

Arborist Report

2080 WHITFIELD ROAD, TOWNSHIP OF SCUGOG

Prepared for

Honey Heights Development Ltd.

July 4, 2025

Project No. P2025-961

Prepared by



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1. Introduction



GeoProcess Research Associates Inc. (GeoProcess) been retained by Honey Heights Development Ltd. to complete an arborist report, including a tree inventory and tree protection plan, for lands located at 2080 Whitfield Road in the Township of Scugog, Ontario (herein referred to as the "Subject Property"). The Subject Property is divided into two parcels on the east and west side of Indian Way. The west and east properties are approximately 10.4ha and 9.1ha in size respectively. An inventory and assessment of existing trees was undertaken with consideration to the scope of the proposed site plan, including all trees that may be impacted by the proposed works. Refer to Map 1 for review of these boundaries and property location.

Trees were assessed for condition and surveyed for location. Recommendations have been provided for tree protection and tree removals based on the overall tree condition, tree species, and the limits of construction for the proposed development.

1.1. Site Description

The Subject Property is in the Township of Scugog (the Township), and the Regional Municipality of Durham, on the south side of Whitfield Road. The eastern parcel is approximately 180m west from Lake Scugog and the western parcel is approximately 600m east of Simcoe Street. The Subject Property is located within the Lake Scugog-Scugog River watershed and the jurisdiction of the Kawartha Region Conservation Authority (KRCA). The western parcel is characterized by an open meadow and a disturbed wetland. The eastern parcel is characterized as an agricultural field with a hedgerow and landscape trees on the southeastern and eastern border. A Violation Notice has also been issued from the KRCA related to the removal of vegetation within the wetland on the western parcel, which included tree removals. To resolve the violation and bring the property at 2080 Whitfield Road into compliance with the Conservation Authorities Act and KRCA Policies, a restoration plan for the affected wetland area will be incorporated as part of an EIS. See Map 1 for the preliminary limits of the wetland on site. Remaining trees located within the preliminary wetland limits were not surveyed since it is assumed that they will be protected as part of the proposed development and restoration plan. It is understood that the precise limits of the wetland will be staked with the KRCA in July of 2025.

2. Tree Inventory

All trees located on the Subject Property that may be impacted by the proposed development were inventoried. This inventory included all trees with a Diameter at Breast Height (DBH) greater than 10 cm. Refer to Map 2 for the respective locations of each inventoried tree. Data gathered during the tree inventory included species identification, DBH, Species at Risk (SAR) status (i.e. Butternut occurrence), and potential snag habitat to host SAR bats. The full results of the tree inventory can be found in Appendix A.

Based on the assessment of the trees, no SAR trees were detected, and there were no snag trees located within the development limits that were identified as suitable roosting habitats for bats.



2.1. Tree Inventory Methods

Field studies were conducted in June of 2025 to identify and assess the existing trees within 6m of the proposed development limits. An assessment of individual trees included all trees 10 cm Diameter at Breast Height (DBH) or greater. Trees were assessed for condition utilizing the following parameters:

- Tree # - numbers assigned to tree that corresponds to their surveyed/mapped location.
- Species - common and botanical names provided in the inventory table.
- DBH - diameter (centimeters) at breast height, measured at 1.4 m above the ground.
- Condition - condition of trees were assessed as follows:
 - Trunk integrity (TI): conditions on trunk that might affect likelihood of failure based on factors including co-dominant stems, cracks, decay, poor taper, lean, response growth, abnormal or missing/dead bark, etc.
 - Crown Structure (CS): condition on crown structure that might affect likelihood of failure including live crown ratio, presence of defects (including bark, weak attachments, cracks, decay, cavities), crown density.
 - Crown Vigor (CV): an assessment of overall tree health classified as weak/under stress (poor), average vigor for its species and site condition with some signs of stress (fair), growing well and appears to be free of significant health stress factors (good).
 - Canopy Dieback (CDB): extent dead branching and canopy cover loss measured as a percentage of the entire crown.

The location of trees within the vicinity of the proposed development were surveyed for location using a handheld GPS. Species nomenclature and ranking is based on the Ministry of Natural Resources and Forestry Natural Heritage Information Centre species list. Trees that were identified to be within the extent of the wetland feature on site were not surveyed since they would be protected from development disturbance (Map 2).

3. Existing Conditions & Tree Inventory

The inventory documented 185 trees. Refer to Table 1 and Maps 2, 2a-c for a summary of the species surveyed and tree locations. Two of the surveyed trees are considered "dead". The dominant tree species is black locust (*Robinia pseudoacacia*) followed by Basswood (*Tilia americana*), comprising 23.7% and 11.3% of the trees respectively.

Table 1. Species Tally and Abundance.

Species	Total	Percentage (%)
Balsam Poplar	6	3.2
Basswood	21	11.3
Black Cherry	1	0.5

Species	Total	Percentage (%)
Black Locust	44	23.7
Black Walnut	3	1.6
Blue Spruce	22	11.8
Bur Oak	1	0.5
Common Lilac	1	0.5
Eastern Cottonwood	8	4.3
Freeman's Maple	2	1.1
Hawthorn sp.	1	0.5
Manitoba Maple	13	7.0
Norway Maple	1	0.5
Red Elm	1	0.5
Red Maple	1	0.5
Red Oak	3	1.6
Red Pine	1	0.5
Sugar Maple	7	3.8
Trembling Aspen	2	1.1
Unidentified Dead Tree	1	0.5
White Ash	8	4.3
White Pine	19	10.2
White Spruce	17	9.1

Most trees surveyed on the western parcel were located within a hedgerow along the western property limit. This hedgerow was dominated by black locust, an invasive species in Ontario. The majority of black locust were in poor condition, exhibiting signs of severe damage from past weather events. These trees were relatively large, with an average DBH of 31.9 cm and were judged to be potential hazard trees that should be removed. The majority of trees on the eastern parcel included a naturalizing hedgerow on the eastern property limit and a group of planted landscape trees on the south-eastern boundary.

4. Impact Assessment

Proposed development on the subject property includes the construction of multiple single-family residences (Appendix B).

The proposed development necessitates the removal of 110 trees. This total includes trees that directly conflict with the proposed site plan and grading, as well as those identified as hazardous and recommended for removal due to safety concerns. Notably, 43 of the trees slated for removal (24%) are invasive black

locusts. Removing these invasive species will benefit the local ecosystem by reducing their potential to colonize the proposed wetland restoration area on site. Furthermore, many of these particular trees are severely damaged and currently pose a risk to human health and safety.

A total of 69 trees will be preserved. The majority of these trees are located on the southern property limits along a drainage swale on the western parcel and along a neighbouring residential property limit on the eastern parcel. It is understood that these trees will not conflict with the proposed site plan. Eleven of these trees near the southwestern corner of the western parcel are also proposed to be preserved due to their location on neighbouring properties. Tree 475 is located on the neighbouring property to the south and was noted to be dead and a potential hazard which is recommended for removal.

5. Tree Preservation

The Township of Scugog does not provide certain specific requirements for tree preservation and, in lieu of specific guidelines provided by the Township, the Town of Whitby Tree Protection Guidelines were consulted since both municipalities are located in Durham Region. For all the trees identified for preservation, a minimum Tree Preservation Protection Zone (TPZ) was assigned based on the following criteria as outlined the Town of Whitby Tree Protection Guidelines. Table 2 demonstrates the tree protection zone criteria as outlined in the Town of Whitby Tree Protection Requirements for New Development (2020).

Table 2. Tree Protection Zone Criteria

DBH (cm)	Minimum Tree Protection Zone (TPZ)
10-29	1.8
30-40	2.4
41-50	3.0
51-60	3.6
61-70	4.2
71-80	4.8
81-90	5.4
91-100	6.0
Greater than 100	6 cm per 1 cm at DBH**
Notes: <i>*Measurements provide minimum protection distances for anchor and transport roots, however, extensive feeder roots (responsible for water and nutrient absorption, and gas exchange) may extend beyond these setbacks. The Town and/or the Arborist may require larger TPZ for high value. Heritage Conservation District, or otherwise significant trees and depending on the site conditions at each location.</i> <i>** converted from the ISA Arborist Certification Study Guide recommendations for Erecting Barriers, Ch.13 *Trees and Construction*</i>	

Fifty-four (54) of the 69 trees to be retained were 29cm DBH or less, requiring a 1.8m tree protection zone. (14) trees were between 30-40 DBH, requiring a 2.4m TPZ, and one tree was between 41-50 cm DBH requiring a 3.0m TPZ. Tree protection fencing was prescribed and shown in Map 3b for these trees that were close to

or within the Subject Property development limits. Tree 570 was not prescribed tree protection fencing due to its location within the wetland area where it will be protected.

