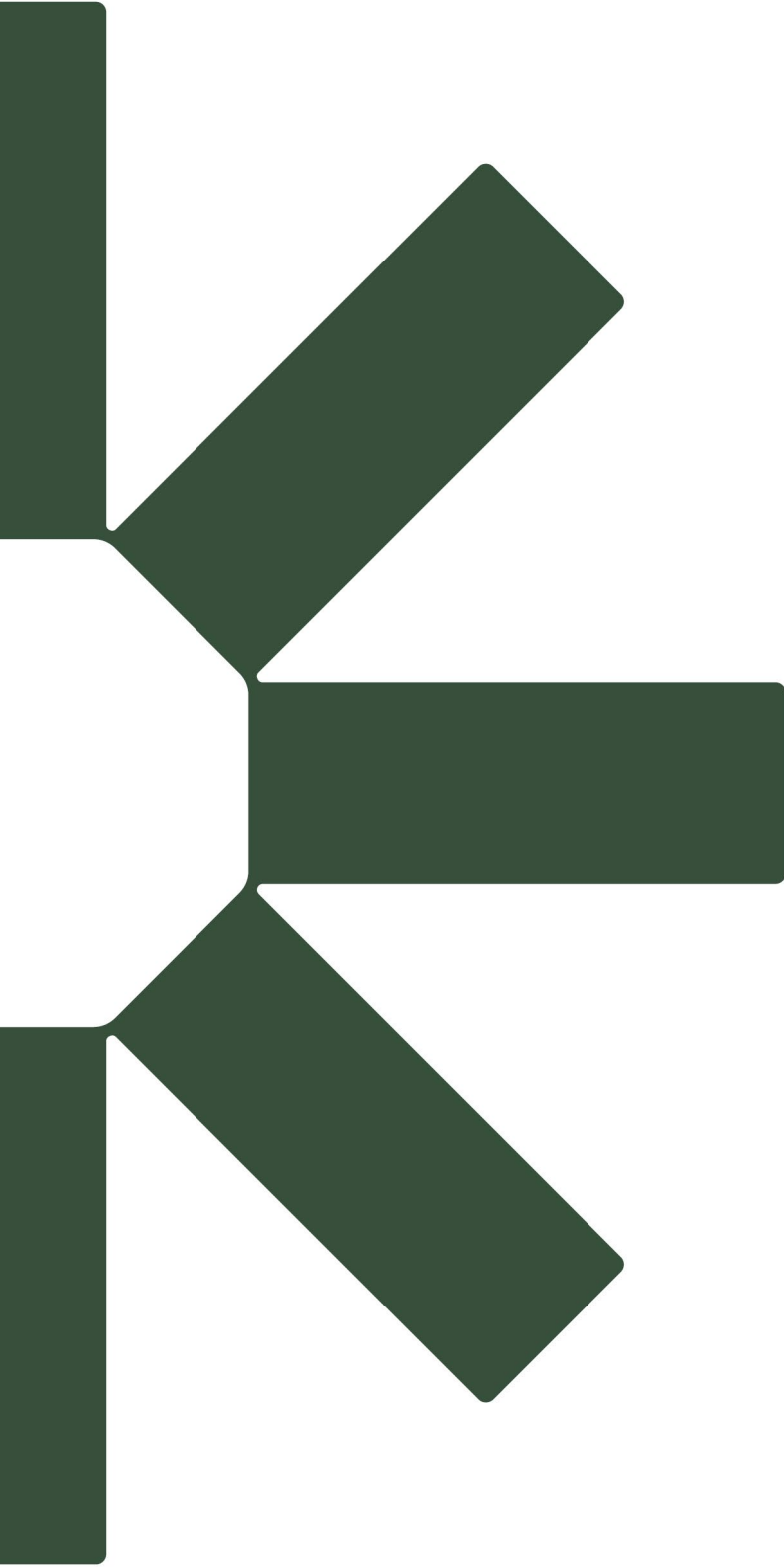
NOTE:
TO BE USED AS A GUIDELINE ONLY.
NOT TO SCALE. REMOVE CITY TITLE BLOCK
AND REDRAW TO REPRESENT SITE SPECIFIC
CONDITIONS. ALL SITE SPECIFIC CONDITIONS
ARE TO BE CONFIRMED BY THE PROJECT
CONSULTANT.



NOTES:

1. HOARDING LOCATION AS PER DRAWINGS. HOARDING INSTALLATIONS ARE TO INCLUDE WOVEN GEOTEXTILE FABRIC FOR SEDIMENT CONTROL.
2. NO MOBILIZATION OR CONSTRUCTION WORK TO OCCUR UNTIL HOARDING HAS BEEN INSPECTED AND APPROVED BY COMMUNITY SERVICES PROJECT MANAGER (CSPM). CONTRACTOR TO ARRANGE FOR A HOARDING INSPECTION WITH (CSPM), 48 HOUR NOTICE REQUIRED.
3. HOARDING TO BE SUPPLIED, INSTALLED AND MAINTAINED BY THE CONTRACTOR THROUGH ALL PHASES OF WORK ON SITE.
4. THE CONTRACTOR IS TO REMOVE AND DISPOSE THE HOARDING OFF SITE WHEN DIRECTED BY THE (CSPM).
5. ALL WOOD PRODUCTS TO BE NEW AND LUMBER KILN DRIED SPF.
6. ALL FASTENERS TO BE NEW GALVANIZED STEEL AND SECURELY INSTALLED. WIRE TIES MIN 3.5mm DIA. GALVANIZED STEEL.
7. DO NOT ALLOW WATER TO COLLECT AND/OR POND ON EITHER SIDE OF THE HOARDING.
8. WHEN INSTALLING DIRECT BURY TIMBER POSTS AND T-BARS, TAKE CARE TO AVOID VISIBLE AND ASCERTAINABLE TREE ROOTS.
9. PLACE HOARDING AT LIMIT OF TREE CANOPY DRIP LINE OR BEYOND (E.G. FURTHER AWAY FROM TRUNK) OF TREE.
10. HOARDED OFF AREA TO REMAIN UNDISTURBED. NO STOCKPILING, STAGING OR MOVEMENT OF VEHICLES TO OCCUR WITHIN PROTECTED AREA.
11. FOR PROTECTION OF TREE'S AND ROOT SYSTEM, CONTRACTOR MAY BE REQUIRED TO PROVIDE WATERING, MULCHING, FERTILIZING, PRUNING OR OTHER ACTIVITIES TO ENSURE THE HEALTH OF THE TREE(S).
12. ALL MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE (E.G. DIMENSIONAL LUMBER).
13. CONTRACTOR RESPONSIBLE FOR LOCATES

N.T.S.



Making Sustainability Happen