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LANDSCAPE ARCHITECTURE

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**ARBORIST REPORT**

**PROPOSED INDUSTRIAL DEVELOPMENT  
PART OF LOTS 11 & 12, CONCESSION 1 WHS  
MISSISSAUGA, ON**

**PREPARED FOR:  
DEZEN REALTY COMPANY LIMITED  
DEVELOPMENT & CONSTRUCTION  
4890 TOMKEN ROAD, UNIT 1-4  
MISSISSAUGA, ONTARIO  
L4W 1J8**

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OUR PROJECT NO:  
15-4538**

**March 13, 2025**

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**Enclosed: Full Size Tree Inventory & Preservation Plan**

**ARBORIST REPORT**  
**Part Of Lots 11 & 12, Concession 1 WHS**

**Introduction**

Strybos Barron King Ltd. was retained by DeZen Realty Company Limited to prepare an Arborist Report for the subject property in accordance with City of Mississauga, Private Tree Bylaw requirements.

**Site Context**

The subject site (Part of Lots 11 & 12, Concession 1 WHS) is located on the east side of highway 407 and Hurontario Street abutting a commercial property to the west and Southeast, agricultural lands to the south, Fletchers creek abutting the north limit and a golf course to the Northeast. Currently the property contains a mix of agricultural lands to the west and recreational lands hosting the illumi Light show to the East. The remainder of the property is composed of the Fletcher's Creek consisting of intermittent naturalized groupings of trees and vegetation flanking the North Limits. The proposal for this property will see the construction of warehouse facility and commercial building including parking and loading areas.

**Plans Utilized**

A topographic survey prepared by David B. Searles Surveying as well as a proposed Site Plan prepared by Baldassarra Architects Inc. were used to locate any existing trees and provide recommendations based on the proposed construction constraints.

**Tree Inventory** *(refer to tables below)*

Trees were identified both within and immediately adjacent to the subject property. The trees are described in terms of species and diameter at breast height (DBH – measured at 1.4m from grade). They have been assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure. (Refer to V100 – *Tree Inventory and Preservation Plan* for locations of and information pertaining to specific trees)

Tree Inventory Table Descriptions *(See Existing Tree Inventory on Page 2)*

Key#	This number refers to inventory number assigned to the tree on the plan.	
Species	The common names are provided for each tree.	
Caliper	This refers to diameter (in centimetres) at breast height and is measured at 1.4m above the ground for each tree.	
Crown	Canopy Width	An estimation of the average diameter of the tree canopy, in metres.
Health	The general assessed health of the tree.	
Structure	This is an assessment of the trees overall form.	
Comments	A general description of each tree's condition and/or pertinent characteristics is provided.	
Direction	This indicates either preservation or removal of the tree (as noted on the plan)	
Min. TPZ	Recommended Tree Preservation Zone (in metres).	