Condition ratings were based on the overall condition of each tree including excellent (E), good (G), fair (F), poor (P), and dead (D). Refer to Table 3 for the overall health condition rating for each recorded tree. Diameter at Breast Height (DBH) was measured approximately 1.4 metres above grade. The Tree Protection Zone (TPZ) was measured from the outside edge of the trunk flare (m).

6. Mitigation Recommendations and Tree Preservation Measures



The following section identifies recommended mitigation measures to avoid and minimize effects of the proposed works on trees identified for preservation. Special mitigation measures have been recommended as well for any works that may be completed within a TPZ. The following requirements will ensure short and long-term preservation of trees identified for preservation. Recommended mitigation measures are described below.

1. Tree removal and clearing of vegetation should occur between September 1 to March 31 as to not coincide with the breeding bird nesting season (April 1 – August 31).
2. If clearing of vegetation is to occur within the breeding bird timing window, or if birds are suspected of nesting within this area, an ecologist should undertake detailed nest searches immediately prior (within 48 hours) to site alteration to ensure no active nests are present.
3. Trees identified for removal should be clearly marked with paint prior to their removal.
4. Trees identified for removal should be felled into the proposed construction area. Impacts to adjacent vegetation should be avoided during the felling process.
5. Pruning of low-lying branches may be required within the construction zone to accommodate construction equipment. In addition, any branches broken during the construction process should be properly pruned by a certified arborist as soon as possible after the damage has occurred.
6. Tree protection measures will have to be implemented prior to the commencement of construction (earthworks) to ensure trees identified for preservation are not impacted by the proposed works.
7. Tree protection fencing should be installed following appropriate fencing construction guidelines such as the Town of Whitby Tree Protection Fencing guidelines (Detail 700, 701, 702, and 703 of the Town of Whitby Tree Protection Requirements for New Development, 2020). Light Duty Tree Protection Fencing (Detail 700) or similar should be used by default. In the event that fill or excavated materials must be temporarily located near a TPZ, Heavy Duty Tree Protection Fencing (Detail 701) will be used. See Appendix C for fencing details.
8. Tree protection fencing should be coordinated with ESC fencing and any other construction management plan fencing. TPZ fencing will take precedence over ESC fencing where they overlap, particularly near Trees which are designated to be retained.
9. Tree protection measures must remain in place throughout construction. Tree protection measures must be maintained in good condition and monitored. Tree protection measures should not be removed prior to the completion of works.
10. No machinery or disturbance of any type is permitted within the tree protection fence (tree protection zone). If disturbance within the TPZ is unavoidable, placement of $\frac{3}{4}$ in thick plywood over an 8-in deep mulch should be place in TPZ to avoid or reduce soil compaction.
11. Do not store construction materials, soil, waste material or dispose of liquid material within the TPZ.



12. Any grading within the root zone must be completed by hand (rake, shovel, wheelbarrow) to ensure tree roots are not damaged.
13. A sign should be displayed on the tree protection fencing and placed on the hoarding in various locations which clearly identifies the TPZ and restrictions within the TPZ. Signage informs the public and reminds the contractors the significance of the TPZs and the efforts put forward by the client in tree preservation.
14. Top-soil removed during stripping recommended for reapplication post-construction.
15. A construction work plan should designate specific locations for stockpiling of soils and other material, including erosion and sediment control measures to prevent sediment runoff, where applicable.
16. Upon completion of construction works, site grading should ensure proper drainage of surface water in order to maintain original/pre-construction soil moisture regime conditions.
17. Inspection by a qualified person(s) to conduct regular monitoring to ensure all tree protection and mitigation measures are implemented as intended.
18. If a tree designated for removal has a canopy or other branches that are intertwined with a neighboring tree that is to be preserved, prune the intertwined branches from the tree to be removed in order to avoid damaging the tree to be retained prior to cutting down the tree designated for removal.

7. Closing



In closing, trees with a DBH of 10cm or greater were inventoried for the property at 2080 Whitfield Road in the Township of Scugog. Trees within the wetland located on the property were not inventoried due to their assumed protection as part of the wetland. Ninety three of a total 185 trees are proposed to be removed as part of the proposed development. A large number of these trees are considered invasive species or hazards. Tree protection and impact mitigation measures have been proposed for those 69 trees that will be retained.

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Arborist Report 2080 Whitfield Road, Township of Scugog

Prepared for Honey Heights Development Ltd.

July 4, 2025

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Disclaimer

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Information obtained during the site investigations or received from third parties does not exhaustively cover all possible environmental conditions or circumstances that may exist in the Study Area. If a service is not expressly indicated, it should not be assumed that it was provided. Any discussion of the environmental conditions is based upon information provided and available at the time the conclusions were formulated.

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Maps



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Notes:
 [1] Imagery from Google Earth.
 [2] Contains information licensed under the Open Government Licence – Ontario.
 [3] The wetland limits are scheduled to be staked with the KRCA in July, 2025.

Map 1.

Key Map

Tree Protection Plan
2080 Whitfield Road, Port Perry
 Fourteen Estates Ltd.



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0 25 50 75 100 m

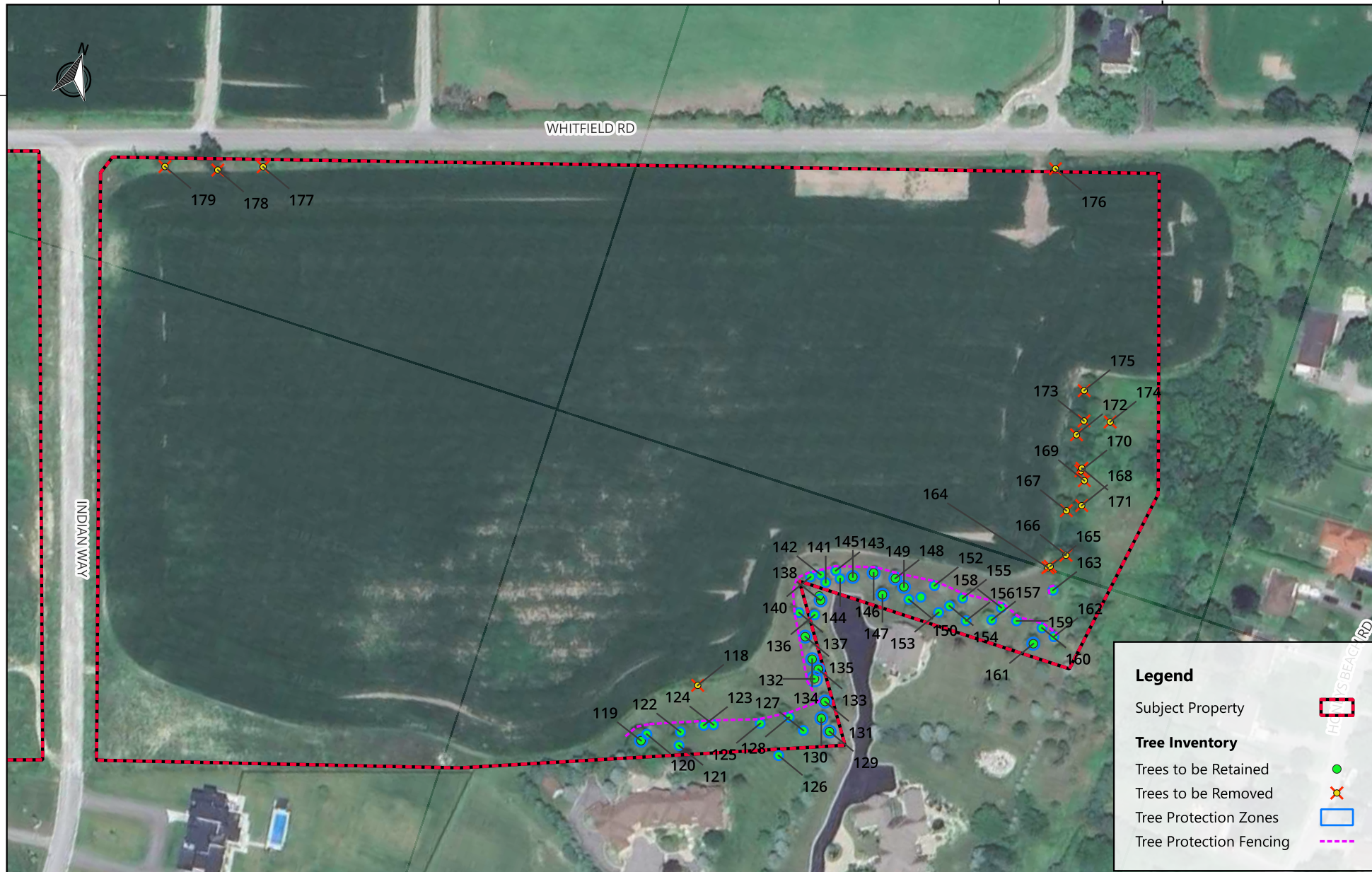
NAD83 / UTM zone 17N (EPSG:26917)

Notes:
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Map 2.

