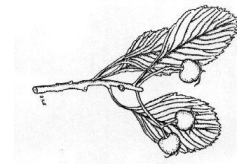


Arborist Report

For **15,682 Simcoe Street**
Port Perry, ON (July 30, 2025)



DAWhiteTreeCare.com

Tel: 416 431 2453, E-mail: DAWhiteTreeCare@GMail.com

D. Andrew White M. Sc. ISA Certified Arborist ON-0734. 78 Marcella St. Toronto, ON, M1G 1L2.

1. Introduction

The following is an arborist report for the property at 15,682 Simcoe Street, in Port Perry Ontario. The purpose of this report was to ascertain the potential impacts of proposed construction of detached dwellings on the trees on, and near, the subject site.

This report was written for:

Matthew Jamieson
Manalco Contracting
 C: 416-936-0571
 P: 905-428-6291 - EXT 129
 205 Mackenzie Avenue, Ajax
 Ontario, L1S 2G1, Canada

2. Methods

An on-site inspection was made on July 29, 2025. The sizes of individual trees were measured as diameter at breast height (DBH), breast height being 137 cm from ground level. The locations of these trees are indicated on the modified site plan (Fig. 1). From the data collected plant Condition Rating (CR), Location Rating (LR), Species Rating (SR), and minimum Tree Protection Zones (TPZ), were estimated.^{1,2} The Appraised Values (AV) of road allowance trees were calculated according to the Trunk Method.²

3. Discussion

There are plans to divide the lot, and build two detached dwellings, at 15,682 Simcoe Street. Several trees would be removed, in order to allow for the proposed demolition and construction (Table 1, Fig. 1).

Roadside Trees:

All existing right-of-way trees would be more than their TPZ radii from the proposed grade disturbances (Table 1, Fig. 1).

The neighbouring trees near the right-of-way boundary are more than their TPZ from proposed grade changes and the worksite access routes (Table 1, Fig. 1).

Private Trees:

Seven (7) privately owned trees over 20 cm DBH would be removed. The trees would be inside of an area that would be landscaped, with soak-pits, swales and other necessary features. Several large walnuts near the backyard property line, to the west, could be retained. Necessary landscape changes could remain outside the TPZ radii of these trees (Table 1, Fig. 1).

Three (3) privately owned trees over 20 cm DBH in the far west backyard have very poor crown form and/or damaged trunks. These Manitoba maples and white cedar trees should be removed (Table 1, Fig. 1).

Neighbours' Trees:

Three (3) white cedar trees over 20 cm DBH on a neighbouring property have drip-lines that extend very close to the proposed excavation on the south side. The TPZ infringement would be in the outer drip-lines (Table 1, Fig. 1).

3.2 Tree Protection:

It is necessary to protect all trees designated for preservation during both demolition and construction. This tree protection can be accomplished by protecting the said trees with *tree protection barriers*. The minimum tree protection zone (TPZ) radius is based on the diameter of the tree ($TPZ \approx 0.06_{m/cm} \times DBH_{cm}$). Tree barriers for road allowance areas would be composed of a 1.2 metres (4 ft) high orange plastic web snow fencing secured on 2"x4" wood frames. Usually, tree protection barriers, not on road allowance, are to be 1.2 metres (4 ft) high, and composed of plywood.^{3,4}

Roadside Barriers:

The neighbouring spruce tree #2 trees would be protected by a span of web-fence barrier. The barriers would extend out more than 3.0 metres from the tree, to the margin of the proposed driveway on the north side. The barrier would be parallel to the margin of the drip-line, where this extends 3 metres east or west of the tree (Fig. 1, Table 1).

The neighbouring right-of-way trees would be more than their TPZ radius from the worksite and worksite access (Fig. 1, Table 1).

Backyard Barriers:

The trees in the far backyard, near the fence, would be protected by a span of plywood tree protection barrier. The barrier would be placed at least 3.6 metres from the closest walnuts and white cedars that could be retained (Fig. 1, Table 1).

