MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

September 15, 2025

ARBORIST REPORT
Derry Road and Bronte Street, Milton, Ontario

BACKGROUND

MHBC was retained to conduct an inventory of the existing trees within the boundaries of the property known as Derry Road and Bronte Street, as they pertain to the Town of Milton Tree By-laws. This investigation examined 49 trees within and around the subject property. Field work was completed September 12, 2025 this report relates to the condition of the trees at that time.

PROCEDURE

The on-site inventory of existing trees was carried out using the current survey of the property and relies on the accuracy of this survey. The inventory includes all trees within the proposed scope of work, and all trees within 6.0 metres of the proposed scope of work.

This inventory is summarized graphically in the Tree Inventory Plans TI-1 – TI -2, which shall always be read in conjunction with this report and shall form part of this report. For the purposes of this report, trees and groupings of trees are identified in terms of species, size, condition, and recommendations.

The following rating system was used in describing the general condition of the trees inventoried:

Good: Indicates a condition of vigor and no major concerns.
Fair: Indicates an adequate tree, which may have some minor issues.
Poor: Indicates declining health, bad form, or other more serious issues.
Dead: Indicates a dead tree that should be removed.

ASSUMPTIONS AND LIMITING CONDITIONS

- All data provided to MHBC has been verified insofar as possible and is assumed to be correct.
- It is assumed that the properties are not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
- Unless otherwise required by law, possession of this report or a copy thereof does not imply right of publication or use for any purpose in whole or in part by any other than the person or company by whom it was commissioned.
- The use of excerpts from this report or alterations to this report, without the authorization of MHBC Planning will invalidate the entire report. This report may not be used for any purpose other than its intended purpose as outlined.
- Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2)

the inspection is limited to visual examination or accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies in the plants inventoried may not arise in the future.

- The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. The recommendation to remove or maintain any tree(s) does not grant authority to encroach in any manner onto adjacent private properties.

SUMMARY OF TREES INVENTORIED

Tree #	Common Name	Botanical Name	DBH (CM)	Condition	Comments	Recommendation
349	Red Maple	Acer rubrum	10	F		Retain
350	Ornamental Pear	Pyrus calleryana	7	F		Retain
351	Ornamental Pear	Pyrus calleryana	9	F/P	Minor to moderate deadwood throughout	Retain
352	Ornamental Pear	Pyrus calleryana	11	F		Retain
353	Red Maple	Acer rubrum	10	D	Tree is 100% dead	Remove due to condition
354	Red Maple	Acer rubrum	15	P/D	Moderate to significant deadwood throughout, tree is in decline, tree is 70% dead	Remove due to condition
355	Red Maple	Acer rubrum	10	D	Tree is 100% dead	Remove due to condition
356	Honey Locust	Gleditsia triacanthos	18	F		Retain
357	Honey Locust	Gleditsia triacanthos	18	F		Retain
358	Red Maple	Acer rubrum	13	F	Minor deadwood throughout	Retain
359	Red Maple	Acer rubrum	12	F	Minor deadwood throughout	Retain
360	Red Maple	Acer rubrum	9	D	Tree is 100% dead	Remove due to condition
361	Honey Locust	Gleditsia triacanthos	13	F/G		Retain
362	Honey Locust	Gleditsia triacanthos	14	F	Minor deadwood throughout	Remove due to construction
363	Honey Locust	Gleditsia triacanthos	17	F/G		Remove due to construction
364	Honey Locust	Gleditsia triacanthos	13	F	Multiple wounds on north side of tree	Remove due to construction
365	Linden Sp.	Tilia Sp.	13	P/D	Significant deadwood throughout, split trunk, tree is 90% dead	Remove due to condition
366	Honey Locust	Gleditsia triacanthos	16	F		Remove due to construction

367	Honey Locust	Gleditsia triacanthos	13	F		Remove due to construction
368	Red Maple	Acer rubrum	10	F	Wound at base on west side of tree	Remove due to construction
369	Colorado Blue Spruce	Picea pungens var. glauca	18	F		Remove due to construction
370	Colorado Blue Spruce	Picea pungens var. glauca	22	F	Minor deadwood throughout	Remove due to construction
371	Colorado Blue Spruce	Picea pungens var. glauca	24	F		Remove due to construction
372	Amur Maple	Acer ginnala	13	F/P	Moderate deadwood throughout	Remove due to construction
373	Scots Pine	Pinus sylvestris	20	F	Minor deadwood throughout	Remove due to construction
374	Amur Maple	Acer ginnala	9	D	Tree is 100% dead, suckers at base	Remove due to construction
375	Scots Pine	Pinus sylvestris	18	F		Remove due to construction
376	Scots Pine	Pinus sylvestris	22	F		Remove due to construction
377	Scots Pine	Pinus sylvestris	13	F		Remove due to construction
378	Colorado Blue Spruce	Picea pungens var. glauca	11	F		Remove due to construction
379	Colorado Blue Spruce	Picea pungens var. glauca	15	F		Remove due to construction
380	Colorado Blue Spruce	Picea pungens var. glauca	17	F/G		Remove due to construction
381	Amur Maple	Acer ginnala	11	F		Remove due to construction
382	Amur Maple	Acer ginnala	12	F	Minor deadwood throughout, cavity at base on west side of tree	Remove due to construction
383	Manitoba Maple	Acer negundo	24	F	Multi-stem at base	Remove due to construction
384	Scots Pine	Pinus sylvestris	22	F		Remove due to construction
385	Scots Pine	Pinus sylvestris	16	F		Remove due to construction
386	Scots Pine	Pinus sylvestris	11	F		Remove due to construction
387	Amur Maple	Acer ginnala	16	F		Remove due to construction
388	Ornamental Pear	Pyrus calleryana	13	F/P		Remove due to construction