Tree Inventory Overview
 Western Parcel

Tree Protection Plan
2080 Whitfield Road, Port Perry
 Fourteen Estates Ltd.



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0 25 50 75 100 m

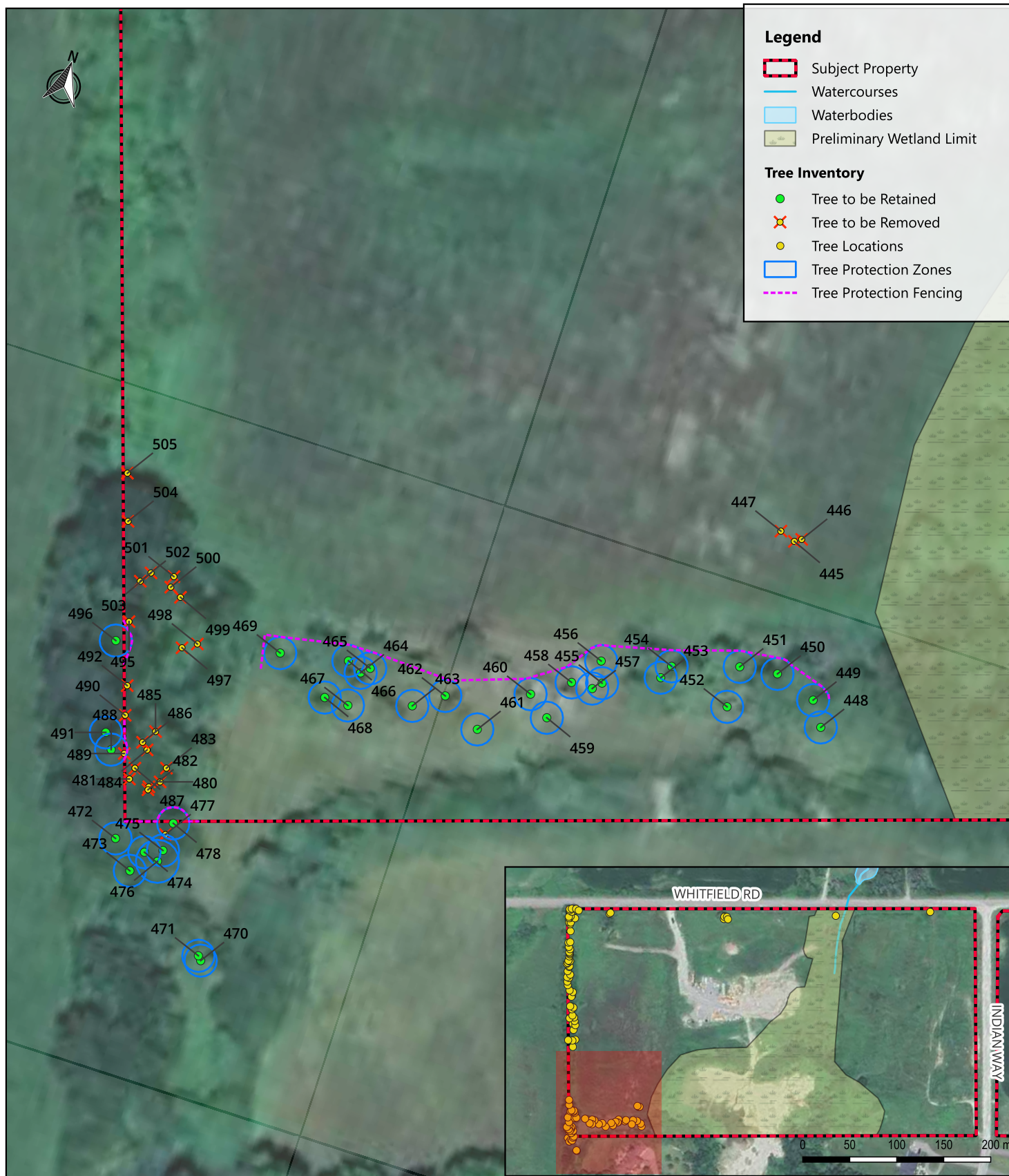
NAD83 / UTM zone 17N (EPSG:26917)

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Map 2a.

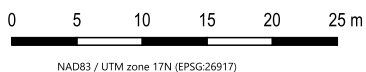
Tree Inventory Overview
 Eastern Parcel

Tree Protection Plan
2080 Whitfield Road, Port Perry
 Fourteen Estates Ltd.



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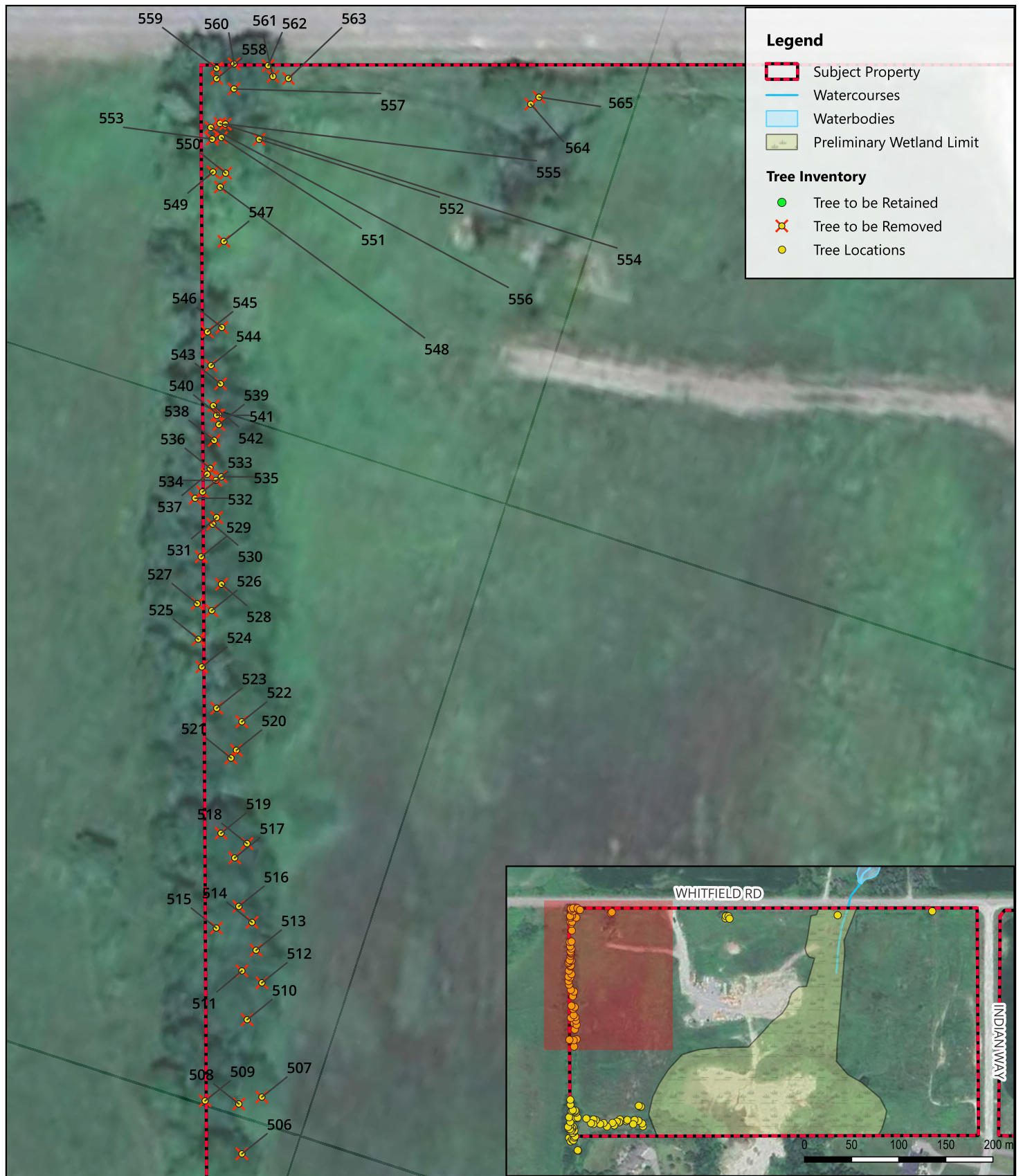


Notes:
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[3] The wetland limits are scheduled to be staked with the KRCA in July, 2025.

Map 2b.

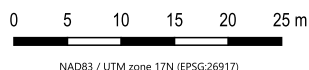
Tree Inventory Western Parcel
Southwest Corner

Tree Protection Plan
2080 Whitfield Road, Port Perry
Fourteen Estates Ltd.



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RESEARCH ASSOCIATES

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Map 2c.

Tree Inventory Western Parcel
Northwest Corner

Tree Protection Plan
2080 Whitfield Road, Port Perry
Fourteen Estates Ltd.



