

Tree Management Plan

DRAFT PLAN OF SUBDIVISION MATTAMY (DERRY BRITANNIA) DEVELOPMENTS LIMITED

for:

MATTAMY DERRY BRITANNIA
DEVELOPMENTS LIMITED

by:

LGL Limited
environmental research associates

MARCH 2023

LGL FILE NO. TA8851



Draft Plan of Subdivision Mattamy (Derry Britannia) Developments Limited

Tree Management Plan

prepared by:



Digital signature

Martin O'Halloran

Senior Fish and Wildlife Technologist,
ISA Certified Arborist



Digital signature

Karen Chung, Hons.B.Sc., GIS Cert.

GIS Analyst

LGL Limited
environmental research associates
445 Thompson Drive, Unit 2
Cambridge, Ontario N1T 2K7
Tel: 519-622-3300 Fax: 519-622-3310
Email: cambridge@lgl.com
URL: www.lgl.com

Version History:

| | | | |
|-------|------------------|----------|------------------------|
| Date: | May 29, 2019 | Version: | 1 – Draft |
| | June 11, 2019 | | 2 – Final |
| | January 10, 2020 | | 3 – Revised Draft Plan |
| | April 14, 2020 | | 4 – Revised Draft Plan |
| | March 30, 2021 | | 5 – Revised Draft Plan |
| | August 3, 2021 | | 6 – Revised Draft Plan |
| | January 18, 2023 | | 7 - Revised Draft Plan |
| | March 31, 2023 | | 8 – Revised Draft Plan |

March 2023
LGL FILE NO. TA8851

TABLE OF CONTENTS

| | | |
|-------------|--|-----------|
| 1.0 | INTRODUCTION | 1 |
| 2.0 | BACKGROUND | 1 |
| 3.0 | METHODOLOGY | 2 |
| 4.0 | RESULTS | 3 |
| 4.1 | OVERVIEW | 3 |
| 4.2 | 6136 NINTH LINE | 3 |
| 4.3 | 6150 NINTH LINE (ADJACENT LANDS) | 4 |
| 4.4 | 6168 NINTH LINE | 4 |
| 4.5 | 6252 NINTH LINE | 4 |
| 4.6 | 6288 NINTH LINE | 4 |
| 4.7 | 6302 NINTH LINE | 4 |
| 4.8 | 6314 NINTH LINE | 4 |
| 4.9 | 6596 NINTH LINE | 4 |
| 4.10 | NINTH LINE RIGHT-OF-WAY | 5 |
| 4.11 | SPECIES AT RISK | 5 |
| 5.0 | PROPOSED PLAN | 6 |
| 6.0 | IMPACT ANALYSIS | 6 |
| 6.1 | TREE REMOVALS | 6 |
| 6.1.1 | <i>Ninth Line Right-of-Way and Daylight Triangles for Street 'A' and 'B'</i> | <i>6</i> |
| 6.2 | TREE PROTECTION | 6 |
| 6.2.1 | <i>Tree Protection Zone Sign Specification</i> | <i>7</i> |
| 7.0 | MUNICIPAL REGULATION | 7 |
| 7.1 | PROPERTY STANDARDS ORDER | 8 |
| 8.0 | BOUNDARY TREES | 9 |
| 9.0 | RECOMMENDATIONS | 9 |
| 10.0 | CONCLUSION | 10 |
| 11.0 | DISCLAIMER | 11 |
| 11.1 | LIMITATIONS OF THIS ASSESSMENT | 11 |
| 11.2 | RESTRICTION OF ASSESSMENT | 11 |
| 11.3 | PROFESSIONAL RESPONSIBILITY | 11 |
| 11.4 | GENERAL | 12 |

LIST OF TABLES

TABLE 1 TREE REPLACEMENT REQUIREMENTS..... 8

LIST OF APPENDICES

Figures

Appendix A Application Form

Appendix B Tree Inventory

Appendix C Tree Hoarding Detail

Appendix D Property Standards Order

1.0 Introduction

LGL Limited was retained by Derry Britannia Developments Limited to prepare a tree management plan (TMP) for several properties fronting Ninth Line, in the city of Mississauga. This assignment includes addresses 6136, 6168, 6252, 6288, 6302, 6314, 6432, and 6596 Ninth Line, located east of Highway 407, north of Britannia Road West, on the west side of 9th Line (Figure 1). Please note that 6596 Ninth Line has undergone a separate application (2019, February 2021) to permit the construction of a sales office and is included in this report for consistency, but proposed tree removals have been excluded from this tally. Further, the proponent has acquired 6288 Ninth Line, which was not part of previous report submissions but proposed tree removals are included in this report. These properties are collectively referred to as the Derry Britannia Developments Limited Subject Lands within this report.

Based on historical aerial orthoimagery analysis and recent Subject Lands investigations, the properties have been (and some are currently) utilized for agricultural purposes (particularly row crops or pasture).

Several occupied and derelict buildings are present on the Subject Lands. Ephemeral swales and ditches and remnant agricultural ponds are present on several properties. These features may be part of hazard lands regulated by Conservation Halton.

Tree resources include hedgerows, amenity trees, coniferous plantation and successional areas. Evidence of Emerald Ash Borer (*Agilus planipennis*) infestation is quite prevalent within the Subject Lands.

2.0 Background

The City of Mississauga (City) has enacted a Terms of Reference for Arborist Reports (April 2019), which regulates the injury and removal of trees on private and municipal property. The City regulates the removal of trees greater than 10 centimetres in diameter on private property, 6 centimetres in diameter on municipal property within 6m of the subject property and requires landowners to obtain a City permit to remove trees for land development. Permits may be subject to various conditions including, but not limited to, replacement planting requirements, tree preservation planning, and adequate tree protection hoarding.

This report identifies tree resources, or, confirms their removal under City-issued permit, for each tree found within the Subject lands. The information, interpretation and analysis contained within this Assessment are to be used solely for the purposes outlined within this Assessment. This Assessment is for the exclusive use of Mattamy Derry Britannia Developments Limited.

Relevant definitions of the By-law used in this report include:

- *Boundary tree* means a tree whose tree trunk, at ground level, straddles or is bisected by the property line of the lot;
- *Dead* means a tree that has no living tissue, or a tree which is infected by an invasive pest such as Emerald Ash Borer or Asian Long-horned Beetle as confirmed by an arborist;
- *DBH* means the diameter at breast height, measured outside the bark, of the trunk of a tree, measured at 1.37 metres above grade;
- *Dripline* means the vertical projection of the outermost edge of a tree's canopy;

- *Good Arboricultural Practices* means the proper implementation of removal, renewal and maintenance activities known to be appropriate for individual trees in and around urban areas to minimize detrimental impacts on urban forest values and includes pruning of trees to remove dead limbs, maintain structural stability and balance, or to encourage their natural form, provided that such pruning is limited to the appropriate removal or not more than one-third of the live branches or limbs of a tree, but does not include pruning to specifically increase light or space;
- *Hazard* means a tree that is destabilized or structurally compromised such that it poses a potential safety concern to property or life;
- *Healthy tree*, is not defined in the City's tree bylaw, and has been assumed to be a tree in fair or good condition within the context of this report;
- *Tree* means a self-supporting woody plan which will reach a height of at least 4.5 metres at maturity.
- *Tree Protection Fence*, in Mississauga, shall consist of 1.2 metre orange plastic fencing framed with solid top and bottom rail, or 1.2 metre plywood. This is to be installed at a minimum distance to dripline or along the edge and parallel to a tree protection zone; and,
- *Tree Protection Zone* is a distance from the trunk reserved for the protection of a tree's canopy and critical root zone to provide for the viability and stability of the tree.

This report identifies tree resources and respective health characteristics for each tree. The information, interpretation and analysis contained within this Assessment are to be used solely for the purposes outlined within this Assessment. This Assessment is for the exclusive use of the client.

3.0 Methodology

Investigations of the Subject Lands were conducted by LGL's ISA Certified Arborist on December 7, 2016 (6136 Ninth Line), July 24, August 1, 22, and September 18, 2018, March 8, 2021, and December 22, 2023 (see adjacent lands technical memo addendum). Trees on the subject property and shared boundaries with adjacent landowners were surveyed using the following methodology for tree inventory and impact assessment:

- *Species*: each tree was identified to species level using common and scientific names;
- *Size*: diameter at breast height (DBH) was recorded in centimetres and measured 1.4 metres above ground level, consistent with International Society of Arboriculture standards. All trees measuring 15cm DBH or greater were assessed;
- *Health*: each tree surveyed was assigned a ranking of *poor* (more than 30% dead branches, weak compartmentalization, early leaf drop, presence of insects/disease, major structural defects), *dead* – (tree exhibits no signs of life), *fair* (10 - 30% dead branches, size or occurrence of wounds presents some concerns, minor structural defects) or *good* (dead branches less than 10%, signs of good compartmentalization, none or minor wounds, no structural defects). Note that surveys were conducted from ground level only and did not include excavation of root systems or aerial inspections of the canopy;

- On-site identification: each tree was affixed with an aluminum tag showing a unique identification number;
- A species at risk screening (Ontario *Endangered Species Act*, 2007) was completed within 50 metres of the proposed work area;
- Geographic location: the location of each tree was recorded with a differential TopCon GRS1 GPS unit, and plotted in the appended figure with a horizontal accuracy of one metre but note that GPS accuracy is limited by satellite reception and is inherently prone to error. Tree locations on 6288 Ninth Line were recorded with an EOS Arrow 100 differential GPS unit. A review of the mapped locations confirms that accuracy is reasonably similar or within 1 metre in this data set. Identification numbers in the figure correspond with identification numbers in the inventory table;
- Depiction of tree resources on graphic illustrations of the Subject Lands; and,
- An impact assessment that lists trees identified for removal or protection in relation to the proposed plan has been prepared.

