JACKSON ARBORICULTURE INC.
CONSULTING AND GIS ANALYSIS
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BRANTFORD ON
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30 October 2024

Adesso Design Inc.
69 John St. S., Suite 250
Hamilton, ON L8N 2B9

Re: Arborist Report – Wooded Area Tree Inventory
130 Mountainview Road North, Halton Hills, ON

Introduction

Jackson Arboriculture Inc. was retained by Adesso Design Inc., hereby referred to as the client, to provide an Arborist Report for a property situated at 130 Mountainview Road North in the Town of Halton Hills, Ontario, in accordance with the guidelines and requirements set out by the Town of Halton Hills. It is understood that an application will be filed with the Town for the construction of a residential development.

A wooded area residing on subject property and the trees residing within will require removal to accommodate soil remediation works. The wooded area residing on site was sampled by LGL Limited in 2022. LGL Limited field staff conducted 25 density plots within the feature to evaluate potential woodland significance. The results of LGL Limited's assessments are outlined in the document entitled Evaluation of Woodlot Significance dated 5th of April 2022 and included in Appendix A of this Arborist Report. The findings of LGL's evaluation indicate that the wooded area on site is 2.43 ha and does not meet the minimum density definition of a woodland (or Significant Woodland) as per the Regional Official Plan.

GEI Consulting completed a review of woodland significance based on LGL Limited's Natural Heritage Existing Conditions Report, in the context of Regional and Provincial policies, in their Scoped Environmental Impact Study dated August 2024. GEI Consulting's EIS confirms the conclusion made by LGL in that the wooded feature on site is not a significant woodland.

Wooded Area Tree Inventory

The field data collected in LGL's density plots was utilized to extrapolate the approximate number of trees within the wooded area. Based on LGL's assessments a total of 25 density plots (100 m^2) were sampled on site, for a total of 0.25 ha of sampled area. Refer to Table 1 for a summary of the tree tally information collected in the LGL density plots.

Considering that the wooded area is 2.43 ha, a 9.75 factor was applied to the density summary (Table 1) to determine the approximate number of trees, classified by species and size class, that reside within the wooded area. The results of the extrapolation indicate that a total of 1818 any sized trees reside within the wooded area. Of those 1818 trees residing within the wooded area, 768 are larger than 12 cm in diameter. Refer to Table 2 for a summary of the extrapolated tree inventory of the wooded area.

Table 1. Summary of LGL Density Plots

Species	≤5 cm	>5 ≤12 cm	>12 ≤20 cm	>20 cm	Totals
Acer negundo	16	31	15	43	**105**
Acer platanoides	2	4	1	3	**10**
Juglans nigra	13	12	9	8	**42**
Ulmus americana	2	0	0	0	**2**
Ulmus spp.	0	0	0	0	**0**
Populus grandidentata	0	1	0	0	**1**
Acer saccharum	0	3	0	0	**3**
Fraxinus spp.	18	6	0	0	**24**
Totals:	**51**	**57**	**25**	**54**	**187**

Table 2. Extrapolated Tree Inventory

Species	≤5 cm	>5 ≤12 cm	>12 ≤20 cm	>20 cm	Totals
Acer negundo	156	301	146	418	**1021**
Acer platanoides	19	39	10	29	**97**
Juglans nigra	126	117	87	78	**408**
Ulmus americana	19	0	0	0	**19**
Ulmus spp.	0	0	0	0	**0**
Populus grandidentata	0	10	0	0	**10**
Acer saccharum	0	29	0	0	**29**
Fraxinus spp.	175	58	0	0	**233**
Totals:	**496**	**554**	**243**	**525**	**1818**

Of the trees residing within the wooded area 61% are comprised of invasive species (Manitoba Maple and Norway Maple). An additional 13% of the trees residing within the wooded area are comprised of Ash trees declining due to the Emerald Ash Borer. In total, 74% of the trees residing within the wooded area are comprised of invasive and diseased tree species.