Appendix A

Tree Table

Tree Number	Ownership	Common Name	Scientific Name	DBH (cm)	TI	CS	CV	DL	Action	COMMENTS
118	Private	Black Walnut	<i>Juglans nigra</i>	10.5	G	G	G	3.0	Remove	
119	Private	Freeman's Maple	<i>Acer x freemanii</i>	34	G	G	G	5.0	Retain	
120	Private	Blue Spruce	<i>Picea pungens</i>	26	G	G	G	4.0	Retain	
121	Private	Freeman's Maple	<i>Acer x freemanii</i>	21	G	G	G	3.5	Retain	
122	Private	White Spruce	<i>Picea glauca</i>	22	G	G	G	2.5	Retain	
123	Private	Common Lilac	<i>Syringa vulgaris</i>	13	F	G	G	1.5	Retain	1.5m long wound in trunk that has healed
124	Private	White Spruce	<i>Picea glauca</i>	24	G	G	G	3.0	Retain	
125	Private	Red Oak	<i>Quercus rubra</i>	18	G	G	G	4.0	Retain	leaves look slightly diseased and some twig leaf die-back
126	Private	Bur Oak	<i>Quercus macrocarpa</i>	17	G	G	G	4.0	Retain	
127	Private	Red Oak	<i>Quercus rubra</i>	18	G	G	G	4.0	Retain	
128	Private	Red Oak	<i>Quercus rubra</i>	18	G	G	F	4.5	Retain	leaves look slightly diseased and some twig leaf die-back
129	Private	Blue Spruce	<i>Picea pungens</i>	35	G	G	G	3.5	Retain	
130	Private	Blue Spruce	<i>Picea pungens</i>	40	G	G	G	3.5	Retain	
131	Private	Blue Spruce	<i>Picea pungens</i>	35	G	G	G	3.5	Retain	
132	Private	Blue Spruce	<i>Picea pungens</i>	45	G	G	G	3.5	Retain	
133	Private	White Spruce	<i>Picea glauca</i>	35	G	G	G	3.5	Retain	
134	Private	Blue Spruce	<i>Picea pungens</i>	35	G	G	G	3.5	Retain	
135	Private	Blue Spruce	<i>Picea pungens</i>	32	G	G	G	2.5	Retain	
136	Private	White Spruce	<i>Picea glauca</i>	25	G	G	G	4.0	Retain	
137	Private	Red Pine	<i>Pinus resinosa</i>	19	G	G	G	2.5	Retain	Some healed wounds on trunk
138	Private	Blue Spruce	<i>Picea pungens</i>	37	G	G	G	5.0	Retain	
139	Private	Blue Spruce	<i>Picea pungens</i>	26	G	G	G	4.0	Retain	
140	Private	White Spruce	<i>Picea glauca</i>	23	G	G	G	4.5	Retain	
141	Private	White Spruce	<i>Picea glauca</i>	24	G	G	G	3.0	Retain	
142	Private	Blue Spruce	<i>Picea pungens</i>	21	G	G	G	3.5	Retain	
143	Private	Blue Spruce	<i>Picea pungens</i>	28	G	G	G	4.0	Retain	
144	Private	Norway Maple	<i>Acer platinoides</i>	13	G	G	G	2.0	Retain	

Tree Number	Ownership	Common Name	Scientific Name	DBH (cm)	TI	CS	CV	DL	Action	COMMENTS
145	Private	White Spruce	<i>Picea glauca</i>	34	G	G	G	4.5	Retain	
146	Private	Blue Spruce	<i>Picea pungens</i>	32	G	G	G	4.0	Retain	
147	Private	White Spruce	<i>Picea glauca</i>	32	G	G	G	3.0	Retain	
148	Private	Blue Spruce	<i>Picea pungens</i>	33	G	G	G	3.5	Retain	
149	Private	White Spruce	<i>Picea glauca</i>	33	G	G	G	3.0	Retain	
150	Private	White Spruce	<i>Picea glauca</i>	28	G	G	F	3.0	Retain	dead branches
151	Private	White Spruce	<i>Picea glauca</i>	28	G	G	G	3.5	Retain	Slight lean
152	Private	Blue Spruce	<i>Picea pungens</i>	24	G	G	G	3.0	Retain	
153	Private	White Spruce	<i>Picea glauca</i>	26	G	G	G	3.0	Retain	
154	Private	White Spruce	<i>Picea glauca</i>	26	G	G	G	3.0	Retain	
155	Private	Blue Spruce	<i>Picea pungens</i>	28	G	G	G	3.0	Retain	
156	Private	White Spruce	<i>Picea glauca</i>	28	G	G	G	3.5	Retain	
157	Private	Red Maple	<i>Acer rubrum</i>	29	G	G	G	4.0	Retain	
158	Private	Blue Spruce	<i>Picea pungens</i>	27	G	G	G	3.0	Retain	
159	Private	White Spruce	<i>Picea glauca</i>	28	G	G	G	4.0	Retain	
160	Private	White Spruce	<i>Picea glauca</i>	27	G	G	G	3.5	Retain	
161	Private	White Spruce	<i>Picea glauca</i>	34	G	G	G	4.0	Retain	
162	Private	Blue Spruce	<i>Picea pungens</i>	23	G	G	G	3.0	Retain	
163	Private	Manitoba Maple	<i>Acer negundo</i>	13, 8, 6	G	G	G	3.0	Retain	Multi-stem
164	Private	Manitoba Maple	<i>Acer negundo</i>	8	G	G	G	1.5	Remove	
165	Private	Manitoba Maple	<i>Acer negundo</i>	8	G	G	G	1.5	Remove	
166	Private	Manitoba Maple	<i>Acer negundo</i>	14, 18, 18	F	G	G	4.5	Remove	Multi-stem, irregular trunk bend
167	Private	Manitoba Maple	<i>Acer negundo</i>	34, 10	G	G	G	5.5	Remove	Multi-stem
168	Private	Black Cherry	<i>Prunus serotina</i>	12, 14	P	P	P		Remove	Nearly dead, 95% canopy die-back, Multi-stem
169	Private	Manitoba Maple	<i>Acer negundo</i>	14	G	G	G	3.0	Remove	
170	Private	Manitoba Maple	<i>Acer negundo</i>	20, 12	G	G	F	4.5	Remove	
171	Private	Manitoba Maple	<i>Acer negundo</i>	19, 10	G	G	F	4.5	Remove	
172	Private	Manitoba Maple	<i>Acer negundo</i>	41, 38	P	F	F	3.0	Remove	Multi-stem, trunk and crown decay/die-back

Tree Number	Ownership	Common Name	Scientific Name	DBH (cm)	TI	CS	CV	DL	Action	COMMENTS
173	Private	Manitoba Maple	<i>Acer negundo</i>	18, 17, 8	G	G	G	5.5	Remove	Multi-stem
174	Private	Manitoba Maple	<i>Acer negundo</i>	15	G	G	F	2.5	Remove	
175	Private	Manitoba Maple	<i>Acer negundo</i>	36, 28	P	P	F	4.5	Remove	Trunk broken in half, half of tree still standing, lean, multi-stem
176	Township	Manitoba Maple	<i>Acer negundo</i>	20, 14	G	G	G	4.5	Remove	
177	Township	Unidentified Dead Tree	-	60	P	P	P		Remove	Dead tree
178	Township	Red Elm	<i>Ulmus rubra</i>	75	G	F	G	8.0	Remove	Evidence of canopy-trimming to accommodate powerlines.
179	Township	Hawthorn sp.	<i>Crataegus sp.</i>	27	G	G	F	5.5	Remove	
446	Private	White Pine	<i>Pinus strobus</i>	28	G	G	G	2.0	Retain	
447	Private	White Ash	<i>Fraxinus americana</i>	24	F	P	P	1.5	Remove	E.A.B exit holes
448	Private	White Pine	<i>Pinus strobus</i>	23.7	G	G	G	2.0	Retain	
449	Private	White Pine	<i>Pinus strobus</i>	25	G	G	G	2.5	Retain	
450	Private	White Pine	<i>Pinus strobus</i>	26	G	G	G	3.0	Retain	
451	Private	White Pine	<i>Pinus strobus</i>	22.8	G	G	G	2.0	Retain	
452	Private	White Pine	<i>Pinus strobus</i>	24	G	G	G	1.5	Retain	
453	Private	White Pine	<i>Pinus strobus</i>	21.5	G	G	G	1.0	Retain	
454	Private	White Pine	<i>Pinus strobus</i>	19.7	G	G	G	2.0	Retain	Point 455 not associated with a tree
456	Private	Blue Spruce	<i>Picea pungens</i>	15	G	G	G	1.0	Retain	
457	Private	Blue Spruce	<i>Picea pungens</i>	14.2	G	G	G	1.0	Retain	
458	Private	Blue Spruce	<i>Picea pungens</i>	12	G	F	F	1.0	Retain	Some dead branches
459	Private	Blue Spruce	<i>Picea pungens</i>	12	G	F	F	1.0	Retain	Some dead branches
460	Private	Blue Spruce	<i>Picea pungens</i>	14	G	F	F	1.0	Retain	Some dead branches
461	Private	White Pine	<i>Pinus strobus</i>	16.6	G	G	G	2.0	Retain	
462	Private	White Pine	<i>Pinus strobus</i>	15.5	G	G	G	2.0	Retain	
463	Private	White Pine	<i>Pinus strobus</i>	14.8	G	G	G	1.5	Retain	
464	Private	White Pine	<i>Pinus strobus</i>	15.7	G	G	G	2.5	Retain	
465	Private	White Pine	<i>Pinus strobus</i>	16.5	G	G	G	2.0	Retain	
466	Private	White Pine	<i>Pinus strobus</i>	21.9	G	G	G	2.0	Retain	