4.0 Results

4.1 OVERVIEW

A total of 1044 trees were assessed within the Subject Lands and their boundaries. In total, 35 species were documented, and DBH values ranged in size from 15 to 135 centimetres. Figure 3 presents the species composition data. Detailed information pertaining to each individual tree is found in Appendix B - Tree Resources. Identification numbers found in Appendix B correspond with those found on Figure 2A-2E – Tree Resources.

4.2 6136 NINTH LINE

The majority of the trees are clustered in the northeast corner of the property and appear to have previously surrounded a residential dwelling that is now demolished. This area is composed primarily of coniferous species that were likely planted as a windrow around the residence (Figure 2A).

Hedgerows adjacent to Ninth Line and on the north edge of the property were composed of typical hedgerow species such as Bur Oak (*Quercus macrocarpa*), Ash (*Fraxinus* spp.), and White Elm (*Ulmus americana*). Several large diameter Bur Oak, Eastern Cottonwood (*Populus deltoides* ssp. *deltoides*), Red Maple (*Acer rubrum*) and Ash were found throughout the site. Many of the Ash trees were in poor condition, or standing dead. Evidence of Emerald Ash Borer (*Agrilus planipennis*) infestation was present in all Ash trees assessed.

Two small, constructed farm ponds currently exist on site, with an ephemeral drainage ditch/swale poorly connecting both and intersecting the property from north to south. The swale is dominated by Reed-canary Grass (*Phalaris arundinaceae*) and Cattails (*Typha* sp.) dominate the constructed farm ponds.

4.3 6150 NINTH LINE (ADJACENT LANDS)

An adjacent property, 6150 Ninth Line, is currently excluded from the draft plan of subdivision application. An inventory was completed from the Subject Lands for this parcel, as such, the inventory does not include diameter measurements or location detail with high accuracy. Trees within this parcel are generally limited to dead red ash and opportunistic Manitoba maple, both species mainly 10-20 cm diameter.

4.4 6168 NINTH LINE

This parcel had been undergoing regeneration with a prevalence of Ash trees, though many have succumbed to Emerald Ash Borer infestation and are dead or in a state of severe health decline (Figure 2B). A remnant farm pond and ditch are found on this parcel and associated with Willow and Manitoba Maple, among other species less representative. Several Manitoba maple were added to the inventory in December 2022, as they have become of size to meet the City's criteria for tree inventory. These include trees 556-567.

4.5 6252 NINTH LINE

This parcel has several amenity trees in the front and backyard of former house, now demolished, and a row of Willows lining the ditch at the rear (southwest) of the property (Figure 2C).

4.6 6288 NINTH LINE

An existing house is surrounded by amenity trees of various species, with a prominence of Red Ash in varying states of decline. Willows are prevalent adjacent to a barn/outbuilding garage and near the west boundary of the property.

4.7 6302 NINTH LINE

One of the more densely treed parcels, 6302 is host to the former works yard and lumber mill of an arborist company, now demolished. A White Spruce plantation occurs towards the rear of the property, along with a ditch (Figure 2C). Amenity trees provide dense canopy coverage near the road frontage and surrounding the existing home and office buildings.

4.8 6314 NINTH LINE

This parcel is host to amenity trees surrounding an existing single-family house and a hedgerow boundary with 6302 Ninth Line (Figure 2C).

4.9 6596 NINTH LINE

This parcel is devoid of trees with the exception of shared boundary trees along the Ninth Line right-of-way (Figure 2E). This parcel has undergone tree removals as part of a development application to construct a Sales Office.

4.10 NINTH LINE RIGHT-OF-WAY

Several trees are located either within or on the existing Ninth Line right-of-way. A total of 17 trees are considered boundary trees along Ninth Line (see Appendix A and Figures).

4.11 SPECIES AT RISK

Species regulated by the Ontario *Endangered Species Act* (ESA, 2007) were not observed on the Subject Lands.

5.0 Proposed Plan

The proposed plan of subdivision (February 22, 2023) includes condominium blocks (rear lane detached, dual frontage townhouse, back-to-back townhouse, rear-lane townhouse, street townhouse, apartment/stacked townhouses/townhouses), public elementary school, park block, stormwater management block, trail, transitway, greenlands, streets 'A' and 'B' including daylight triangles along Ninth Line (Figures 4a-4f). Much of the Subject Lands require a 2-3 metre grade raise to avoid the existing floodplain covering much of the area.

6.0 Impact Analysis

An impact analysis has been prepared by overlaying the proposed draft plans onto the GIS tree data. Tree removal has been recommended for instances where grading, lotting, stormwater management facilities, road widening/daylight triangles, trails, etc., conflict with tree locations and result in an anticipated impact of approximately 20-25% of a tree's dripline. Trees located outside of the draft plan areas, and thus, beyond proponent ownership, have been identified for preservation.

While most of the trees require removal due to the grade raise of such significance that it will result in tree mortality due to root zone disturbance, specific tree preservation analysis was conducted within the 'Street A' daylight triangle and adjacent 'hold-out' property.

6.1 TREE REMOVALS

A total of 982 trees (including trees less than 10cm DBH) are proposed for removal to facilitate implementation of the draft plans. Of these, 718 are between 15cm – 49cm DBH in fair/good condition and 66 are greater than 50cm DBH in fair/good condition. Table 2 summarizes the quantity of tree removals by species.

6.1.1 Ninth Line Right-of-Way and Daylight Triangles for Street 'A' and 'B'

Sixteen boundary trees (partially or wholly owned by the City of Mississauga) are within the existing Ninth Line right-of-way. Since widening of Ninth Line is proposed, trees in this area are proposed for removal by the proponent.

Trees 1365, 1378, 1382 are situated within the proposed daylight triangle at the Street 'A'/Ninth Line intersection. Tree 1382 is also within the proposed sidewalk parallel to Ninth Line (Figure 4F).

6.2 TREE PROTECTION

Trees outside of the proposed draft plan boundary shall be preserved unless written authorization from the legal owner is acquired. Currently, trees not owned by the proponent and owned by non-participating parties are proposed for protection.

Trees within the Greenlands blocks were considered for preservation but ultimately require removal as demonstrated in the Comprehensive Environmental Impact and Integration Study (CEIIS) under separate cover.

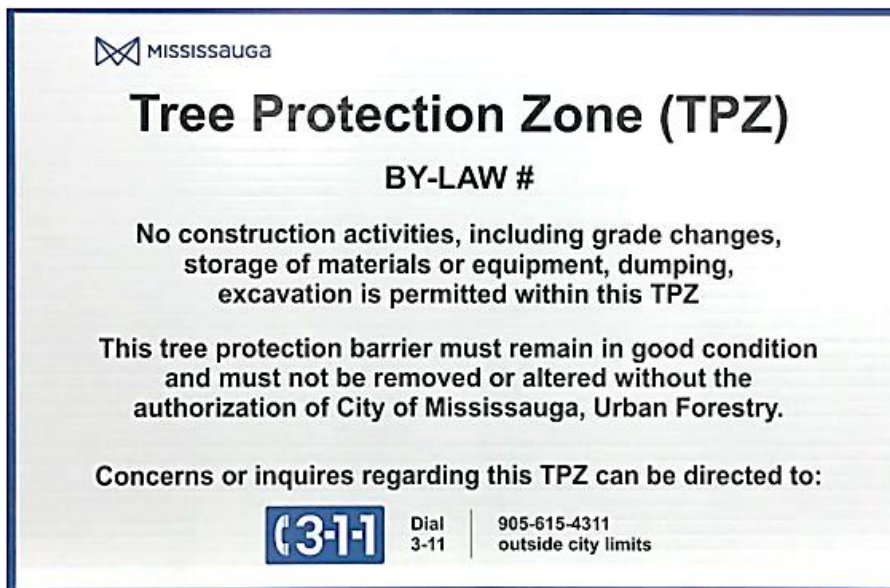
Tree protection specifications comply with City of Mississauga Detail 02830-06 (Appendix C).

Representatives from the City of Mississauga shall inspect all tree preservation hoarding prior to any tree removals.

6.2.1 Tree Protection Zone Sign Specification

Tree protection zone signs are to be:

40.64cm by 60.96cm printed on waterproof material. Installation of these signs is mandatory and costs will be assumed by the proponent. No other signage is permitted on tree protection hoarding. TPZ signs will include the following information:



7.0 Municipal Regulation

The City of Mississauga regulates removal of trees greater than 15cm DBH and a tree removal permit may be required prior to site alteration.