Discussion

It is understood that the subject site is a Brownfields property due to historical industrial and commercial use. In order to remediate contaminated soil on site the removal of the entire wooded

area will be required. As a result, the removal of approximately 1818 any size tree, or approximately 768 trees larger than 12 cm in diameter will be required.

It is noted that some of the LGL density plots could possibly be grouped together to form a woodland regulated by the Regional Woodland By-law No. 121-05. However, Section 4 of the Regional By-law provides exemptions for woodlands that require removal in accordance with an approved development application under the Planning Act. There are no provisions within the Regional By-law that prevent the approval of a development application where By-law regulated trees reside on a property. As such, the Regional By-law regulates the trees until the time that there is an approved development application, but the By-law does not prevent approval of a development application.

Considering that the wooded area is dominated by invasive and diseased tree species, is exhibiting low ecological integrity and is identified for development within the Regional Official Plan, the feature poses a low constraint to development.

Recommendations

The previous woodland inventories do not provide any information regarding species-at-risk (SAR). However, the Scoped EIS prepared by GEI Consulting concluded that the wooded area on site is not SAR roosting habitat nor is there is any significant wildlife habitat on site. As such, no additional SAR surveys are required.

There are three residential properties at 11, 15 and 17 River Drive that back onto the subject property. Prior to any soil remediation work occurring on the subject property, a Certified Arborist must determine if there are any trees on neighbouring property within 6 m of the property boundaries. If any trees are present a Certified Arborist should be on site during soil remediation works to ensure that neighbouring trees are not damaged by the soil remediation works. Sensitive excavation methods may be required to remove soil adjacent to neighbouring trees.

Respectfully submitted,
Jackson Arboriculture Inc.

Jeremy Jackson

Jeremy Jackson, H.B.Sc.,
ISA Certified Arborist #ON-1089A
GIS Analyst

References

GEI Consulting. 2024. Scoped Environmental Impact Study 130 Mountainview Road, Halton Hills, ON. 18pp +Appendices.

LGL Limited. 2022. Evaluation of Woodlot Significance 130 Mountainview Road, Town of Halton Hills ON. 4 pp +Appendices.

Appendix A – LGL Limited Evaluation of Woodland Significance

LGL Limited
22 Fisher Street, P.O. Box 280
King City, Ontario CANADA L7B 1A6
Tel: (905) 833-1244 Fax: (905) 833-1255
Email: kingcity@lgl.com web: www.lgl.com

April 5, 2022

Mr. Arik Auerbach, LLB
Principal
Gilbach Real Estate Development
Yonge & Richmond Centre
151 Yonge Street, Suite 1100
Toronto, ON, M5C 2W7

Dear Mr. Auerbach:

Re: 130 Mountainview Road, Town of Halton Hills, ON
Evaluation of Woodlot Significance

Introduction

The property located at 130 Mountainview Road in the Town of Halton Hills is being considered for purchase for future development. Since much of the property is covered by woodlot, an evaluation is required to determine if the woodlot meets the criteria as a "significant woodland" in accordance with the Provincial Policy Statement (2020), the Halton Region Official Plan (2021 Office Consolidation), the Halton Region Tree By-law 121-05 (2005), the Halton Hills Official Plan (2019 Office Consolidation) and the Halton Hills Comprehensive Zoning By-law 2010-0050. The property is designated 'High Density Residential/Mixed Use Area 1', a 'Redevelopment Site' and 'Rail Buffer' in Schedule H3 – Georgetown GO Station Area Land Use Plan of the Halton Hills Official Plan. The corner of Mountainview Road and River Drive is also identified as a 'Gateway' to the Georgetown GO Station. The property is zoned for 'Development' in Schedule A3-2 - Georgetown to Comprehensive Zoning By-law 2010-0050. The property is identified as Urban Area in Map 1 – Regional Structure of the Halton Region Official Plan. No natural heritage features have been designated on or adjacent to the property in official plans or zoning by-laws. The location of the property is shown in **Figure 1**.