Tree Number	Ownership	Common Name	Scientific Name	DBH (cm)	TI	CS	CV	DL	Action	COMMENTS
467	Private	White Pine	<i>Pinus strobus</i>	14	G	G	G	2.0	Retain	
468	Private	White Pine	<i>Pinus strobus</i>	16	G	G	G	3.0	Retain	
469	Private	White Pine	<i>Pinus strobus</i>	17.1	G	G	G	2.0	Retain	
470	Private	White Pine	<i>Pinus strobus</i>	25.2	G	G	G	3.0	Retain	
471	Private	White Pine	<i>Pinus strobus</i>	25.8	G	G	G	3.0	Retain	
472	Private	Black Locust	<i>Robinia pseudoacacia</i>	26	F	P	P	3.0	Remove	Topped by storm
473	Private	Basswood	<i>Tilia americana</i>	15.6	G	G	G	1.0	Remove	
474	Private	Basswood	<i>Tilia americana</i>	11.5	G	G	G	1.0	Remove	
475	Private	Basswood	<i>Tilia americana</i>	10.2	G	G	G	1.0	Remove	
476	Private	Basswood	<i>Tilia americana</i>	29.6	G	G	G	3.5	Remove	
477	Private	Basswood	<i>Tilia americana</i>	Dead					Remove	
478	Private	Basswood	<i>Tilia americana</i>	12.5	G	G	G	2.5	Remove	Lean
479	Private	Basswood	<i>Tilia americana</i>	27.5	G	F	G	2.5	Remove	Multi stem - 16.5, 14
480	Private	Basswood	<i>Tilia americana</i>	34	G	G	F	3.5	Remove	
481	Private	Basswood	<i>Tilia americana</i>	15	G	F	F	4.0	Remove	Mult stem - 3 stems <10 cm
482	Private	Basswood	<i>Tilia americana</i>	19	G	G	G	2.0	Remove	Mild lean
483	Private	Basswood	<i>Tilia americana</i>	33.5	G	F	G	3.5	Remove	Mult stem - 14.7, canopy poor in smaller stem
484	Private	Basswood	<i>Tilia americana</i>	12	F	F	F	2.0	Remove	Medium lean
485	Private	Basswood	<i>Tilia americana</i>	18.2	G	P	P	2.5	Remove	Main leader broken
486	Private	Easten Cottonwood	<i>Populus detloides</i>	35.3	F	P	P	5.0	Remove	Cavities, lean
487	Private	Basswood	<i>Tilia americana</i>	13.5	G	G	G	2.0	Remove	
488	Private	Basswood	<i>Tilia americana</i>	19	G	G	G	3.5	Remove	
489	Private	Easten Cottonwood	<i>Populus detloides</i>	17.8	F	G	G	2.0	Remove	Lean
490	Private	Easten Cottonwood	<i>Populus detloides</i>	15	G	F	G	1.0	Remove	
491	Private	Easten Cottonwood	<i>Populus detloides</i>	16	G	F	G	2.0	Remove	
492	Private	Basswood	<i>Tilia americana</i>	67	G	G	G	7.0	Remove	Multi stem - 21, 50.4, lean
495		Basswood	<i>Tilia americana</i>	12	G	F	F	2.0	Remove	
496	Private	Easten Cottonwood	<i>Populus detloides</i>	25.8	G	G	G	4.0	Remove	Lean
497	Private	Easten Cottonwood	<i>Populus detloides</i>	24.2	F	P	P	2.0	Remove	Medium lean

Tree Number	Ownership	Common Name	Scientific Name	DBH (cm)	TI	CS	CV	DL	Action	COMMENTS
498	Private	Basswood	<i>Tilia americana</i>	23.6	G	F	G	2.0	Remove	
499	Private	Basswood	<i>Tilia americana</i>	11.2	G	G	G	4.0	Remove	
500	Private	Easten Cottonwood	<i>Populus detloides</i>	12.3	G	F	G	3.0	Remove	
501	Private	Easten Cottonwood	<i>Populus detloides</i>	25.8	G	F	G	3.0	Remove	
502	Private	Easten Cottonwood	<i>Populus detloides</i>	27	G	G	G	2.5	Remove	
503	Private	Basswood	<i>Tilia americana</i>	40	G	G	G	6.0	Remove	
504	Private	Trembling Aspen	<i>Populus tremuloides</i>	15.4	G	G	G	2.0	Remove	
505	Private	Trembling Aspen	<i>Populus tremuloides</i>	13.6	G	G	G	2.0	Remove	
506	Private	Basswood	<i>Tilia americana</i>	23.5	G	G	G	3.0	Remove	
507	Private	Black Locust	<i>Robinia pseudoacaia</i>	15.6	G	G	G	3.0	Remove	
508	Private	Black Locust	<i>Robinia pseudoacaia</i>	16	G	F	G	2.0	Remove	
509	Private	Black Locust	<i>Robinia pseudoacaia</i>	21	G	G	G	2.5	Remove	Multi stem - 13
510	Private	Black Locust	<i>Robinia pseudoacaia</i>	39	G	G	G	5.0	Remove	
511	Private	Black Locust	<i>Robinia pseudoacaia</i>	14.3	G	G	G	1.5	Remove	
512	Private	Black Locust	<i>Robinia pseudoacaia</i>	28.5	G	G	G	4.0	Remove	
513	Private	Black Locust	<i>Robinia pseudoacaia</i>	28.2	G	F	F	5.0	Remove	
514	Private	Sugar Maple	<i>Acer saccharinium</i>	13	G	G	G	2.0	Remove	
515	Private	Sugar Maple	<i>Acer saccharinium</i>	22.5	G	G	G	2.0	Remove	
516	Private	Black Locust	<i>Robinia pseudoacaia</i>	25.8	G	F	F	2.0	Remove	
517	Private	Black Locust	<i>Robinia pseudoacaia</i>	37	G	F	G	2.5	Remove	
518	Private	Black Locust	<i>Robinia pseudoacaia</i>	16.9	G	G	G	2.0	Remove	
519	Private	Black Locust	<i>Robinia pseudoacaia</i>	21.2	G	F	G	1.5	Remove	
520	Private	Black Locust	<i>Robinia pseudoacaia</i>	32.3	P	P	P	1.5	Remove	Mulit stem - 32
521	Private	Black Locust	<i>Robinia pseudoacaia</i>	32.5	P	P	P	1.5	Remove	
522	Private	Black Locust	<i>Robinia pseudoacaia</i>	32.7	P	P	P	1.5	Remove	
523	Private	Black Locust	<i>Robinia pseudoacaia</i>	25.2	P	P	P	1.5	Remove	
524	Private	Black Locust	<i>Robinia pseudoacaia</i>	46	P	P	P	1.5	Remove	
525	Private	Black Locust	<i>Robinia pseudoacaia</i>	37.3	P	P	P	1.5	Remove	
526	Private	Black Locust	<i>Robinia pseudoacaia</i>	40	P	P	P	1.5	Remove	Multi stem - 26.2
527	Private	Black Locust	<i>Robinia pseudoacaia</i>	26.2	P	P	P	1.5	Remove	