Specific conditions on the Issuance of a Tree Permit/Permission are as follows:

- a) Hoarding (a protection fence around a tree) may be required to protect trees identified for preservation during site alteration.

Note: Tree protection fence has been specified in the Greenlands blocks and on property boundaries to protect off-site trees.

- b) A replacement tree may be required to be planted on the property for every healthy or non-hazard tree removed. The replacement tree shall be balled and burlapped, and have a minimum diameter of 6 cm (2.4 inches). The location on the lot, number and species of the replacement tree(s) shall be to the satisfaction of Forestry. The requirement for a replacement tree may be restricted and vary depending on the size and proposed development of the property. The owner will have to provide four (4) copies of a replanting plan and a written undertaking to ensure that the replacement planning is carried out to City standards.

Note: Compensation is summarized below.

- c) If replacement tree(s) are required, monies or a letter of credit in a form satisfactory to the City of Mississauga may be required to cover the costs of the replacement trees and the maintenance of the trees for a period of up to two (2) years at which time an inspection will be performed and the monies returned.

Note: Letter of Credit shall be provided by the proponent.

- d) For every replacement tree not provided on site, a payment shall be required to the City's replacement tree planting fund. The cost for each tree shall be the same as a street tree outlined in the City's Fees and Charges By-law.

Note: Payment shall occur for every replacement tree not provided on site.

Replacement trees, or cash-in-lieu, is required for each healthy tree that is to be removed. Healthy trees between 15 and 49 cm DBH must be replaced at a 1:1 ratio. Healthy trees (fair to good condition, excluding Red Ash with Emerald Ash Borer infestation) greater than 50 cm DBH must be replaced at a 2:1 ratio. The replacement requirements are summarized in Table 1.

Table 1 Tree Replacement Requirements.

| Tree Replacement Category | Proposed Tree Removals Meeting City Criteria for Compensation | Compensation Ratio | Required Tree Compensation |
|--|--|---------------------------|-----------------------------------|
| Trees in fair or good condition between 15 and 49 cm DBH | 718 | 1:1 | 718 |
| Trees in fair or good condition 50 cm DBH | 66 | 2:1 | 132 |
| | | Grand Total | 850 |

7.1 PROPERTY STANDARDS ORDER

The City of Mississauga Transportation and Works Department issued a Property Standards Order on December 15, 2020, to Derry Britannia Developments Limited for the 6168 Ninth Line property (Appendix D). The Order required that all trees on the property be maintained in a manner that will eliminate a dangerous condition. The required action stated by the City was to remove and clear all dead trees that are within 20 metres from the sidewalk west of Ninth Line. To accommodate this Order, Derry Britannia Developments Limited retained a qualified tree removal contractor to remove dead trees within 20 metres of the sidewalk. Since removals were limited to dead trees the results of this Tree Management Plan remain unchanged as dead trees do not affect compensation/replacement requirements.

8.0 Boundary Trees

The *Forestry Act* regulates harm to trees but also provides governance of boundary or shared property trees. In these instances, removal of boundary trees must be negotiated with neighbouring owners. The following excerpt from the *Forestry Act* also has relevance to this application:

Boundary trees

10. (1) *An owner of land may, with the consent of the owner of adjoining land, plant trees on the boundary between the two lands. 1998, c. 18, Sched. I, s. 21.*

Trees common property

(2) *Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands. 1998, c. 18, Sched. I, s. 21.*

Offence

(3) *Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the land owners is guilty of an offence under this Act. 1998, c. 18, Sched. I, s. 21.*

Acquiring written consent from the adjacent landowner is also a condition for the permit application under the Mississauga Private Tree By-Law 254-12.

A land surveyor may be required to stake the property boundaries for trees where ownership is of concern. Areas include the Ninth Line right-of-way and boundaries with non-participating owner .

9.0 Recommendations

Specific recommendations for the subject property are intended to protect trees identified for preservation. Recommendations include:

- The Site Supervisor, design engineers, landscape architects shall be familiar with the City's Tree Protection standards and understand the purpose and function of Tree Protection Zones (TPZ). In this case, Tree Protection Fence (TPF) has been recommended to avoid disturbance to the TPZ;
- Appendix B lists the recommended tree protection zone for each tree identified for protection. Appendix C provides specifications for tree hoarding required by the City of Mississauga;
- Delineation of the TPF's shall be clearly defined on drawings and on the site;
- The tree protection hoarding/barrier must be erected prior to commencement of work;
- Any area inside the TPF must be left undisturbed (including overhead), other than the prescribed pruning;
- Construction materials or equipment are not to be stored within the TPZ of the trees;
- No signs or objects should be displayed or affixed to any retained trees;
- Disposal of liquids shall not occur within the TPZ;

- Should any incidental or accidental tree injuries occur during construction, a qualified Arborist or Town Forester/Arborist should be consulted to determine if other mitigation measures should be employed;
- For project planning and scheduling purposes, removal of vegetation should not occur between April 1 to September 30 to avoid impacts to nesting birds and summer roosting bats;
- Tree protection measures are to remain in place until all site works have been completed, at which point tree protection measures shall be removed;
- Periodic inspections of TPZ's during construction and assessments of hazard potential post-construction should be conducted to ensure adequate protection is provided for trees identified for preservation and to ensure the risk of hazard is kept to a minimum; and,
- Trees on neighbouring non-participating properties or on the property boundary shall be left in place until such time that the ownership is confirmed or upon acquisition of written authorization for removal. In particular, trees within the City owned Ninth Line right-of-way will require permission for removal from the City of Mississauga.

10.0 Conclusion

Derry Britannia Developments Limited is pursuing development of the Subject Lands, an activity which requires the removal of existing trees and triggers the requirement of a Tree Management Plan and permission from the City of Mississauga under a Site Plan application.

A total of 1044 trees comprised of 35 species between diameters of 8 and 135 cm DBH were assessed on the subject lands and adjacent lands. There were no species regulated by the Endangered Species Act observed on or within 50 metres of the Subject Properties.

A total of 982 trees are proposed for removal to facilitate the draft plans. Of those, 718 trees are between 15-49cm DBH and qualify for compensation at a ratio of 1:1, and 66 are equal to or greater than 50cm DBH and qualify for compensation at a ratio of 2:1, for a grand total of 850 required replacement trees. Landscape plans are submitted by NAK Design under separate cover.

11.0 Disclaimer

11.1 LIMITATIONS OF THIS ASSESSMENT

This Assessment is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the trees situate thereon and upon information provided by the Client to LGL Limited. The opinions in this Assessment are given based on observations made and using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Assessment are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made as to the length of the validity of the results, observations, recommendations and analysis contained within this Assessment. As a result, the Client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Assessment should be re-assessed periodically.

11.2 RESTRICTION OF ASSESSMENT

The Assessment carried out was restricted to the Property. No assessment of any other trees or plants has been undertaken by LGL. LGL is not legally liable for any other trees or plants on the Property except those expressly discussed herein. The conclusions of this Assessment do not apply to any areas, trees, plants or any other property not covered or referenced in this Assessment.

11.3 PROFESSIONAL RESPONSIBILITY

In carrying out this Assessment, LGL Limited and any Assessor appointed for and on behalf of LGL Limited to perform and carry out the Assessment has exercised a reasonable standard of care, skill and diligence as would be customarily and normally provided in carrying out this Assessment. The Assessment has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the Assessment, none of the trees examined on the property were dissected, cored, probed, or climbed and detailed root crown examinations involving excavation were not undertaken.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