Field Investigations

A reconnaissance-level field investigation was conducted on March 17, 2022 to evaluate the significance of the woodlot located at 130 Mountainview Road in the Town of Halton Hills. Based on the results of the reconnaissance-level field investigation, it was determined that a detailed field investigation was required to conduct a more rigorous evaluation of the significance of the woodlot. The second field investigation

was conducted on March 29, 2022. Both field investigations were performed outside of the growing season. The purpose of the field investigations was to collect sufficient data to determine if the woodlot meets the criteria for "significance" within the Town of Halton Hills.

Site Conditions

Semi-natural features were identified within the property according to the Ecological Land Classification for Southern Ontario: First Approximation and Its Application (ELC, Lee et al. 1998). The primary vegetation community consisted of mineral cultural woodland (CUW1), as presented in **Figure 2.**

A range of tree species were identified including sugar maple (*Acer saccharum*), Manitoba maple (*Acer negundo*), black walnut (*Juglans nigra*), ash (*Fraxinus* sp.) and white elm (*Ulmus americana*). Ash trees were often in a state of decline or dead likely due to impacts associated with the Emerald Ash Borer (*Agrilus planipennis*). Shrub and woody vine species included common buckthorn (*Rhamnus cathertica*), Tatarian honeysuckle (*Lonicera tatarica*), staghorn sumac (*Rhus typhina*) and riverbank grape (*Vitis riparia*). Woody debris, either dead snags or deadfall ranged from occasional to abundant in areas. Several gaps across the cultural woodland were observed, including within the central portion of the property where woody species have occasionally colonized. There were several small, wet inclusions that also interrupted the canopy cover.

Determination of "Woodland" and "Significance"

The Halton Region Official Plan (2021, November 10), Section 277(2), indicates that a woodland that is 2 ha or greater within the Urban Area is considered "significant." A "woodland" is defined under the *Forestry Act* (R.S.O. 1998, c.F26) and the Regional Municipality of Halton Tree By-Law No. 121-05, as:

> *(a) 1,000 trees, of any size, per hectare;*
> *(b) 750 trees, measuring over five centimetres in diameter, per hectare;*
> *(c) 500 trees, measuring over 12 centimetres in diameter, per hectare; or,*
> *(d) 250 trees, measuring over 20 centimetres in diameter, per hectare.*

Based on this definition, a woodlot must meet both the "size" and "woodland" criteria to be considered "significant." In other words, a woodlot must meet the definition of a "woodland" and be at least 2 ha in size to be considered "significant."

The first site visit was used to classify the woodlot following the Ecological Land Classification for Southern Ontario (Lee *et al.* 1998) and to delineate the geographical

extent of the woodlot. During this site visit, a total of four random circular plots (r = 5.64 m) were established within the woodlot (see **Figure 2**). All trees within each plot were counted by class size according to tree DBH (i.e., diameter at breast height). All trees were tallied that measured 1.37 m and greater in height except for those species on the Halton Region exclusion list. The results of the inventory within each sample plot were extrapolated to determine the number of trees of any size and the number of trees within each size class within one hectare. One sample plot met the density threshold, and three others did not. However, given the size of the woodlot on the property, these preliminary results were considered inconclusive, and a more robust survey of the property would be necessary. The site visit determined that the ELC was Cultural Woodland (CUW1) and GIS analysis determined that the Cultural Woodland was 2.43 ha in size.

The second site visit following a more rigorous, scientific approach to determine if the criteria for "significance" was met. A 30 m^2 grid pattern was overlayed on the woodlot and at the intersection of each grid line, a 10 m^2 x 10 m^2 (100 m^2) sample plot was established. The reason for laying out a grid pattern was to avoid potential bias associated with the use of random sample plots. A total of 25 sample plots were established, which was considered a reasonable sample size given the size of the woodlot. Within each sample plot, all trees were counted and dbh was measured.