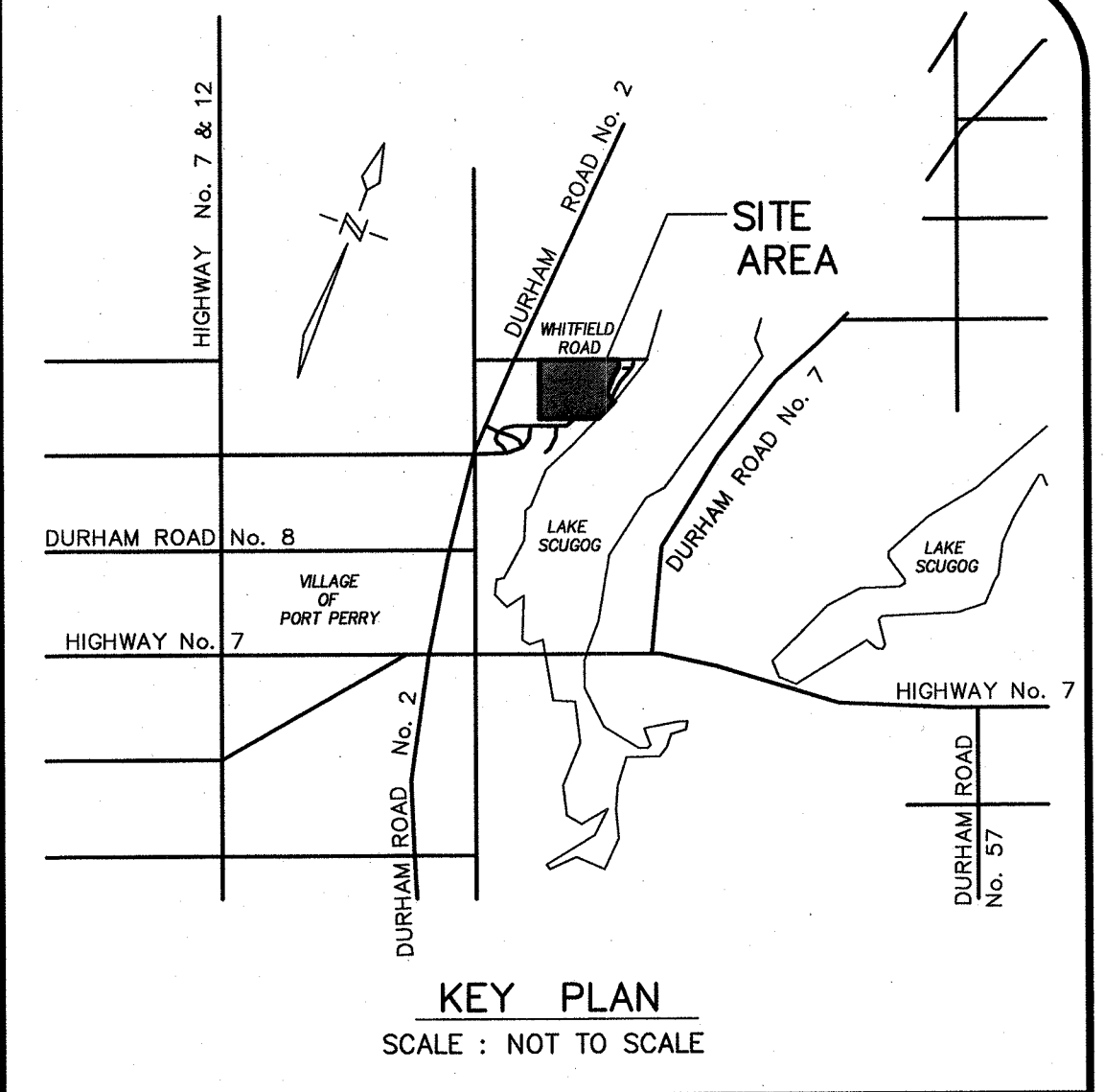
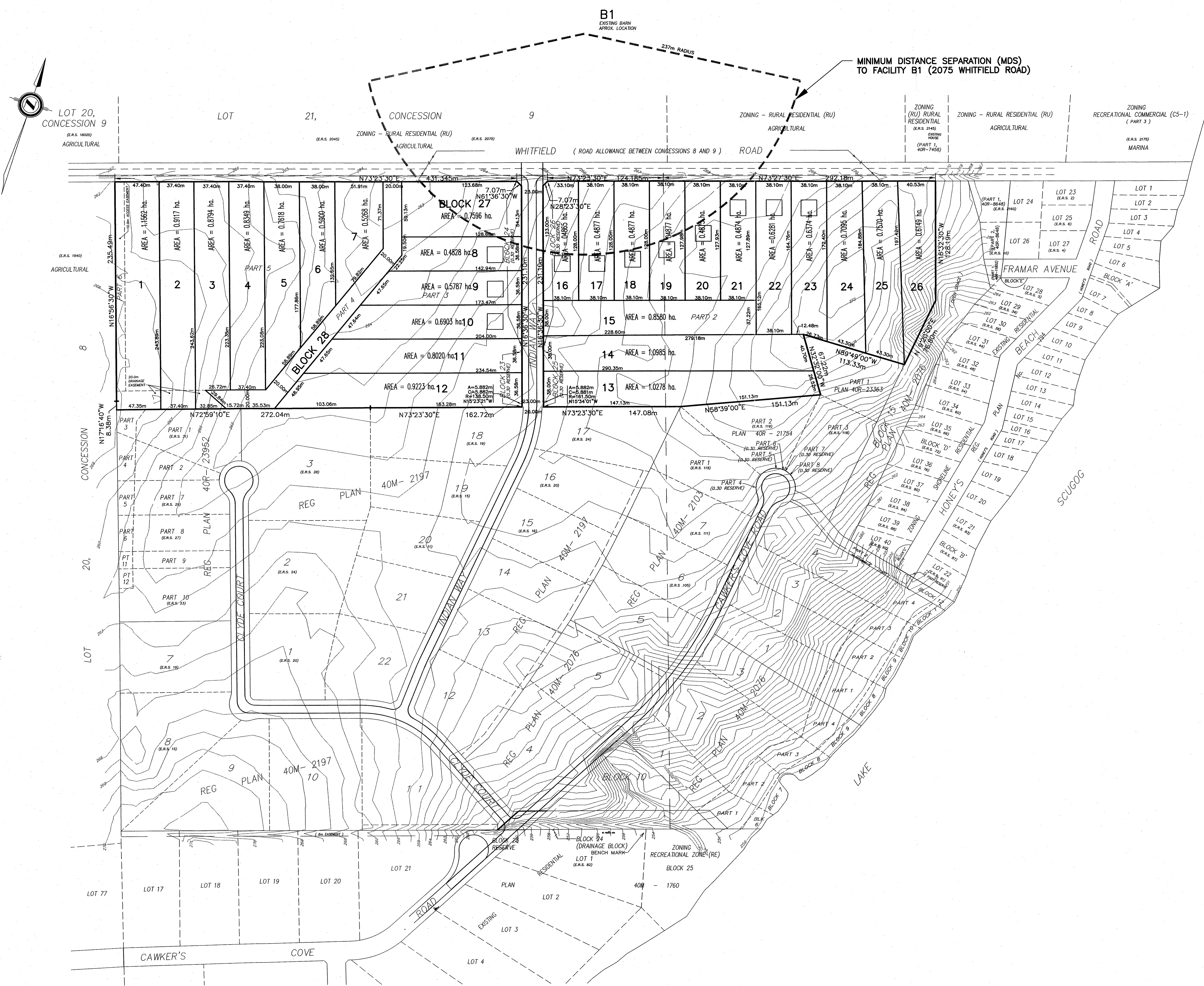
Tree Number	Ownership	Common Name	Scientific Name	DBH (cm)	TI	CS	CV	DL	Action	COMMENTS
528	Private	Black Locust	<i>Robinia pseudoacacia</i>	29.3	P	P	P	1.5	Remove	
529	Private	Black Locust	<i>Robinia pseudoacacia</i>	33	P	P	P	1.5	Remove	
530	Private	Black Locust	<i>Robinia pseudoacacia</i>	35.1	P	P	P	1.5	Remove	Multi stem - 26
531	Private	Black Locust	<i>Robinia pseudoacacia</i>	35.5	P	P	P	1.5	Remove	Mulit stem - 32
532	Private	Black Locust	<i>Robinia pseudoacacia</i>	12.3	P	P	P	1.5	Remove	
533	Private	Black Locust	<i>Robinia pseudoacacia</i>	41.6	P	P	P	1.5	Remove	
534	Private	Black Locust	<i>Robinia pseudoacacia</i>	41	P	P	P	1.5	Remove	
535	Private	Black Locust	<i>Robinia pseudoacacia</i>	33.3	P	P	P	1.5	Remove	
536	Private	Black Locust	<i>Robinia pseudoacacia</i>	39.1	P	P	P	1.5	Remove	
537	Private	Black Locust	<i>Robinia pseudoacacia</i>	31.7	P	P	P	1.5	Remove	
538	Private	Black Locust	<i>Robinia pseudoacacia</i>	48.1	P	P	P	1.5	Remove	
539	Private	Black Locust	<i>Robinia pseudoacacia</i>	15	P	P	P	1.5	Remove	Mulit stem - 12, 11.2
540	Private	Black Locust	<i>Robinia pseudoacacia</i>	36.7	P	P	P	1.5	Remove	
541	Private	Black Locust	<i>Robinia pseudoacacia</i>	36	P	P	P	1.5	Remove	
542	Private	Black Locust	<i>Robinia pseudoacacia</i>	38.9	P	P	P	1.5	Remove	
543	Private	Black Locust	<i>Robinia pseudoacacia</i>	30.6	P	P	P	1.5	Remove	Multi stem - 22.2
544	Private	Black Locust	<i>Robinia pseudoacacia</i>	32	P	P	P	1.5	Remove	
545	Private	Black Locust	<i>Robinia pseudoacacia</i>	38	P	P	P	1.5	Remove	
546	Private	Black Locust	<i>Robinia pseudoacacia</i>	45.5	P	P	P	1.5	Remove	
547	Private	Black Locust	<i>Robinia pseudoacacia</i>	47.9	P	P	P	1.5	Remove	
548	Private	Black Locust	<i>Robinia pseudoacacia</i>	58	P	P	P	1.5	Remove	
549	Private	Sugar Maple	<i>Acer saccharinum</i>	23.9	G	G	G	2.0	Remove	
550	Private	Sugar Maple	<i>Acer saccharinum</i>	47.5	G	G	G	5.0	Remove	
551	Private	Sugar Maple	<i>Acer saccharinum</i>	37.5	G	P	P	6.0	Remove	Topped by storm
552	Private	Black Walnut	<i>Juglans nigra</i>	11	G	G	G	1.5	Remove	
553	Private	Sugar Maple	<i>Acer saccharinum</i>	30	G	P	F	4.0	Remove	
554	Private	Black Locust	<i>Robinia pseudoacacia</i>	31.6	P	P	P	1.5	Remove	
555	Private	Black Locust	<i>Robinia pseudoacacia</i>	40.7	P	P	P	1.5	Remove	
556	Private	White Ash	<i>Fraxinus americana</i>	11.3	G	G	G	3.0	Remove	
557	Private	White Ash	<i>Fraxinus americana</i>	10	G	G	G	1.5	Remove	

Tree Number	Ownership	Common Name	Scientific Name	DBH (cm)	TI	CS	CV	DL	Action	COMMENTS
558	Township	White Ash	<i>Fraxinus americana</i>	11.3	F	G	F	1.0	Remove	E.A.B exit holes
559	Township	White Ash	<i>Fraxinus americana</i>	12.5	G	G	G	2.0	Remove	
560	Township	White Ash	<i>Fraxinus americana</i>	10	G	G	G	2.0	Remove	
561	Township	Black Locust	<i>Robinia pseudoacacia</i>	12	G	F	G	1.5	Remove	
562	Private	White Ash	<i>Fraxinus americana</i>	11.6	G	G	G	2.0	Remove	
563	Township	White Ash	<i>Fraxinus americana</i>	24.2	G	G	G	2.0	Remove	Multi stem - 12.6
564	Private	Balsam Poplar	<i>Populus balsamifera</i>	24.3	G	F	G	2.5	Remove	
565	Private	Balsam Poplar	<i>Populus balsamifera</i>	25.1	G	F	G	2.0	Remove	
566	Private	Balsam Poplar	<i>Populus balsamifera</i>	32	G	F	G	3.0	Remove	
567	Private	Balsam Poplar	<i>Populus balsamifera</i>	17.6	G	P	F	1.5	Remove	
568	Private	Balsam Poplar	<i>Populus balsamifera</i>	16.5	G	F	G	1.0	Remove	
569	Private	Balsam Poplar	<i>Populus balsamifera</i>	20.2	G	P	F	1.5	Remove	
570	Private	Black Walnut	<i>Juglans nigra</i>	20.4	G	F	G	3.0	Remove	Multi stem - 19, 13.6, 11.5
571	Private	Sugar Maple	<i>Acer saccharinum</i>	17.3	G	G	G	2.0	Remove	Multi stem - 12.7, 12.4, 10



Appendix B

Proposed Site Plan



LAND USE SCHEDULE				
PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS	AREA (ha)
RESIDENTIAL				
LOW DENSITY RESIDENTIAL SINGLE DETACHED	LOTS 1-26	26	26	18.3907
NON RESIDENTIAL				
DETENTION POND	BLOCK 27	1	0	0.7596
20m DRAINAGE EASEMENT (PART 4, 40R-22323)	BLOCK 28	1	0	0.6771
NOTE: - EXIST. 0.30m RESERVE BLOCKS 23, 24, 25 & 26 ALONG INDIAN WAY TO BE CONVEYED BACK TO THE DEVELOPER. - AREAS OF EXIST. 0.30m RESERVES HAVE BEEN INCLUDED IN THE TOTAL AREA OF 19.8274ha.				
TOTALS		28	26	19.8274

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT	
E NORTH - AGRICULTURE LANDS SOUTH - RESIDENTIAL EAST - RESIDENTIAL WEST - AGRICULTURE LANDS H - INDIVIDUAL DRILLED WELLS I - TILL K - NO MUNICIPAL SERVICES	G - SHOWN ON PLAN

OWNER'S AUTHORIZATION	SURVEYOR'S CERTIFICATE
I/WE BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL SIGNED _____ TITLE _____ DATE _____	I HEREBY CERTIFY THAT THE BOUNDARY OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ONTARIO LAND SURVEYORS SIGNED <i>Ralph F. Biddle</i> O.L.S. 44620024 C. 00 DATE <i>MAY 26, 2025</i>

No.	REVISION	DATE	BY	APPROVED

**DRAFT PLAN
OF SUBDIVISION**
PART OF LOT 21 & 22, CONCESSION 8
FORMERLY IN THE TOWNSHIP OF REACH
NOW IN THE
TOWNSHIP OF SCUGOG
REGIONAL MUNICIPALITY OF DURHAM