3.3 Replacement Trees:

The Township of Scugog may require the planting of new trees, as compensation for trees removed (Fig. 1, Ref. 3-5).

There would be space in the backyard of the two new lots for replacement trees. The exact locations of new trees would be determined when the Landscape Plan for the site is complete.

There would also be space on the site for at least two new right-of-way trees. There were no right-of-way trees directly on the subject site, as of the the arborist's site visit. The exact locations and species of such tree would be determined by the Township of Scugog.

The new trees would be of large calliper nursery grown stock. The trees would be transplanted as according to municipal codes and bylaws.^{4,5}

- (1) Minimum 50 mm calliper (2-inch wide stem) for deciduous trees
- (2) Minimum 1.75-2.5 m height for coniferous trees

Trees would best be transplanted during the spring or autumn. Mid-summer transplanting should be avoided. These trees are to be maintained in good condition. Supplemental watering may be required during the drier periods of the year, especially during the first two or three years after their transplantation.^{4,5}

4. Conclusions

In order to allow for the construction two detached dwellings at 15,682 Simcoe Street Thirteen privately owned trees over 20 cm DBH would need to be injured or removed.

Ten (10) privately owned trees over 20 cm DBH would be removed.

Three (3) border trees over 20 cm DBH would be placed at risk of injury.

No (0) right-of-way trees would be injured or removed.

All of the trees to be retained would be protected by web-fence and plywood tree protection barriers during the demolition and construction work on the site.

D. Andrew White M. Sc.



July 30, 2025

5. Tree Data

Table 1: Tree number (No); tree species; diameter at breast height (DBH); Condition Rating (CR); Tree Category (TC); and Status. Appraised Values (AV) for municipal trees, and trees removed, were calculated using the Trunk Method. The calculations assumed Unit costs of \$6.51 / cm², and External and Internal ratings were assumed as 80%. The Conditions rating were as determined by the arborist (Ref 1 & 2).

No.	Tree Species	DBH (cm)	Comments	CR (%)	TC	Status
#1	Flowering Cherry <i>Prunus x spp</i>	22	City tree over TPZ from worksite, in fair condition TPZ: 1.8 m AV: \$860	62.5	City	Protect
#2	Blue Spruce <i>Picea pungens</i>	42	Border tree over TPZ from grade changes, tree in good condition with low crown base TPZ: 3.0 m	75	Private Border	Protect
#3	Stump	60 circa	Large tree already removed	0	Private	Remove
#4	Black Walnut <i>Juglans nigra</i>	62	Large tree in backyard, in fair condition with high crown base TPZ: 4.2 m AV: \$8500	67.5	Private	Remove
#5	Black Walnut <i>Juglans nigra</i>	54	Large tree in backyard, in fair condition with high crown base TPZ: 3.6 m A:V: \$5700	60	Private	Remove
#6	Black Walnut <i>Juglans nigra</i>	48	Large tree in backyard, in fair condition with high crown base TPZ: 3.0 m	65	Private	Protect

No.	Tree Species	DBH (cm)	Comments	CR (%)	TC	Status
#7	Black Walnut <i>Juglans nigra</i>	32	Medium sized tree near fence, in fair condition with high crown base TPZ: 2.4 m	65	Private	Protect
#8	Manitoba Maple <i>Acer negundo</i>	28	Leaning tree with high crown base TPZ: 1.8 m AV: \$1800	70	Private	Remove
#9	Manitoba Maple <i>Acer negundo</i>	30-32 (43.9)	Leaning tree with two trunks at ground level TPZ: 3.0 m AV: \$3800	60	Private	Remove
#10+	Manitoba Maples <i>Acer negundo</i>	2-10	Small trees in good condition TPZ: 1.8 m	70-75	Private	Exempt
#11	Manitoba Maple <i>Acer negundo</i>	42	Leaning tree in fair condition with irregular crown TPZ: 3.0 m	60	Private	Remove
#12	Black Walnut <i>Juglans nigra</i>	18-53 (55.9)	Large tree with high crown base, and small co-leader TPZ: 3.6 m AV: \$6400	62.5	Private	Remove
#13	Black Walnut <i>Juglans nigra</i>	54	Large tree with high crown base TPZ: 3.6 m	65	Private	Protect
#14	White Cedar <i>Thuja occidentalis</i>	49	Large tree with irregular crown form TPZ: 3.0 m	55	Private	Protect