Calculations were performed for each sample plot by counting the total number of trees of any size and the number of trees in each size class (> 5 cm dbh, > 12 cm dbh and > 20 cm dbh). The total number of trees of any size and the number of trees in each size class was then multiplied by 100 to determine the total number of trees of any size and the number of trees in each size class per hectare. Based on these calculations, it was determined that 13 sample plots do not meet the criteria for "woodland" and 12 sample plots meet the criteria for "woodland." The summary of woodlot sample plot data and the results of the analysis are presented in **Table 1**.

Given the following results of the evaluation:

- sample plots were laid out in systematic manner over the entire woodlot to avoid the introduction of potential bias;
- the number and size of sample plots is considered reasonable given the size of the woodlot;
- < 50 % of the plots did not meet the definition of "woodland" in accordance with the *Forestry Act*; and,

- at least 80 % of the plots would need to meet the definition of “woodland” to approximately approach the 2 ha size criterion;

it is our professional opinion that the woodlot does not meet the criteria as a “significant woodland” based on size and tree density criteria.

Since the property is zoned for development and the woodlot does not meet the criteria as a “significant woodland,” nor is the property identified as a natural heritage feature/area by the Town, Region or Province, the property is not considered constrained for development.

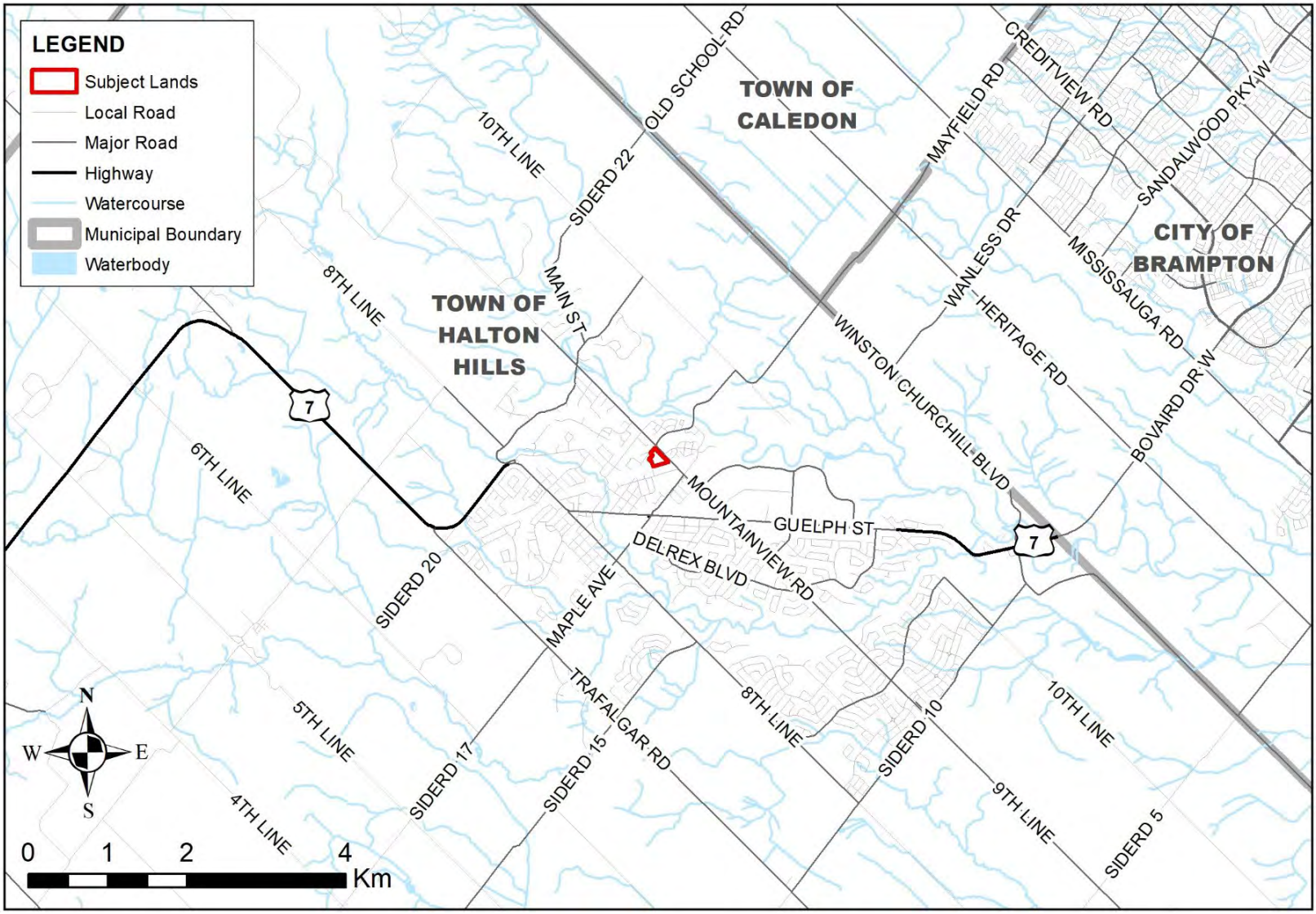
I trust that this letter is satisfactory for your purposes. If you have any further requirements, please contact me.