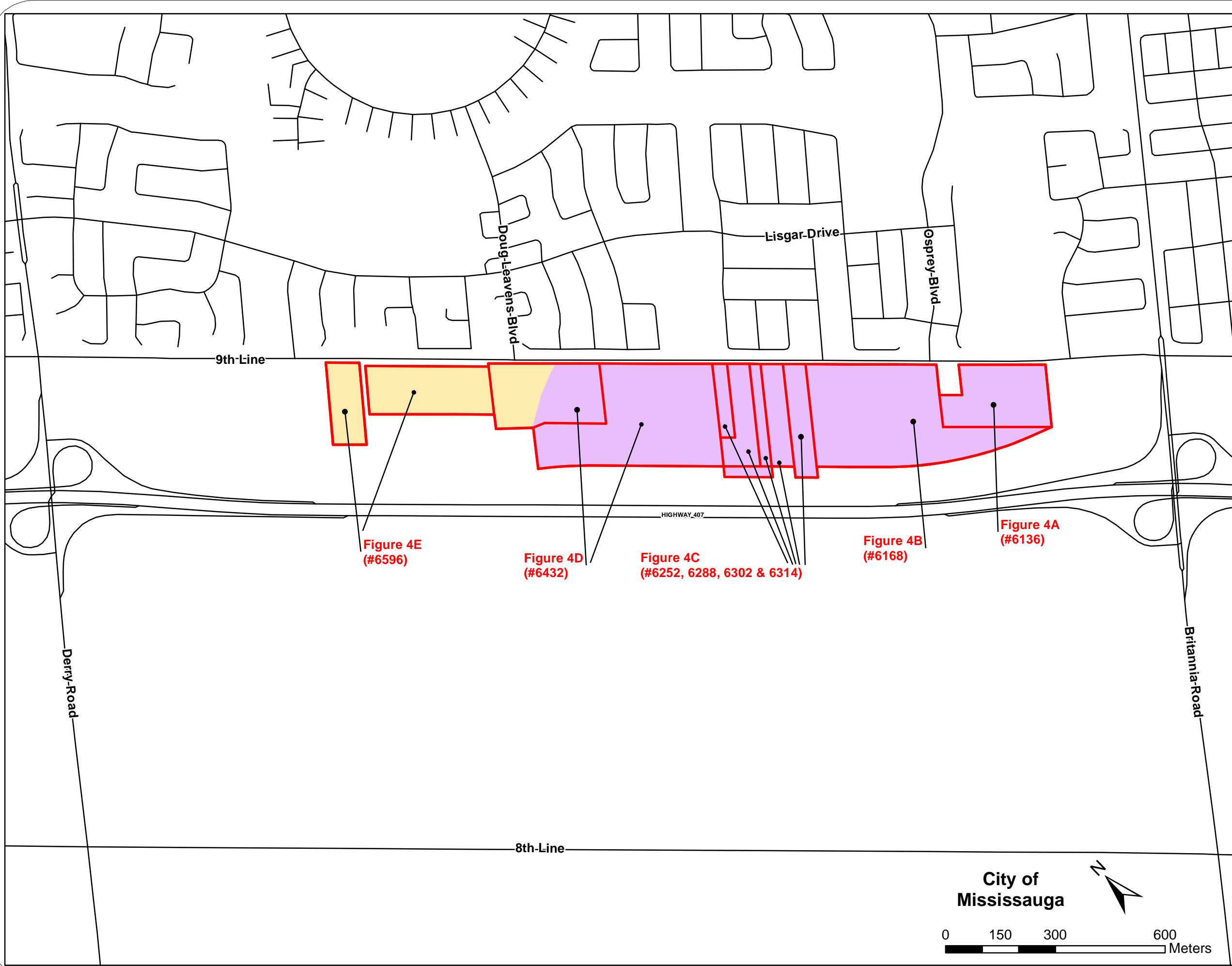
Without limiting the foregoing, no liability is assumed by LGL or its directors, officers, employers, contractors, agents or Assessors for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property;
- d) the accuracy of any other information provided to LGL by the Client or third parties;
- e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and,
- f) the unauthorized distribution of the Assessment.

11.4 GENERAL

Any plans and/or illustrations in this Assessment are included only to help the Client visualize the issues in this Assessment and shall not be relied upon for any other purpose.

Figures



LEGEND

- Study Area
- North Draft Plan
- South Draft Plan

**Derry Britannia
Developments Limited**
Key Map








| | | | |
|---------|------------|--------------|-----|
| Project | TA8851-00 | Figure | 1 |
| Date | March 2021 | Prepared By: | KC |
| Scale | 1:10,000 | Verified By: | MJO |

**City of
Mississauga**

0 150 300 600
Meters



LEGEND

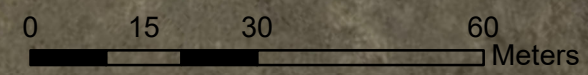
-  Property Boundary
-  150 Inventoried Tree
-  134 Dead/Poor Condition Tree
-  Dripline
-  Watercourse (LIO)

**Derry Britannia
Developments Limited**
Tree Resources








| | | | |
|---------|--------------|--------------|-----|
| Project | TA8851-00 | Figure | 2A |
| Date | January 2023 | Prepared By: | KC |
| Scale | 1:1,000 | Verified By: | MJO |

**City of
Mississauga**





LEGEND

-  Property Boundary
-  150 Inventoried Tree
-  134 Dead/Poor Condition Tree
-  Dripline
-  Watercourse (LIO)







**Derry Britannia
Developments Limited**
Tree Resources



| | | | |
|---------|--------------|--------------|-----|
| Project | TA8851-00 | Figure | 2B |
| Date | January 2023 | Prepared By: | KC |
| Scale | 1:2,100 | Verified By: | MJO |



LEGEND

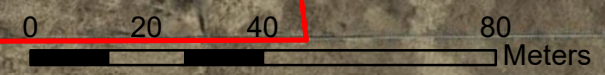
-  Property Boundary
-  150 Inventoried Tree
-  134 Dead/Poor Condition Tree
-  Dripline
-  Watercourse (LIO)
-  CUP1 - Removal

**Derry Britannia
Developments Limited**
Tree Resources









| | | | |
|---------|--------------|--------------|-----|
| Project | TA8851-00 | Figure | 2C |
| Date | January 2023 | Prepared By: | KC |
| Scale | 1:1,300 | Verified By: | MJO |

**City of
Mississauga**





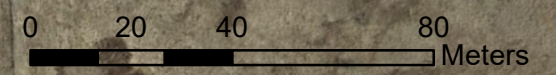
LEGEND

-  Property Boundary
-  150 Inventoried Tree
-  134 Dead/Poor Condition Tree
-  Dripline
-  Offsite Tree Dripline
-  Watercourse (LIO)

**Derry Britannia
Developments Limited
(PAM 21-1)**
Tree Resources

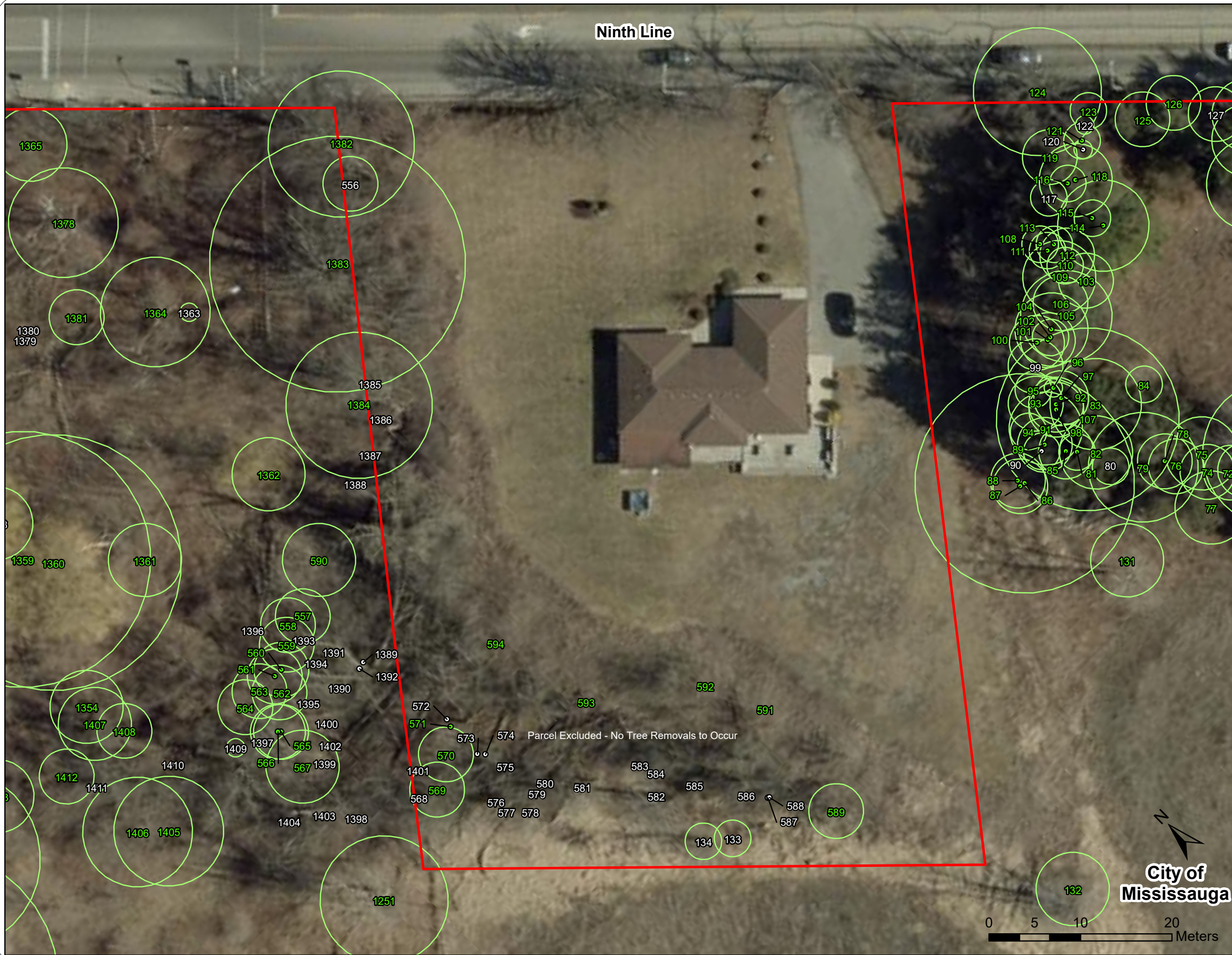


**City of
Mississauga**








| | | | |
|---------|--------------|--------------|-----|
| Project | TA8851-00 | Figure | 2E |
| Date | January 2023 | Prepared By: | KC |
| Scale | 1:1,500 | Verified By: | MJO |