No.	Tree Species	DBH (cm)	Comments	CR (%)	TC	Status
#15	Manitoba Maple <i>Acer negundo</i>	18-20-27 (32.4)	Leaning tree with 2 live leaders and 1 dead leader at circa 0.5 m from grade TPZ: 2.4 m AV: \$1500	45	Private	Remove
#16	Buckthorn <i>Rhamnus cathartica</i>	10-24 (26)	Tree with multiple stems near base TPZ: 1.8 m AV: \$1500	67.5	Private	Remove
#17	Buckthorn <i>Rhamnus cathartica</i>	10-20 (22.3)	Tree with multiple stems near base TPZ: 1.8 m AV: \$1100	67.5	Private	Remove
#18	Larch <i>Larix</i> sp.	49	Tree near other larch, might be two stemmed TPZ: 3.0 m AV: \$5700	72.5	Private	Remove
#19	Larch <i>Larix</i> sp.	43	Tree near other larch, might be two stemmed TPZ: 3.0 m AV: \$4400	72.5	Private	Remove
#20+	Manitoba Maple <i>Acer negundo</i>	10-14 (17.2)	Cluster of small trees in understorey TPZ: 1.8 m	65-75	Private	Remove Small

No.	Tree Species	DBH (cm)	Comments	CR (%)	TC	Status
#21	Black Walnut <i>Juglans nigra</i>	45	Medium sized tree near fence, in fair condition with high crown base TPZ: 3.0 m	62.5	Private	Protect
#22	White Cedar <i>Thuja occidentalis</i>	37	Large tree with irregular crown form TPZ: 2.4 m	60	Private	Protect
#23	White Cedar <i>Thuja occidentalis</i>	29	Medium sized tree with exposed deadwood TPZ: 1.8 m	60	Private	Injury risk
#24	White Cedar <i>Thuja occidentalis</i>	30	Tree near fence with irregular crown TPZ: 1.8 m	65	Neigh.	Injury risk
#25	White Cedar <i>Thuja occidentalis</i>	28	Tree near fence with irregular crown	65	Neigh.	Injury risk
#26	White Cedar <i>Thuja occidentalis</i>	16	Tree near fence with irregular crown TPZ: 1.8 m	60	Neigh.	Injury risk
#27	White Cedar <i>Thuja occidentalis</i>	15	Tree near fence with irregular crown TPZ: 1.8 m	55	Neigh.	Injury risk
#28	White Cedar <i>Thuja occidentalis</i>	16-18 (24.1)	Tree near fence with irregular crown TPZ: 1.8 m	65	Neigh.	Injury risk
#29	Blue Spruce <i>Picea pungens</i>	8	Tree in very good condition TPZ: 1.8 m	80	Neigh.	Protect