Yours sincerely,

LGL Limited
environmental research associates

Grant N. Kauffman, M.E.S.
Vice President, Ontario Region
Senior Planning Ecologist

cc. 1273679 Ontario Inc. c/o Mr. Max Harris


LEGEND
Subject Lands
Local Road
Major Road
Highway
Watercourse
Municipal Boundary
Waterbody
TOWN OF CALEDON
TOWN OF HALTON HILLS
CITY OF BRAMPTON
OLD SCHOOL RD
10TH LINE
SIDERD 22
MAYFIELD RD
CREDITVIEW RD
SANDALWOOD PKY W
WANLESS DR
MISSISSAUGA RD
8TH LINE
MAIN ST
HERITAGE RD
WINSTON CHURCHILL BLVD
BOVAIRD DR W
7
6TH LINE
MOUNTAINVIEW RD
GUELPH ST
DEL REX BLVD
SIDERD 20
MAPLE AVE
TRAFALGAR RD
8TH LINE
10TH LINE
5TH LINE
SIDERD 17
SIDERD 15
SIDERD 10
9TH LINE
SIDERD 5
4TH LINE
N
W
E
S
0 1 2 4
Km

LEGEND

- Subject Property
- Subject Property - 120m Buffer
- Approximate Field Plot Location meets Woodland criteria
- Approximate Field Plot Location does not meet Woodland criteria
- Railway
- Road
- 30m Grid Line
- 10m x 10m Grid Plot
- 10m x 10m Plot does meet Woodland Criteria
- 10m x 10m Plot does not meet Woodland Criteria
- Vegetation Community Boundary LGL
- CUW1 Mineral Cultural Woodland

0 20 40 60 80 M

N

130 Mountainview
WOODLOT GRID RESULTS

LGL LIMITED
Est. 1978
environmental research associates

Project	TA9202	Figure	2
Date	April 5, 2022	Prepared By:	AM
Scale	1:2,000	Verified By:	NF