Ninth Line



LEGEND

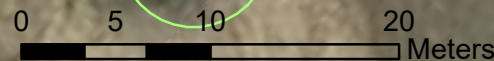
-  Property Boundary
-  150 Inventoried Tree
-  134 Dead/Poor Condition Tree
-  Dripline
-  Watercourse (LIO)

**Derry Britannia
Developments Limited**
Tree Resources



| | | | |
|---------|--------------|--------------|-----|
| Project | TA8851-00 | Figure | 2F |
| Date | January 2023 | Prepared By: | KC |
| Scale | 1:400 | Verified By: | MJO |

**City of
Mississauga**



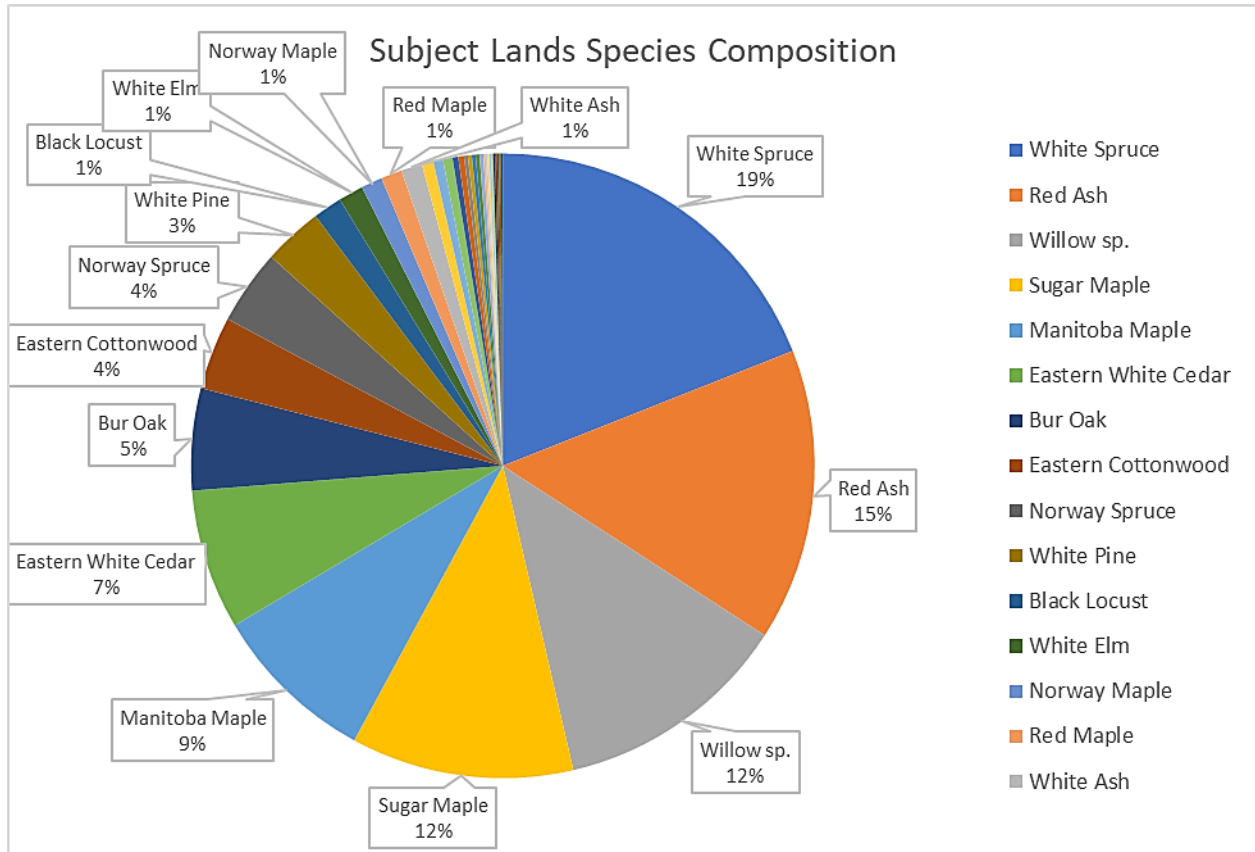
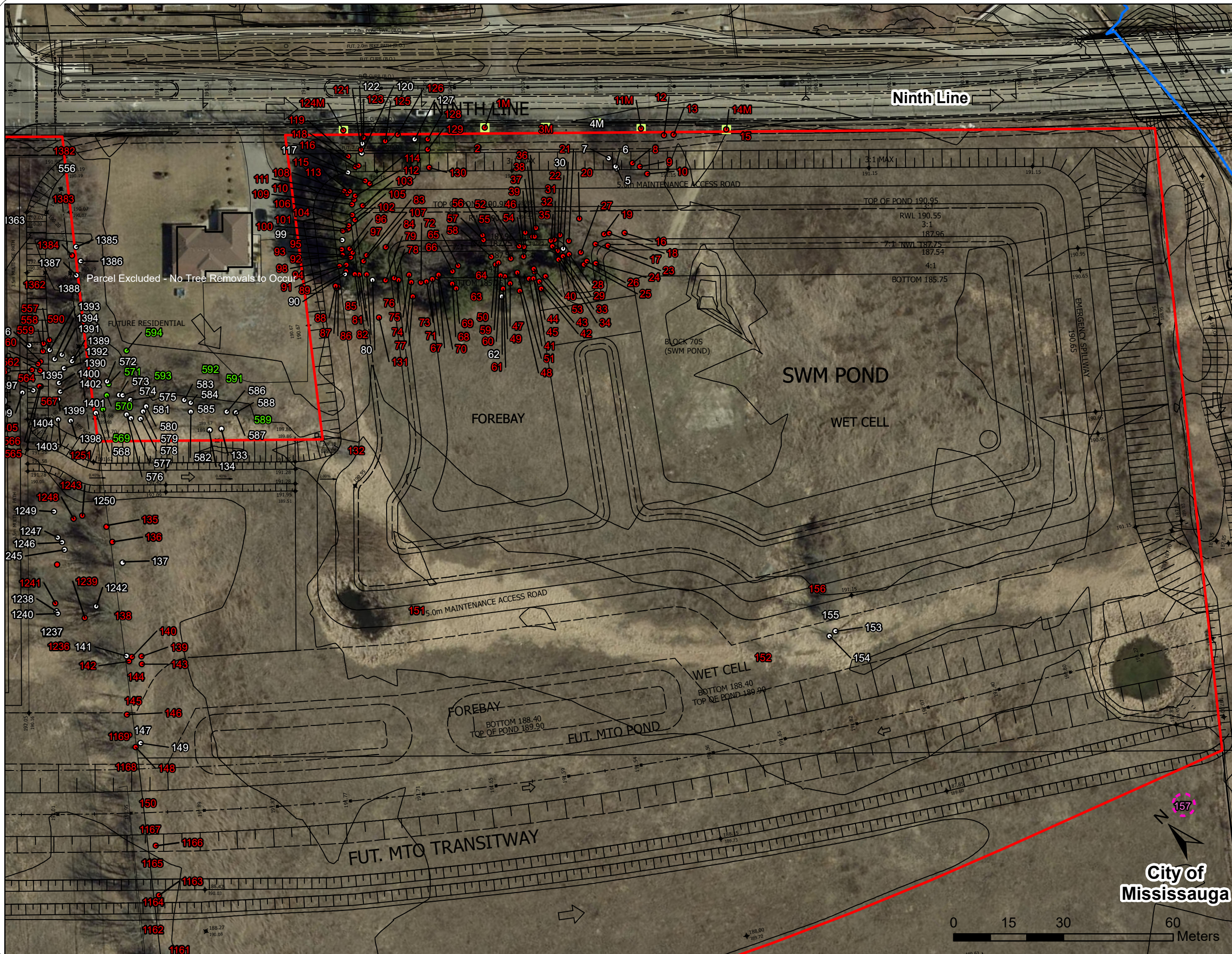


Figure 3. Subject Lands Species Composition.



LEGEND

- Property Boundary
- Tree Identified for Retention
- Tree Identified for Removal
- Dead/Poor Condition Tree To Be Removed
- Tree Located Offsite
- Boundary Tree
- Tree Protection Fence
- Watercourse (LIO)

For project planning and scheduling purposes, removal of vegetation should not occur between March 30 to October 1 to avoid impacts to nesting birds and summer roosting bats.

Trees on neighbouring non-participating properties or on the property boundary shall be left in place until such time that the ownership is confirmed or upon acquisition of written authorization for removal.