**D.G. BIDDLE
& ASSOCIATES**
CONSULTING ENGINEERS & PLANNERS

481 Taunton Rd W, Oshawa ON
150 King St, Peterborough ON
Phone: 905-576-8500
info@dgibiddle.com
dgibiddle.com

SCALE: 1:2000	112112
DRAWN BY: B.B.	DP-1
DESIGN BY: M.J.F.	
CHECKED BY: M.J.F.	
PLOT DATE: 04/16/2025	

Appendix C

Tree Protection Fencing

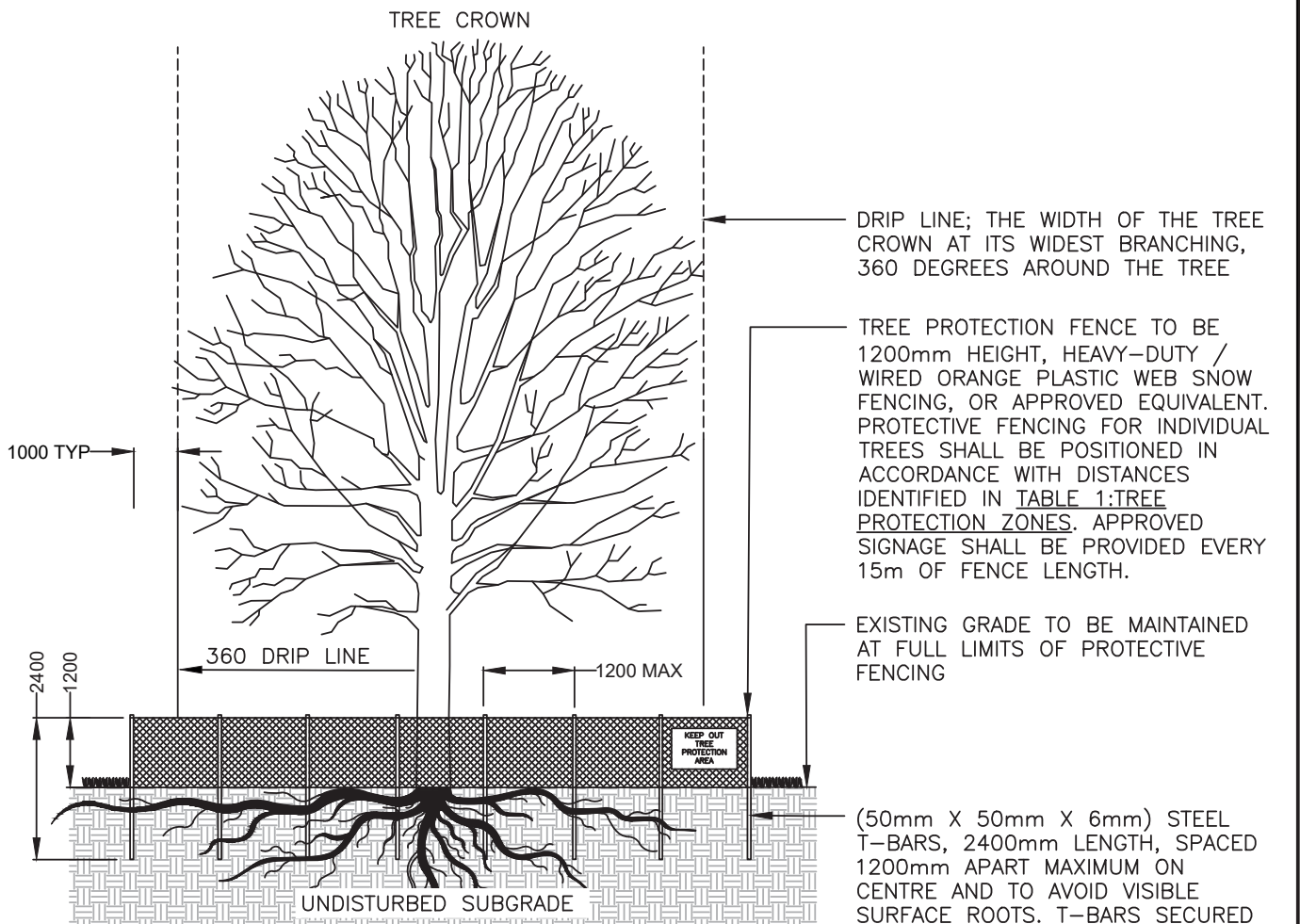


TABLE 1: TREE PRESERVATION ZONE

DBH (Diameter at Breast Height) Trunk Diameter (cm)	Minimum Protection Zone (TPZ) Distance Required (m)
less than 10	1.2
10 - 29	1.8
30 - 40	2.4
41 - 50	3.0
51 - 60	3.6
61 - 70	4.2
71 - 80	4.8
81 - 90	5.4
91 - 100	6.0
> 100	6cm / 1cm dia.

* measurement of DBH taken at 1.4m above grade
* TPZ distances measured from outside edge of trunk flare

NOTES:

1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED
2. ALL PROTECTIVE FENCING TO BE LOCATED AS DIRECTED BY I.S.A CERTIFIED ARBORIST
3. TPZ FENCING SHALL NOT BE ATTACHED TO TREES
4. ALL TREE PROTECTION SHALL BE IN PLACE AND MUST BE INSPECTED AND APPROVED BY THE TOWN PRIOR TO ANY CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES HAVE CONCLUDED, OR AS DIRECTED BY THE CONSULTING ARBORIST
5. NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE
6. REFER TO TREE INVENTORY & PRESERVATION PLAN FOR REQUIRED FENCING TYPE
7. REFER TO TOWN OF WHITBY STANDARD #702 FOR GENERAL TREE PROTECTION NOTES

THE CORPORATION OF THE TOWN OF WHITBY

PLANNING & DEVELOPMENT DEPARTMENT

CHECKED	
APPROVED	
SCALE:	N.T.S

LIGHT DUTY TREE PRESERVATION FENCE

DWG. DATE:	JANUARY 2021
REVISION No.:	002
REVISION DATE:	MAY, 2022
DWG No.	700

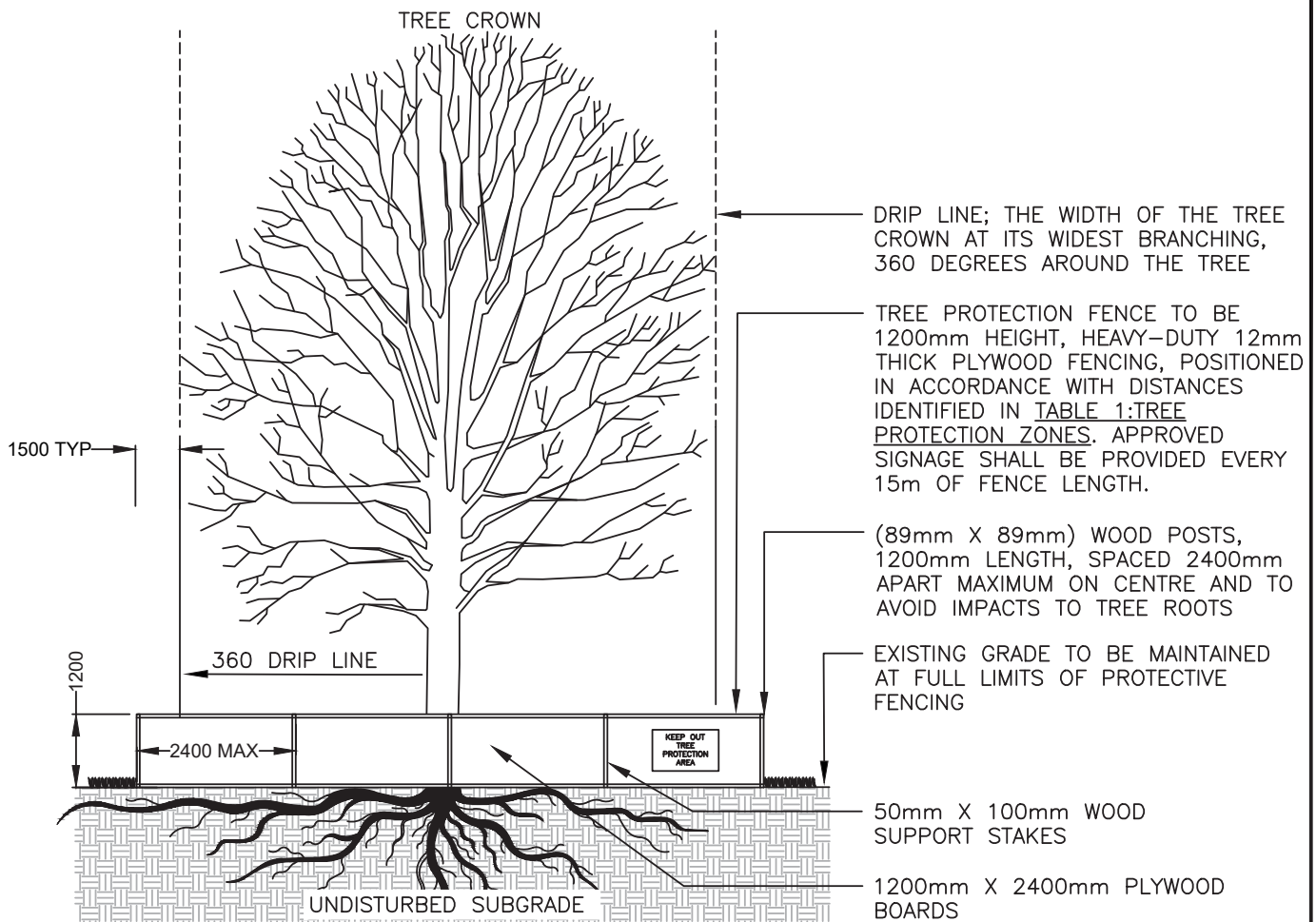
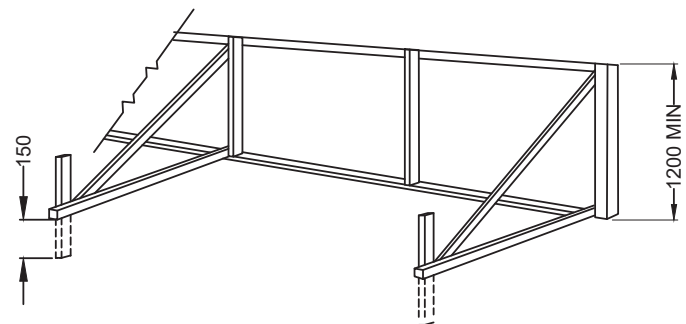


TABLE 1: TREE PRESERVATION ZONE

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less than 10	1.2
10 - 29	1.8
30 - 40	2.4
41 - 50	3.0
51 - 60	3.6
61 - 70	4.2
71 - 80	4.8
81 - 90	5.4
91 - 100	6.0
> 100	6cm / 1cm dia.

* measurement of DBH taken at 1.4m above grade
* TPZ distances measured from outside edge of trunk flare

FENCE CONSTRUCTION



* all connection points to be rigid
** all supporting stakes and hoarding posts to be wood 50mm x 100mm members
*** dashed line represent below grade

NOTES:

1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED
2. ALL PROTECTIVE FENCING TO BE LOCATED AS DIRECTED BY I.S.A CERTIFIED ARBORIST
3. TPZ FENCING SHALL NOT BE ATTACHED TO TREES
4. ALL TREE PROTECTION SHALL BE IN PLACE AND MUST BE INSPECTED AND APPROVED BY THE TOWN PRIOR TO ANY CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES HAVE CONCLUDED, OR AS DIRECTED BY THE CONSULTING ARBORIST
5. NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE
6. REFER TO TREE INVENTORY & PRESERVATION PLAN FOR REQUIRED FENCING TYPE
7. REFER TO TOWN OF WHITBY STANDARD #702 FOR GENERAL TREE PROTECTION NOTES

THE CORPORATION OF THE TOWN OF WHITBY

PLANNING & DEVELOPMENT DEPARTMENT

CHECKED	
APPROVED	
SCALE:	N.T.S

HEAVY DUTY TREE PRESERVATION FENCE

DWG. DATE:	JANUARY 2021
REVISION No.:	002
REVISION DATE:	MAY, 2022
DWG No.	701