TABLE 1: SUMMARY OF WOODLOT SAMPLE PLOTS

	Tree Size Class (dbh)	# of Trees Identified								Total Number of Trees	Plot meets Woodland Criteria (Yes/No)
		Acer negundo	Acer platanoides	Juglans nigra	Ulmus americana	Ulmus sp.	Populus grandifolia	Acer saccharum	Fraxinus sp.		
Plot 1	≤5			2					3	5	Yes
	>5 ≤12			2						2	
	>12 ≤20	1		1						2	
	>20	2	1							3	
Plot 2	≤5			1						1	No
	>5 ≤12			2					1	3	
	>12 ≤20									0	
	>20									0	
Plot 3	≤5	1	1						2	4	Yes
	>5 ≤12	2		1						3	
	>12 ≤20									0	
	>20	3								3	
Plot 4	≤5	2		1					2	5	No
	>5 ≤12	2								2	
	>12 ≤20									0	
	>20			1						1	
Plot 5	≤5				1				1	2	Yes
	>5 ≤12	1	1					1		3	
	>12 ≤20		1							1	
	>20	3	1							4	
Plot 6	≤5	1		1	1				3	6	Yes
	>5 ≤12		1	1				1	1	4	
	>12 ≤20									0	
	>20	3								3	
Plot 7	≤5	1		2						3	No
	>5 ≤12	2								2	
	>12 ≤20									0	
	>20									0	
Plot 8	≤5			2					1	3	No
	>5 ≤12			2						2	
	>12 ≤20			2						2	
	>20			1						1	
Plot 9	≤5									0	No
	>5 ≤12			1						1	
	>12 ≤20	2		2						4	
	>20	1		1						2	
Plot 10	≤5									0	Yes
	>5 ≤12	1								1	
	>12 ≤20	4								4	
	>20	5								5	

TABLE 1: SUMMARY OF WOODLOT SAMPLE PLOTS

	Tree Size Class (dbh)	# of Trees Identified								Total Number of Trees	Plot meets Woodland Criteria (Yes/No)
		Acer negundo	Acer platanoides	Juglans nigra	Ulmus americana	Ulmus sp.	Populus grandifolia	Acer saccharum	Fraxinus sp.		
Plot 11	≤5	3	1	1						5	Yes
	>5 ≤12	6								6	
	>12 ≤20	1								1	
	>20	2	1							3	
Plot 12	≤5									0	Yes
	>5 ≤12	7								7	
	>12 ≤20	3								3	
	>20	4								4	
Plot 13	≤5			1						1	No
	>5 ≤12									0	
	>12 ≤20	1								1	
	>20	1								1	
Plot 14	≤5									0	Yes
	>5 ≤12									0	
	>12 ≤20									0	
	>20	3								3	
Plot 15	≤5									0	No
	>5 ≤12									0	
	>12 ≤20									0	
	>20	2								2	
Plot 16	≤5								1	1	Yes
	>5 ≤12	1	1	1					1	4	
	>12 ≤20									0	
	>20			3						3	
Plot 17	≤5								1	1	No
	>5 ≤12	1								1	
	>12 ≤20	1								1	
	>20			1						1	
Plot 18	≤5	3								3	Yes
	>5 ≤12	1								1	
	>12 ≤20									0	
	>20	5								5	
Plot 19	≤5	1								1	Yes
	>5 ≤12	2								2	
	>12 ≤20	1								1	
	>20	4								4	
Plot 20	≤5	1								1	Yes
	>5 ≤12		1							1	
	>12 ≤20									0	
	>20	3								3	

TABLE 1: SUMMARY OF WOODLOT SAMPLE PLOTS

	Tree Size Class (dbh)	# of Trees Identified								Total Number of Trees	Plot meets Woodland Criteria (Yes/No)
		Acer negundo	Acer platanoides	Juglans nigra	Ulmus americana	Ulmus sp.	Populus grandifolia	Acer saccharum	Fraxinus sp.		
Plot 21	≤5	2								2	No
	>5 ≤12			2			1			3	
	>12 ≤20									0	
	>20	1								1	
Plot 22	≤5									0	No
	>5 ≤12	2								2	
	>12 ≤20									0	
	>20									0	
Plot 23	≤5									0	No
	>5 ≤12	3							1	4	
	>12 ≤20			1						1	
	>20									0	
Plot 24	≤5	1							1	2	No
	>5 ≤12							1	2	3	
	>12 ≤20			3						3	
	>20									0	
Plot 25	≤5			2					3	5	No
	>5 ≤12									0	
	>12 ≤20	1								1	
	>20	1		1						2	