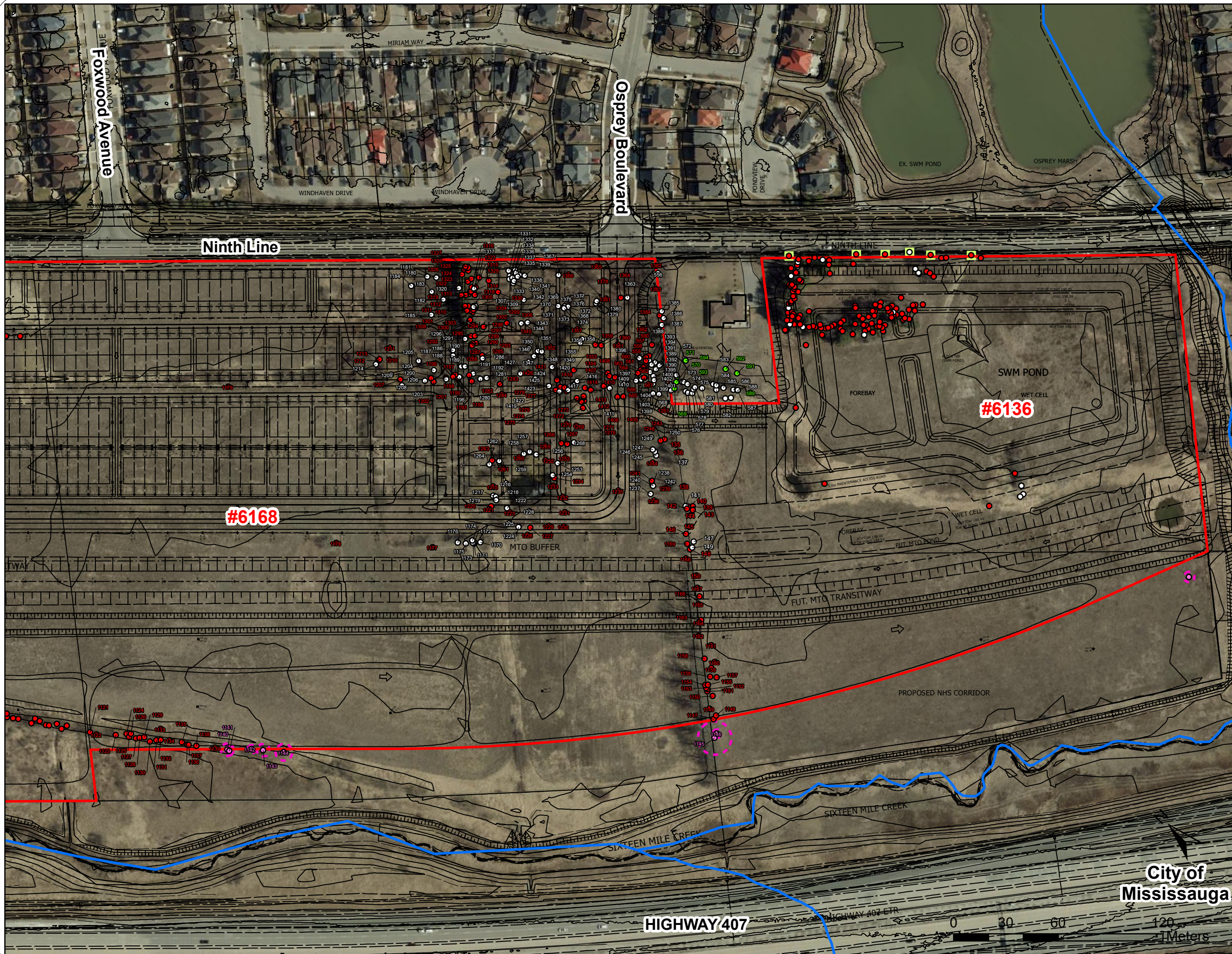
Tree protection measures are to remain in place until all site works have been completed, at which point tree protection measures shall be removed.

Periodic inspections of TPZ's during construction and assessments of hazard potential post-construction should be conducted to ensure adequate protection is provided for trees identified for preservation and to ensure the risk of hazard is kept to a minimum.

**Derry Britannia
Developments Limited
Tree Management Plan**



| | | | |
|---------|------------|--------------|-----|
| Project | TA8851-00 | Figure | 4A |
| Date | March 2023 | Prepared By: | KC |
| Scale | 1:1,000 | Verified By: | MJO |



LEGEND

- Property Boundary
- 150 Tree Identified for Retention
- 122 Tree Identified for Removal
- 134 Dead/Poor Condition Tree To Be Removed
- 150 Tree Located Offsite
- Boundary Tree
- Tree Protection Fence
- Watercourse (LIO)

For project planning and scheduling purposes, removal of vegetation should not occur between March 30 to October 1 to avoid impacts to nesting birds and summer roosting bats.

Trees on neighbouring non-participating properties or on the property boundary shall be left in place until such time that the ownership is confirmed or upon acquisition of written authorization for removal.

Tree protection measures are to remain in place until all site works have been completed, at which point tree protection measures shall be removed.

Periodic inspections of TPZ's during construction and assessments of hazard potential post-construction should be conducted to ensure adequate protection is provided for trees identified for preservation and to ensure the risk of hazard is kept to a minimum.

**Derry Britannia
Developments Limited**
Tree Management Plan










| | | | |
|---------|------------|--------------|-----|
| Project | TA8851-00 | Figure | 4B |
| Date | March 2023 | Prepared By: | KC |
| Scale | 1:2,100 | Verified By: | MJO |

City of
Mississauga





LEGEND

-  Property Boundary
-  122 Tree Identified for Removal
-  134 Dead/Poor Condition Tree To Be Removed
-  Boundary Tree
-  Tree Protection Fence
-  Watercourse (LIO)
-  CUP1 - Removal

For project planning and scheduling purposes, removal of vegetation should not occur between March 30 to October 1 to avoid impacts to nesting birds and summer roosting bats.

Trees on neighbouring non-participating properties or on the property boundary shall be left in place until such time that the ownership is confirmed or upon acquisition of written authorization for removal.

Tree protection measures are to remain in place until all site works have been completed, at which point tree protection measures shall be removed.

Periodic inspections of TPZ's during construction and assessments of hazard potential post-construction should be conducted to ensure adequate protection is provided for trees identified for preservation and to ensure the risk of hazard is kept to a minimum.

**Derry Britannia
Developments Limited**
Tree Management Plan



| | | | |
|---------|------------|--------------|-----|
| Project | TA8851-00 | Figure | 4C |
| Date | March 2023 | Prepared By: | KC |
| Scale | 1:1,300 | Verified By: | MJO |



LEGEND

- Property Boundary
- 122 Tree Identified for Removal
- 134 Dead/Poor Condition Tree To Be Removed
- 150 Tree Located Offsite
- Boundary Tree
- Tree Protection Fence
- Watercourse (LIO)

For project planning and scheduling purposes, removal of vegetation should not occur between March 30 to October 1 to avoid impacts to nesting birds and summer roosting bats.

Trees on neighbouring non-participating properties or on the property boundary shall be left in place until such time that the ownership is confirmed or upon acquisition of written authorization for removal.

Tree protection measures are to remain in place until all site works have been completed, at which point tree protection measures shall be removed.

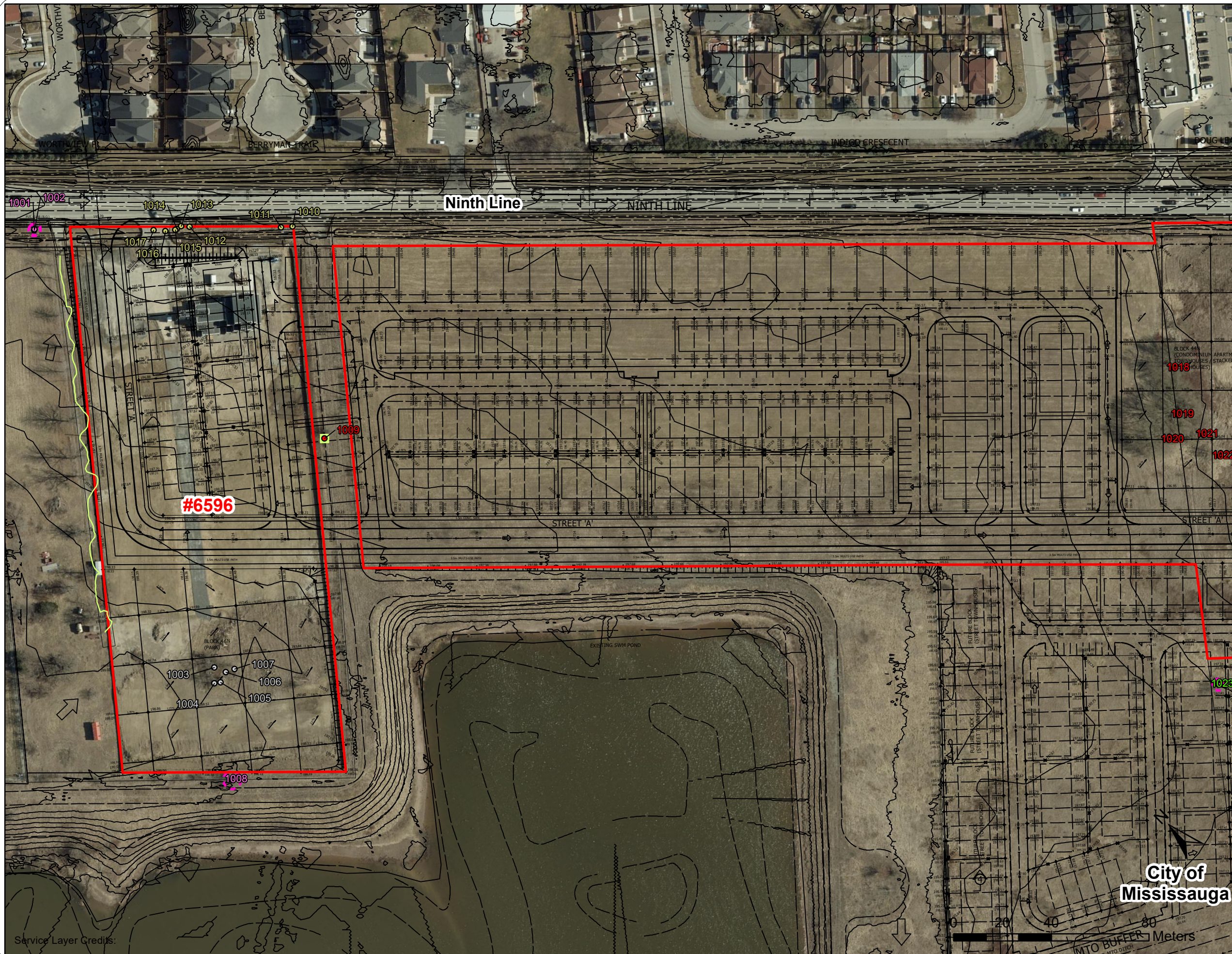
Periodic inspections of TPZ's during construction and assessments of hazard potential post-construction should be conducted to ensure adequate protection is provided for trees identified for preservation and to ensure the risk of hazard is kept to a minimum.