## ARBORIST REPORT

### Part Of Lots 11 &12, Concession 1 WHS

### Tree Inventory List

EXISTING TREE INVENTORY												
KEY	SPECIES	CALIPER	CROWN	HEALTH	STRUCTURE	COMMENTS	CATEGORY	PRESERVATION	MIN. TPZ	KEY		
		IN (cm)	IN (m)	G/F/P				DIRECTION				
1	BUCKTHORN	5-18	8.0	GOOD	MULTI-STEMMED	DENSE CLUSTER OF STEMS, 14 STEMS TOTAL ONE OVER 15cm DBH	1	REMOVE	NA	1		
2	BLACK LOCUST STAND	APPROX 15-30	VARIES	FAIR	VARIES	SMALL STAND OF RELATIVELY IMMATURE TO SEMI-MATURE TREES. MOST TREES EXHIBIT NARROW AND/OR ONE SIDED FORMS DUE TO DENSE SPACING. SAPLINGS, HONEYSUCKLE AND WILD GRAPE COMPOSE THE SPARSE UNDERSTOREY	1	PRESERVE	NA	2		
3	BUCKTHORN-HAWTHORN CULTURAL	SAPLING- +1-20	N/A	GOOD	MULTI-STEMMED	EDGE OF CULTURAL THICKET DOMINATED BY VARIOUS HAWTHORN SPECIES AND BUCKTHORN. A SMALL NUMBER OF DEAD OR DECLINING ELM TREES FOUND THROUGHOUT. SOME REMNANT APPLE AND WILLOW TREES DOT THE EDGE. THERE ARE SEVERAL AREAS OF WILD GRAPE VINES.	1	PRESERVE AS INDICATED	NA	3		
4	WHITE SPRUCE	18-23	5	FAIR-GOOD	NARROW FORM	BUFFER HEDGE COMPOSED OF SIX TREES SPACED APPROX. 5m O/C, LOCATED ON THE ADJACENT GOLF COURSE LANDS	2	PRESERVE	NA	4		
148	MANITOBA MAPLE	19	9	POOR	MULTI-STEMMED	FAILED STEM, DIEBACK AND SUCKER GROWTH THROUGHOUT	2	REMOVE	1.8	148		
149	HAWTHORN	12-20	8	FAIR	MULTI-STEMMED	VINE ENTANGLED, CROWDED AT BASE, ONE STEM OVER 15cm DBH	2	REMOVE	1.8	149		
150	APPLE	20	6	GOOD	ONE SIDED FORM	CROWDED BY ADJACENT TREE	2	REMOVE	1.8	150		
151	APPLE	43	8	FAIR	BROAD FORM	SPLIT STEM WITH CAVITY, SUCKER GROWTH THROUGHOUT	2	REMOVE	3.0	151		
152	HAWTHORN	20	7	GOOD	MULTI-STEMMED	CLUSTER OF SEVERAL STEMS, ASYMMETRICAL FORM, CROWDED BY ADJACENT TREE	2	REMOVE	1.8	152		
153	HAWTHORN	17	7	GOOD	DOUBLE STEM	CROWDED BY ADJACENT TREE, ASYMMETRICAL FORM	2	REMOVE	1.8	153		
154	HACKBERRY	17	4	GOOD	SYMMETRICAL	ADJACENT TO FENCE	2	PRESERVE	1.8	154		
155	HACKBERRY	18	6	GOOD	ONE SIDED FORM	ADJACENT TO OVERHEAD WIRE	2	PRESERVE	1.8	155		
156	HACKBERRY	20	6	GOOD	SYMMETRICAL	CROWDED BRANCHING, ADJACENT TO OVERHEAD WIRE	2	PRESERVE	1.8	156		
157	CRAB APPLE	13	2	FAIR	IRREGULAR	FROST CRACK IN TRUNK, CROWDED BRANCHING, DECAY IN TRUNK, ADJACENT TO OVERHEAD WIRE	2	PRESERVE	1.8	157		
158	WHITE SPUCE	23	8	GOOD	PYRAMIDAL	BRANCHING TO GRADE, ADJACENT TO ROAD	2	PRESERVE	1.8	158		

### Observations

The Trees inventoried within the subject site are described as naturalized hedge row and invasive thicket along the northwest and northeast limits consisting of Willow, Buckthorn Black locust and Hawthorn. Tree located the east limit immediately adjacent to the subject site consist of white spruce and Hackberry landscape tree planted along the property line. Many of the trees inventoried are in generally good health and condition.

### Tree Preservation

In determining the tree preservation recommendations for the site, the criteria noted below were considered:

- Overall tree health, form, size, species and predicated longevity.
- Anticipated impact from construction of buildings and proposed landscape features, road works, site servicing and grading.

Each tree was assigned a minimum Tree Preservation Zone (TPZ) as per standard requirements used by municipal by-laws (*Refer to Table1-Tree Protection Zones*).

**Table 1 - Tree Protection Zones**

Trunk Diameter (DBH)	Minimum Protection Zone
<10 cm	1.2m
10-29 cm	1.8 m
30-40 cm	2.4 m
41-50 cm	3.0 m
51-60 cm	3.6 m
61-70 cm	4.2 m
71-80 cm	4.8 m
81-90 cm	5.4 m
91-100 cm	6.0 m
< 100 cm	6cm per 1cm DBH

Trees are recommended for preservation or removal based on proximity of the TPZ to the limit of construction, in conjunction with the overall tree health, size and anticipated ability to withstand root or crown impacts.