389	Ornamental Pear	Pyrus calleryana	12	F		Remove due to construction
390	Amur Maple	Acer ginnala	15	P/D	Moderate to significant deadwood throughout, water shoots throughout, tree is 70% dead	Remove due to construction
391	Kentucky Coffee Tree	Gymnocladus diocus	8	F		Retain
392	Kentucky Coffee Tree	Gymnocladus diocus	5	F		Retain
393	Kentucky Coffee Tree	Gymnocladus diocus	11	F		Retain
394	Kentucky Coffee Tree	Gymnocladus diocus	5	F		Retain
395	Kentucky Coffee Tree	Gymnocladus diocus	9	F		Retain
396	Schwedler Norway Maple	Acer platanoides 'Schwedleri	59	F	Moderate tip die-back throughout canopy	Remove due to construction
397	Sugar Maple	Acer saccharum	46	P/D	Tree is 90% dead with only one live limb	Remove due to condition

The above table summarizes the on-site trees. The trees shown with a tone are recommended for removal. The remaining trees will be subject to tree protection per Town of Milton standards as outlined on drawing 1-TI-2. It is noted that not all trees marked for retention require tree protection hoarding. Refer to TI-1 for size and layout of tree protection hoarding.

TREE COMPENSATION

DBH (CM)	Number of Trees	Compensation Ratio	Compensation Trees Required
7 - 19	20	1:1	20
20 - 29	6	2:1	12
30 - 39	-	3:1	-
40 - 49	-	4:1	-
50 - 59	1	5:1	5
Total Compensation Required			**37**

PHOTO RECORD

Tree 349

Tree 350

Trees 351, 352

Tree 353

Tree 354

Tree 355

Tree 356

Tree 357

Tree 358

Tree 359

Tree 360

Tree 361

Tree 362

Trees 363, 364

Tree 365

Tree 366

Tree 367

Tree 368

Trees 369 – 371

Trees 372 – 374

Trees 375 – 377

Trees 378 – 380

Tree 381

Tree 382

Tree 384

Trees 385, 386

Tree 387

Trees 388, 389

Tree 390

Trees 391 – 395

Trees 396, 397

TREE PROTECTION RECOMMENDATIONS

The following standards shall apply to any trees that are identified to be retained. Where the municipality enforces its own standards, those of the governing municipality shall supersede the recommendations contained herein. In all other instances, the following recommendations shall be treated as minimum standards for tree protection and retention.

1.0 ESTABLISH A TREE PROTECTION ZONE

The purpose of the tree protection zone is to prevent root damage, soil compaction and soil contamination during construction activities. Workers and machinery shall not disturb the tree protection zone in any way. In order to prevent access, the following recommendations are offered.

- Install tree protection hoarding as per Town of Milton detail 1-TI-2.
- Allow no fill, equipment, supplies, or waste within the tree protection zone.
- Maintain the tree protection hoarding in good condition for the duration of construction.
- Tree protection hoarding is not to be removed until all construction activities have been completed.

2.0 ROOT PRUNING

Where possible, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimeters in diameter or roots that are injured or diseased should be performed as follows:

- Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be employed during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist.
- No wound dressings or pruning paint shall be used to cover the ends of each cut.
- All roots requiring pruning shall be cut using any of the following tools:
  Large or small loppers, Hand pruners, Small hand saws, Wound scribers
- Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

3.0 FERTILIZATION AND IRRIGATION

The following measures are recommended:

- Aeration and deep root fertilize to ensure that all trees receive the appropriate nutrients for healthy growth.
- Fertilizer must be a low nitrogen formula such as *5-30-30* to promote root growth rather than shoot growth.
- If construction occurs during July and / or August, roots must be irrigated during conditions of drought.

4.0 ESTABLISH MAINTENANCE PROGRAM

Pre-Construction:

- Prune all trees to remove any deadwood and obstruction prune as required.

During Construction:

- Irrigate tree preservation zones during drought conditions (June through September), in an attempt to reduce the effects of drought stress.
- Inspect the site every month to ensure that all tree protection fence / hoarding is in place and in good condition, inspect the trees to monitor condition.

Post-Construction:

- Prune crowns to remove any newly developed deadwood only. Do not remove any live growth.
- Inspect the trees three times per year (May, July, and September) to monitor condition for a minimum period of 2 additional years.

5.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and tree protection fencing / hoarding has been removed, is to be carried out in such a way that it will not cause damage to any of the trees or their roots. The trees must be protected to the same standards listed earlier in this report, but without the use of tree protection fence or hoarding.

The following guidelines are recommended:

- **No grade changes** are permitted which include adding and/or removing soil.
- **No excavation** is permitted that can cause damage to the roots of the tree.
- **No heavy equipment** can be used to compact the soil within the tree preservation zone.
- Where possible, hard surface paving around trees to be protected should be constructed using permeable products such as interlocking stone. Areas to be paved must be hand dug when encroaching within the tree protection zone.

CONCLUSIONS

Based on our investigations, we are of the opinion that thirty-five (35) trees will require removal to accommodate the proposed development or due to condition. The remaining trees can be successfully retained if the recommendations within this report are followed. No tree shall be harmed or removed prior to applying for and receiving the requisite permits from the Town of Milton.

Trees which are to remain shall be protected according to the tree protection details and the required protection hoarding shall be installed, inspected and approved prior to the commencement of any construction activities.

Should you have any questions regarding this report, please contact the undersigned directly.

Respectfully submitted,
MHBC Planning, Urban Design & Landscape Architecture

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