**Derry Britannia
Developments Limited
Tree Management Plan**












| | | | |
|---------|------------|--------------|-----|
| Project | TA8851-00 | Figure | 4D |
| Date | March 2023 | Prepared By: | KC |
| Scale | 1:2,000 | Verified By: | MJO |

**City of
Mississauga**



LEGEND

-  Property Boundary
-  Tree Identified for Removal
-  Tree Identified for Retention
-  Tree Located Offsite
-  Tree Applied for Removal in Feb 2021
-  Tree Removed under 2020 Permit
-  Boundary Tree
-  Tree Protection Fence
-  Offsite Tree Dripline

For project planning and scheduling purposes, removal of vegetation should not occur between March 30 to October 1 to avoid impacts to nesting birds and summer roosting bats.

Trees on neighbouring non-participating properties or on the property boundary shall be left in place until such time that the ownership is confirmed or upon acquisition of written authorization for removal.

Tree protection measures are to remain in place until all site works have been completed, at which point tree protection measures shall be removed.

Periodic inspections of TPZ's during construction and assessments of hazard potential post-construction should be conducted to ensure adequate protection is provided for trees identified for preservation and to ensure the risk of hazard is kept to a minimum.

**Derry Britannia
Developments Limited
(PAM 21-1)
Tree Management Plan**



| | | | |
|---------|------------|--------------|-----|
| Project | TA8851-00 | Figure | 4E |
| Date | March 2023 | Prepared By: | KC |
| Scale | 1:1,500 | Verified By: | MJO |



- ### LEGEND
- Property Boundary
 - Tree Identified for Retention
 - Tree Identified for Removal
 - Dead/Poor Condition Tree To Be Removed
 - Tree Located Offsite
 - Boundary Tree
 - Tree Protection Fence
 - Watercourse (LIO)

For project planning and scheduling purposes, removal of vegetation should not occur between March 30 to October 1 to avoid impacts to nesting birds and summer roosting bats.

Trees on neighbouring non-participating properties or on the property boundary shall be left in place until such time that the ownership is confirmed or upon acquisition of written authorization for removal.

Tree protection measures are to remain in place until all site works have been completed, at which point tree protection measures shall be removed.

Periodic inspections of TPZ's during construction and assessments of hazard potential post-construction should be conducted to ensure adequate protection is provided for trees identified for preservation and to ensure the risk of hazard is kept to a minimum.

Derry Britannia Developments Limited

Tree Management Plan



| | | | |
|---------|------------|--------------|-----|
| Project | TA8851-00 | Figure | 4F |
| Date | March 2023 | Prepared By: | KC |
| Scale | 1:400 | Verified By: | MJO |

City of
Mississauga

Appendix A Application Form

Application to Permit the Injury or Destruction of Trees on Private Property

For a Tree Permit or Tree Removal Permission

Community Services Department

Forestry Section

950 Burnhamthorpe Road West

Mississauga, Ontario L5C 3B4

Tel.: 3-1-1 (905-615-4311 outside City limits)

FAX: 905-615-3098

www.mississauga.ca/forestry



MISSISSAUGA

Personal information on this form is collected under the authority of Section 135 of the *Municipal Act, 2001*, SO 2001, c25 and City of Mississauga By-law 0254-2012 and will be used for processing tree permit/permission applications. For the purpose of public access to information, a limited amount of information will be displayed on the City's website. Questions about the collection of personal information should be directed to the Private Tree Protection By-law Inspector at 3-1-1.

Important Information / Requirements regarding Application process

A separate application is required for each applicable address. Incomplete applications will not be processed.

- This is not a permit. Removal of three trees or more each with a diameter greater than 15 cm before receiving an approved permit will put you in contravention of By-law 0254-2012.
- Ensure you have read and understand the Private Tree Protection By-law in its entirety before completing this application.
- If this application is signed by an applicant or agent other than the owner, written authorization of the owner is required.
- Provide two (2) copies of plans or drawings of the property showing the location of trees to be removed and those being preserved, and if replanting please include a replanting or landscaping plan. Additional copies may be requested.
- Provide an Arborist report completed by an Arborist as defined, at the direction of the Private Tree Protection By-law Inspector.
- Before removing any trees, written consent is required from an adjacent property owner where any portion of the tree trunk rests on the property line or the adjacent owner's property.
- Mail or deliver this application and other supporting documentation to the Forestry Section at 950 Burnhamthorpe Road West.
- Applications may take up to 30 days to be processed.
- Fee Requirements: As per #7.
- All Ash trees are considered dead/dying.
- All pages of this application must be completed to be accepted by Forestry for review.
- For ASH TREE ONLY applications please email applications to: privatetree@mississauga.ca

FOR APPLICATIONS WITH ASH TREES ONLY, APPLICANT MUST HAVE A CERTIFIED ARBORIST VERIFY AND SIGN OFF ON INFORMATION

Owner / Applicant / Municipal Address Information

◆ Application to be completed by applicant ◆ Print clearly ◆ All fields are mandatory ◆

Provide all contact details where applicable, indicating your preferred contact method by checking the appropriate box.

Municipal Site Address _____ Ward # 10

Name of Applicant/Agent Derry Britannia Developments Limited

Phone _____ Cellphone _____

Fax (if applicable) _____ Email _____

Name of Registered Owner Derry Britannia Developments Limited

Mailing Address of Owner (if different than municipal address) 7880 Keele Street, Suite 500, Vaughan, ON L4K 4G7

Existing land use residential, agricultural

Declaration

◆ If Owner's signature cannot be included, a separate Letter of Owner's Authorization must be provided ◆

Declaration

I, the Applicant and the Owner, hereby declare that the statements made by me upon this application are, to the best of my belief and knowledge, a true and complete representation of the purpose and intent of this application.

Applicant Signature _____ Print name _____ Date (YYYY/MM/DD) _____

Owner Signature _____ Print name _____ Date (YYYY/MM/DD) _____

LGL Limited/ON-1088A Martin O'Halloran 2021-03-30

Arborist Name/Professional # _____ Print name _____ Date (YYYY/MM/DD) _____

OFFICE USE ONLY

Permit No. _____ Received by _____ Date (YYYY/MM/DD) _____

Fee \$ _____ Official Receipt # _____ Received by _____ Date (YYYY/MM/DD) _____

Tree Detail

1. If applicable, provide the file number for any current development applications that have been submitted
- Official Plan/Rezoning _____
 - Subdivision _____
 - Building Permit _____
 - Committee of Adjustment _____
 - Erosion & Sediment Control Permit _____
 - Site Plan _____
 - Pool Permit _____
 - Land Division _____

2. Have you removed any trees within this calendar year?
 Yes No
 If yes, how many trees were removed? _____
- How many of these trees were larger than 15 cm? _____
 (Please list these trees below)

3. Number of trees being injured or removed:
- Total _____
- Dead/Dying _____ Healthy _____

4. Indicate the species, diameter (in cm) and reason for removal, as well as any additional comments on the Tree Removal Inventory Table below, and/or provide an Arborists Report.

5. Will you be planting replacement trees? Yes No
 If yes, are copies of the replanting plan attached?
 Yes No
6. A site plan or drawing of the subject property is required and must include the following:
- The location of any buildings on the property
 - The dimensions of the property and location of the streets
 - The location and size of trees being protected
 - The proposed location for replacement tree(s).
 - Other natural features on the property such as slopes and creeks.
7. Fee Requirements: At time of application submission, please provide only the base Tree Removal Permit Fee for the removal of 3 healthy trees, each with a diameter greater than 15 cm as defined in the Fees and Charges by-law. Please don't pay for any additional trees at this time. When applicable, after inspection of the property any further payments required will be communicated to the Applicant using their preferred method of communication.