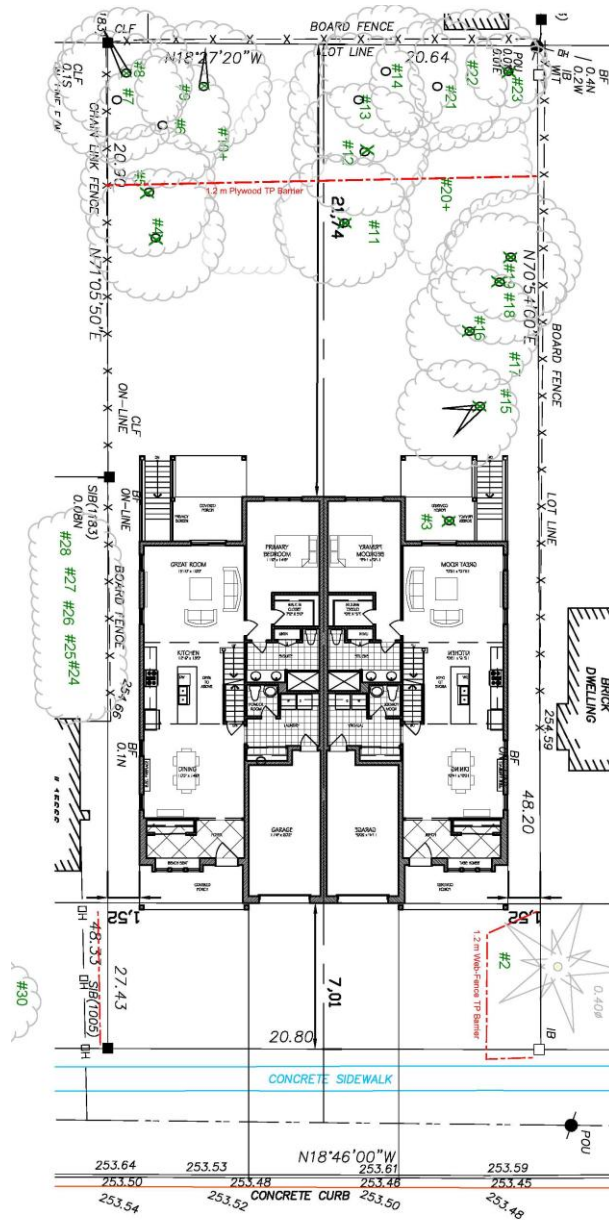


Figure #1: Arborist's Plan and layout of the 15,682 Simcoe Street property. Trees are numbered, and tree protection barriers (red) are indicated.



Photograph #1: Front yard trees #1 to #2, and #29, on and near the 15,682 Simcoe Street property.



Photograph #2: Trees #4 to #23 to on the 15,682 Simcoe Street property.



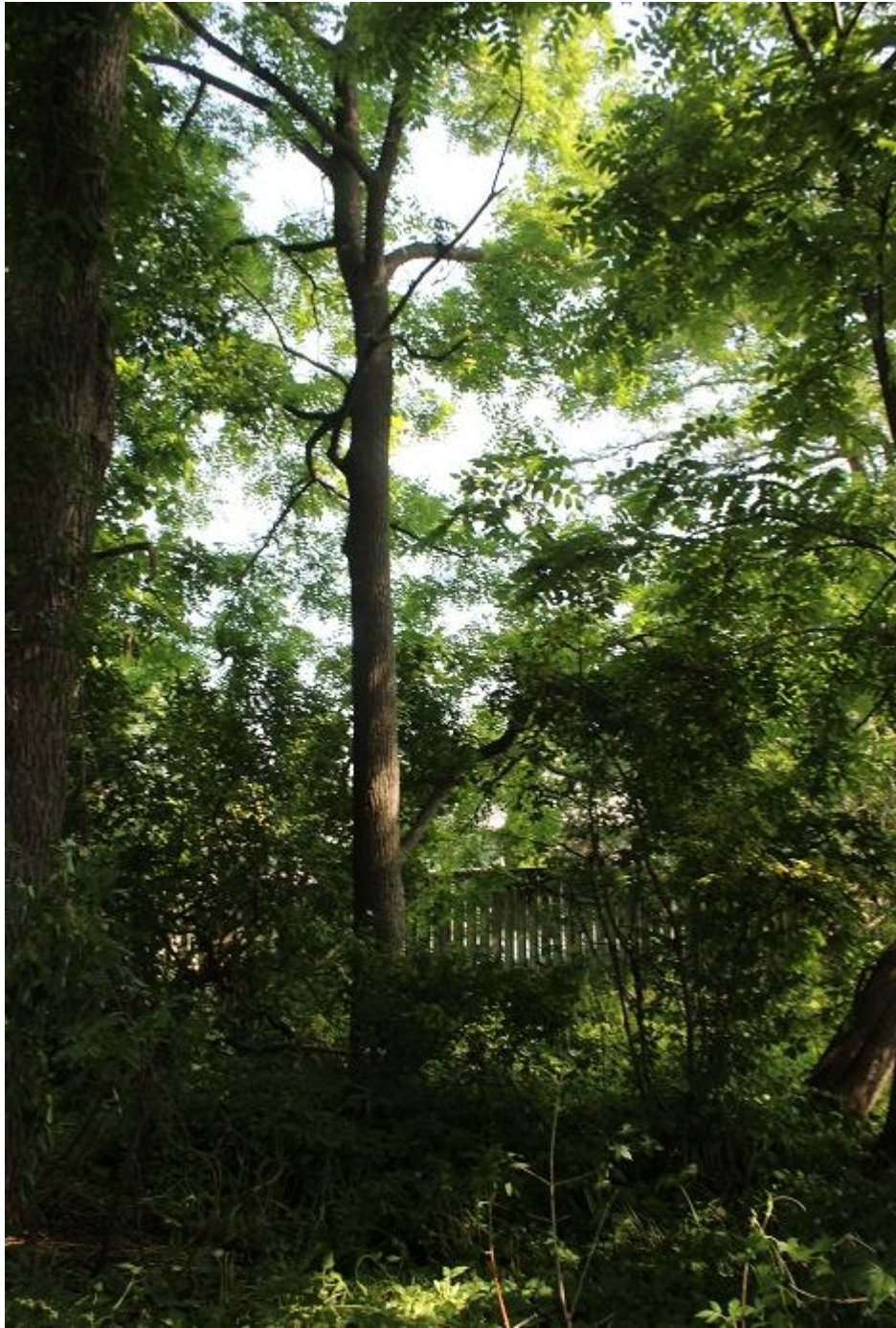
Photograph #3: Tree stump #3 on the 15,682 Simcoe Street property.