**ARBORIST REPORT**  
**Part Of Lots 11 &12, Concession 1 WHS**

**Private Tree By-Law****Table 2 – Tree Categories**

CITY OF MISSISSAUGA TREE CATEGORIES	
1	Trees with diameters of 15cm or more, situated on private property, on the subject site.
2	Trees with diameters of 15cm or more, situated on private property, within 6m of the subject site.
3	Trees of all diameters situated within the City road allowance adjacent to the subject site.
4 (exempt)	Trees that are less than 15cm diameter and located on private property.

The City of Mississauga Private Tree Bylaw protects trees found on private property that are greater than 15cm DBH (Diameter at Breast Height) as well as trees of all diameters situated within the City road allowance.

The By-law states that:

- No Person shall Injure or Destroy a Tree with a Diameter of 15 centimeters or greater located on private property without a valid permit.
- No Person shall interfere with Hoarding that is erected in accordance with this By-law.
- No Person shall injure or destroy a Replacement Tree without a valid Permit.
- Permission is required for Ash or dead tree removals, but no permit fee is required.

**Summary of Removals**

The following is a summary of proposed tree removals for this site that will require a Permit for removal in accordance with City of Mississauga Private Tree Bylaw.

**Table 3 – Tree Removals subject to Private Tree Bylaw** (Refer to The Tree Inventory List for specific details)

REMOVALS							
KEY	SPECIES	CALIPER (cm)	HEALTH G/F/P	REASON	STATUS	OWNERSHIP	COMPENSATION
1	BUCKTHORN	5-18	GOOD	CONSTRUCTION, GRADNIG & SERVICING	REMOVE	PRIVATE	1

**Total of 1 trees to be Removed**

**Tree Removals and Preservation**

Based on the proposed site plan and servicing requirement, all trees internal to the site development limits require removal. The sedimentation control fence and construction hoarding that will be required for the site perimeter will suffice as tree protection for trees adjacent to the subject site as shown on the Tree Inventory & Preservation Plan. To accommodate proposed servicing connections through the adjacent Fletcher's Creek valley land tree removals are required. Upon completion of servicing works restoration is to be completed in accordance with the Credit Valley guidelines. A tree replacement plan will be required as part of the tree removal permit process (*refer to Tree Compensation Requirements*). If the site constraints do not allow for the required compensation numbers, cash in lieu will be required at a cost determined by the City for every tree not planted on site.

**ARBORIST REPORT**

**Part Of Lots 11 &12, Concession 1 WHS**

**Tree Compensation Requirements**

The City of Mississauga requires replacement trees be provided for one or more trees 15cm or greater on your property. One replacement tree is required for every 15cm diameter being removed.

A Tree Replacement security deposit determined by the City is required to ensure that the replacement trees are planted on private property. If there is no sufficient space to accommodate the trees, you must pay to plant replacement trees on City property.

The City requests that replacement trees be at a minimum 1.8m tall if coniferous and 6cm in diameter if deciduous.

A total of **one (1)** compensation tree is required.

**Conclusion**

Strybos Barron King Ltd. was retained by DeZen Realty Company Limited to prepare an Arborist Report for the subject property in accordance with City of Mississauga Tree Bylaw requirements. The report summarizes the trees inventoried within and immediately adjacent to the property and provides recommendations for preservation in context with the proposed commercial development. The *V100 – Tree Inventory & Preservation Plan* should be used as a reference with this report for detailed information pertaining to existing trees.

The owner is proposing to construct an industrial warehouse and commercial building, including parking and loading areas within the subject site. Based on the proposed Site Plan, **one (1)** tree, subject to the Private Tree Bylaw are to be removed. A permit to remove these trees will be required. As part of the permitting process, compensation planting will be required as detailed above. Based on City of Mississauga Compensation requirements, a total of **one (1)** new tree will be required.

Prepared By:

**STRYBOS BARRON KING LTD.**

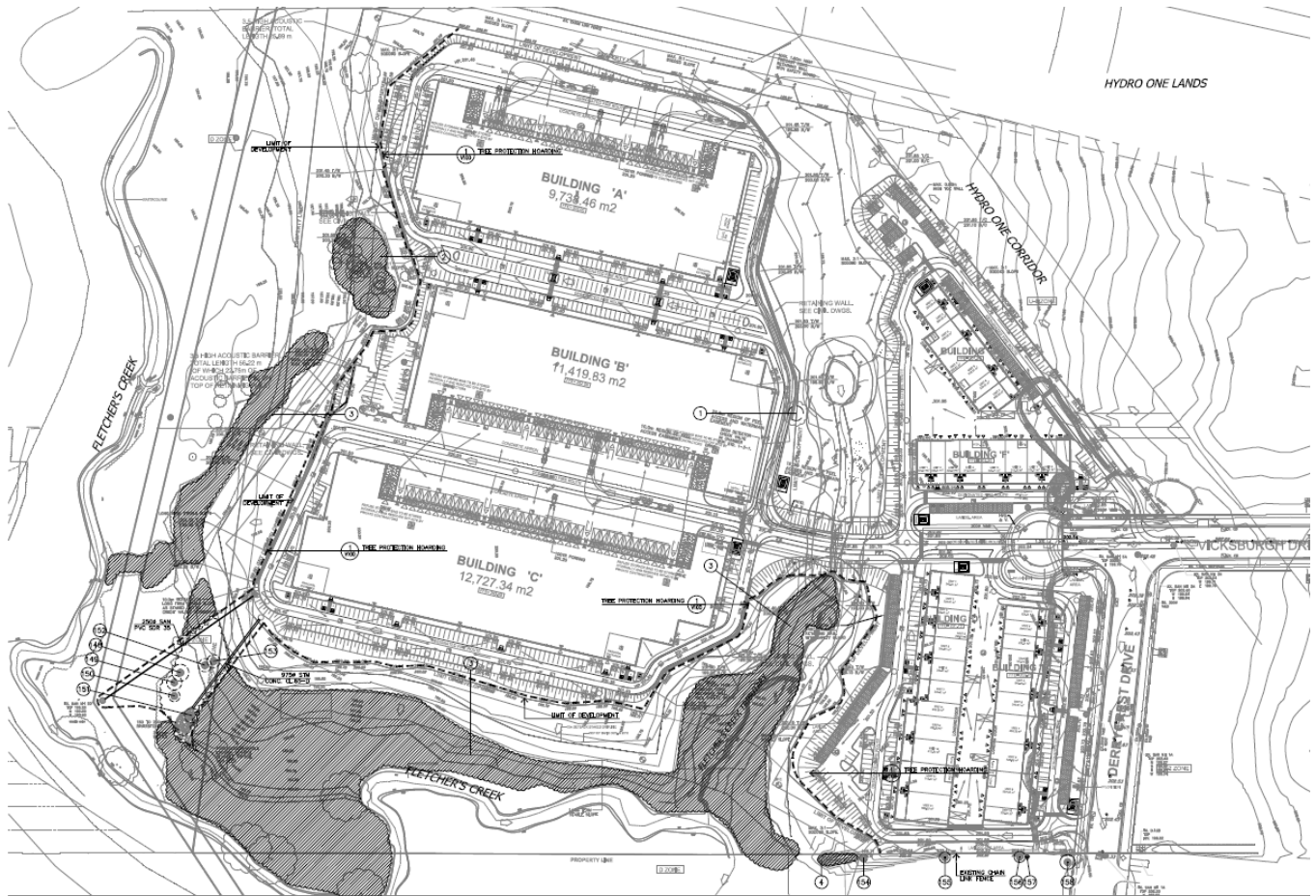
**Derick Medeiros**

*I.S.A. Certified Arborist ON-2574A*

*Senior Landscape Technologist*

**ARBORIST REPORT  
Part Of Lots 11 & 12, Concession 1 WHS**





**APPENDIX A – CONTEXTUAL TREE INVENTORY & PRESERVATION PLAN**





**ARBORIST REPORT  
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**Appendix B – SITE PHOTOGRAPHS**

		
<p>Tree# 1</p>	<p>Tree# 2</p>	<p>Tree# 3 - view north</p>
		
<p>Tree# 3 - view south</p>	<p>Tree # 4</p>	<p>Tree#148</p>
		
<p>Tree # 149</p>	<p>Tree # 150</p>	<p>Tree # 151</p>



**ARBORIST REPORT**  
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**Appendix B – SITE PHOTOGRAPHS**

		
<p>Tree# 152</p>	<p>Tree# 153</p>	<p>Tree# 154</p>
		
<p>Tree# 155</p>	<p>Tree# 156</p>	<p>Tree# 157</p>
		
<p>Tree # 158</p>		

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**Appendix C – TREE PROTECTION HOARDING DETAIL**