Trees which are dead, dying or hazardous are not subject to any fees but do require a permit.

**Cheques payable to "City of Mississauga".
 This fee is non-refundable.**

Tree Removal Inventory

Indicate the species, diameter (in cm), reason for removal or additional comments and tree condition.
 If more than two (2) healthy trees, document them using the Tree Removal Inventory Table below and/or provide an Arborists Report.

| Status | Species | Diameter | Reason/Comments | Condition |
|--|---------|----------|-----------------|--|
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |
| <input type="checkbox"/> Already Removed <input type="checkbox"/> To be Removed | | | | <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Dead |

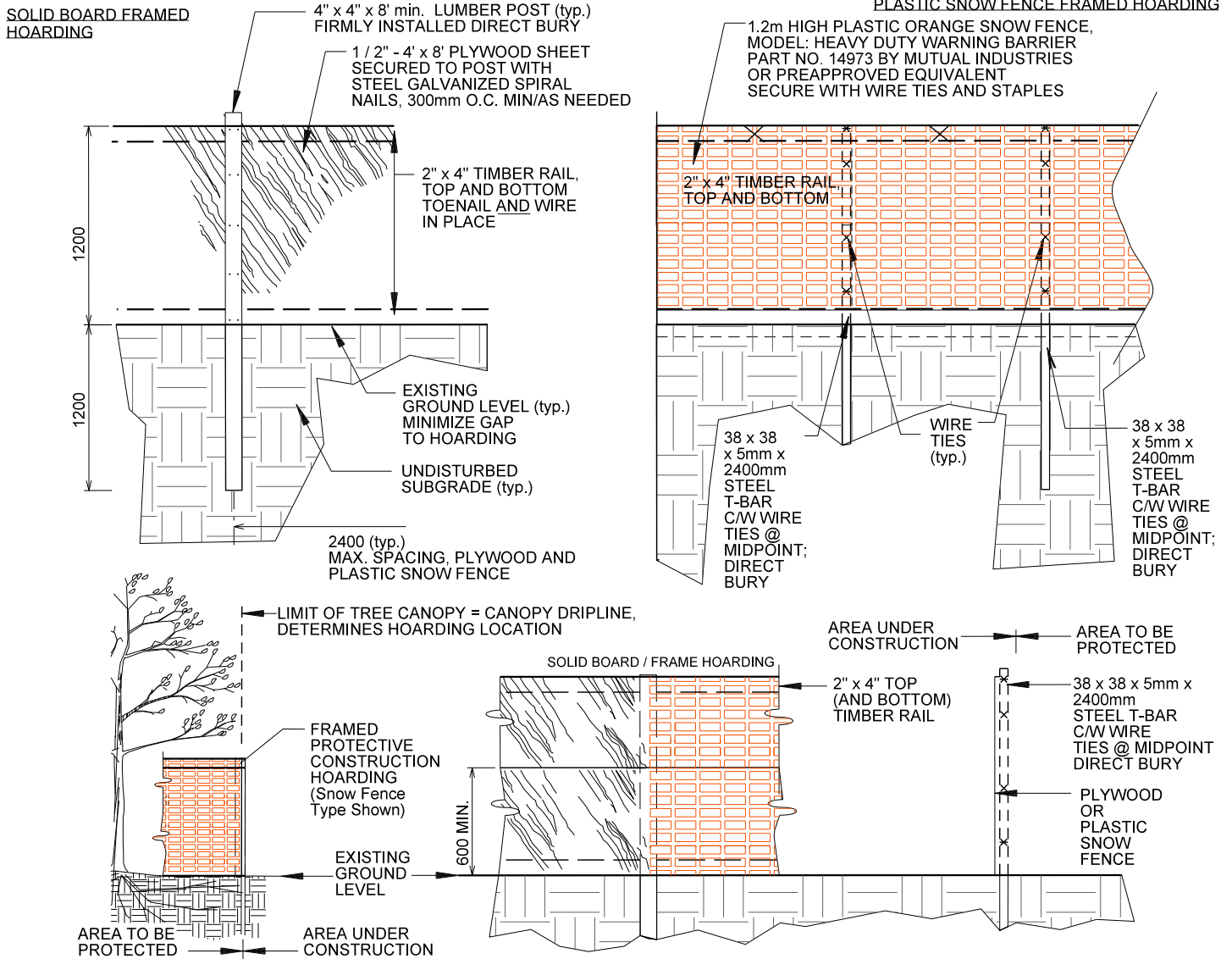
Appendix B Tree Inventory

Appendix C Tree Hoarding Detail

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.

Appendix D Property Standards Order

Property Standards Order

By-law No. 654-98

Issued Pursuant to section 15.2(2) & 15.8(1) of
the Building Code Act, 1992, S.O. 1992, c23

City of Mississauga
Transportation and Works Department
Compliance and Licensing Enforcement
300 City Centre Drive
MISSISSAUGA ON L5B 3C1
mississauga.ca



MISSISS

| | | |
|--|------------------------------------|-------------------------|
| Location: | Property Standards Officer: | Telephone No.: |
| CON 9 NS PT LT 7 - 20R13225 PT PART 4 | MANOJ PATHIYAL #1128 | 905-615-3200 Ext. 42 |
| Municipal Address: | Date Order Issued: | Compliance Date: |
| 6168 NINTH LINE MISSISSAUGA ON L5N-0C1 | December 15, 2020 | January 17, 2021 |
| Owner: | Issued To: | Delivery Type: |
| DERRY BRITANNIA DEVELOPMENTS LIMITED 7880 KEELE STREET, VAUGHAN, ON L4K-4G7 | Owner | Registered Mail |

| No.: | Section of By-Law Contravened: | Description of Non Conformity, Location, and Required Action: |
|------|--------------------------------|--|
| 1 | 26(1)(2) | All trees on a property shall be maintained in a manner that will eliminate a condition which is a source of danger. Where the dangerous condition cannot be eliminated by maintenance practices the tree shall be removed. Action Required: REMOVE AND CLEAR ALL DEAD TREES THAT ARE WITHIN 20 METRES FROM SIDEWALK (WEST OF NINTH LINE). |

YOU ARE HEREBY ORDERED to carry out repairs necessary to correct the defects as set out in this Order. This order shall be complied with and the property brought into a condition of compliance with the prescribed standards or the site cleared of all buildings, structures, debris and refuse and left in a graded or levelled condition in accordance with any permits required by the City of Mississauga **or before January 17, 2021.**

WHERE it has been determined that the necessary repairs or demolition have not been completed in accordance with this Order as confirmed or modified, in addition to any possible court action, the City of Mississauga may cause the property to be repaired or demolished and the costs of such actions may be registered as a lien on the land and shall be deemed to be municipal real property taxes and may be added by the Clerk of the municipality to the assessment roll and collected in the same manner and with the same priorities as municipal real property taxes.

If the property owner or occupant is not satisfied with the terms or conditions of the Property Standards Order, they may appeal to the Property Standards Committee **on or before January 2021**

1. By registered mail or courier to:
Secretary of the Property Standards Committee
City of Mississauga
Office of the City Clerk,
Civic Centre, 2nd Floor
300 City Centre Drive
Mississauga, ON L5B 3C1
2. Or, via our drop box, which is located outside at the north side entrance of City Hall, Living Arts Drive. You must also include the applicable appeal fee in a form of a cheque payable to the City of Mississauga in a sealed envelope to the attention of Secretary of the Property Standards Committee, Office of the City Clerk,

To file your appeal you will be required to provide the following:

1. A copy of the Property Standards Order;
2. A statement setting out the grounds for the appeal;
3. The name, telephone number, email address, and address for service of the Appellant Appellant's Representative if represented; and
4. A non-refundable appeal fee payable by cheque (cash not accepted) made payable to City of Mississauga as prescribed in the User Fees and Charges By-law 0156-2019 in amount of \$498.25 plus \$64.77 HST for a total of \$563.02

For further assistance, you may contact Angie Melo, Legislative Coordinator and Secretary Property Standards Committee, Telephone: 905-615-3200 Ext. 5423 or by Email: angie.melo@mississauga.ca

For more information about the Property Standards Committee and the appeal process, please visit:
http://www.mississauga.ca/file/COM/propertystandards_rules.pdf
<http://www.mississauga.ca/portal/cityhall/propertystandards>

In the event that no appeal is taken within the prescribed time, this Property Standards Order will be deemed confirmed, final, and binding, requiring the property owner to comply with the terms of the Order within the time and the manner specified.

Signature: 

Date: December 1, 2021

Please note that this Order does not represent an exhaustive list of possible violations or other applicable statutes and By-laws. You are responsible for ensuring compliance with the Ontario Fire Code, the Ontario Building Code, the Planning Act and other applicable statutes or regulations such as Zoning By-laws in relation to this property, whether any requirements have been identified in this Order or not. Rev. 601