Photograph #4: Trees #4 to #9, and #15, on the 15,682 Simcoe Street property.



Photograph #5: Tree #4 on the 15,682 Simcoe Street property.



Photograph #6: Trees #4 to #8 on the 15,682 Simcoe Street property.



Photograph #7: Trees #11 to #14 on the 15,682 Simcoe Street property.



Photograph #8: Tree #15 on the 15,682 Simcoe Street property.



Photograph #9: Trees #16 to #19 on the 15,682 Simcoe Street property.



Photograph #10: Trees #16 to #19 on the 15,682 Simcoe Street property.



Photograph #11: Trees #4 to #6 on the 15,682 Simcoe Street property.



Photograph #12: Trees #14 to #23 on the 15,682 Simcoe Street property.



Photograph #13: Trees #24 to #28 neighbouring the 15,682 Simcoe Street property.

6. References

- 1- Council of Tree Landscape Appraisers. 2019. Guide for Plant Appraisal. 10th Edition. International Society of Arboriculture.
- 2- International Society of Arboriculture of Ontario. 2022. Ontario Supplement to Guide for Plant Appraisal 10th Edition. Ontario Chapter, International Society of Arboriculture.
- 3- Municipality of Durham. 2020. By-law Number 30-2020. of The Regional Municipality of Durham.
- 4- Township of Scugog. 2001. THE CORPORATION OF THE TOWNSHIP OF SCUGOG BY-LAW NUMBER 83-01 BEING A BY-LAW TO AMEND BY-LAW NUMBER 19-01 TO REQUIRE A PARK DEDICATION AS A CONDITION OF DEVELOPMENT OR REDEVELOPMENT OF LAND IN THE TOWNSHIP OF SCUGOG. 10th of September, 2001. Township of Scugog Regional Municipality of Durham.
- 5- Township of Scugog.. 2020. SITE ALTERATION BY-LAW, BY-LAW NUMBER 62-15. Passed by Council on the 2nd Day of November, 2015. Township of Scugog.

Monroe Street, in Port
Huron

D Andrew White arborist ISA 0734 ON

D. Chestnut White

Revised: July 30, 2025

Scale: As Indicated

- LEGEND:
-  - Existing Trees
 -  - Trees to Remove
 -  - Proposed Replacement Trees
 -  - Vertical Tree Protection Barrier
- Scale:

