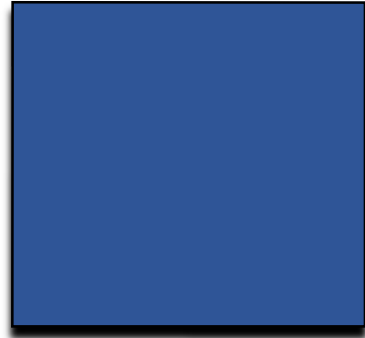
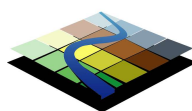




TREE INVENTORY, ANALYSIS & PRESERVATION STUDY

Development Application
8995 Boston Church Road, Town of Milton
2 June 2026



TERRASTORY
environmental consulting inc.

Tree Inventory, Analysis, and Preservation Study

Plan of Condominium Application
8995 Boston Church Road, Town of Milton

Prepared for:

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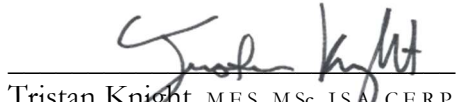
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Project No.: 24152

2 June 2026

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Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress. The overall tree condition assessment(s) as reported herein is valid at the time of the site inspection only and may not reflect current conditions.

Notwithstanding any recommendations concerning tree preservation or removal made herein, this report does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. This report does not confirm tree ownership nor authorize the client to encroach or enter onto adjacent properties to destroy or injure trees situated on adjacent properties without the owner's consent.

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1 INTRODUCTION

Terrastory Environmental Consulting Inc. (hereinafter “Terrastory”) was retained by BCSL Inc. (“Applicant”) to prepare this Tree Inventory, Analysis, and Preservation Study (TIAP) as part of the supporting documentation for an industrial Plan of Condominium and related applications at 8995 Boston Church Road (“Subject Property”) in the Town of Milton. The Subject Property is approximately 12.21 hectares (ha) in area and is bounded by Sideroad 5 (northwest), rural residential properties on Maneswood Trail (northeast), natural lands (southeast), and Boston Church Road (southwest).

A total of three (3) warehouse buildings are proposed for the Subject Property with the following specifications:

- **Building A** – footprint of 8,695.72 m²
- **Building B** – footprint of 8,695.72 m²
- **Building C** – footprint of 23,305.11 m²

An asphalt driveway will surround the warehouse buildings with a total of 84 loading docks, while 399 surface parking spaces are also proposed. Vehicle access will be gained from entrances at both Boston Church Road and Sideroad 5. The proposed development must be facilitated by way of several separate applications including Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), Plan of Subdivision, Plan of Condominium, and (future) Site Plan Application.

Several private and public trees occur within or adjacent to the proposed development area. The purpose of this study is to inventory and characterize trees with the potential to be adversely affected by the proposed development plan (over the short- or long-term), and to provide mitigation measures and other recommendations to address relevant tree protection requirements. The need for this TIAP report was specified in Town comments stemming from an 18 February 2025 pre-consultation meeting. The scope and approach of this study also have regard for Halton Region’s Tree By-law (By-law no. 121-05) and incorporate requirements for the protection of street trees per the Town’s Engineering & Parks Standards Manual – Part 1 (September 2024). It is understood that this report will form part of the development application package to be submitted for consideration by the Town.

2 APPROACH AND METHODS

This Arborist Report is composed of three discrete components which are outlined briefly below and further described in the following sections.

- **Conduct a tree inventory and condition assessment** for trees that may be impacted by the proposed development plan (see **Section 2.1**).
- **Predict the effects** of the application on the assessed trees and ascertain the net effects once mitigation measures and other technical recommendations are implemented (see **Section 2.2**).
- **Determine whether the application considered herein addresses applicable tree protection and related policies** (see **Section 2.3**).

2.1 Tree Inventory and Condition Assessment

A tree inventory and condition assessment was carried out by a Terrastory ISA-certified Arborist (J. Consiglio) on 23 October 2025. All private trees 10 cm diameter at breast height (DBH) or greater and all municipal trees regardless of size (where present), located within or immediately adjacent to the proposed area of disturbance (e.g., building envelopes, grading, servicing), were inventoried and assessed from the ground. Trees situated on adjacent private properties within 6 m and those with driplines overlapping or near the proposed areas of disturbance were reviewed as necessary and to the extent possible from areas in which access was granted, with DBH estimated within a 10 cm range.

Unless otherwise specified all assessed trees were: (1) labeled using metal number-stamped tags, (2) identified to species, (3) measured at breast-height (approximately 1.37 metres above ground) with calipers and/or DBH tape, (4) assessed for crown diameter, and (5) assessed for risk features, indicators of decline, and growth constraints (e.g., open wounds, live crown ratio, disease). Trees assessed on private properties to which access was not granted were not tagged; where possible tags were affixed to the nearest fence. The tree health and structural assessment was undertaken consistent with accepted arboricultural techniques and is reflective of a “Level 1 (Limited Visual Assessment)” as defined by the ISA. None of the assessed trees were cored, probed, or climbed, nor were their roots exposed for detailed assessment.

Based on the information collected an overall visual assessment of tree health and structural integrity as viewed from the ground is provided, supported by preservation/removal direction based on each tree’s characteristics (e.g., health, location, ecological value, cultural value) and the nature of the proposed development plan. Locations of the assessed trees were recorded on-site with a high-accuracy GPS supported by representative photographs. Where access was restricted, the location of trees on adjacent private properties was approximated using current orthorectified aerial photographs.

Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.

2.2 Effects Assessment and Mitigation

Trees may be negatively impacted during construction, grading, and/or other activities associated with implementation of the proposed development plan via the following pathways:

- Direct tree removal in areas where trees conflict with the development envelopes or areas of site alteration (e.g., grading).
- Physical injury to the trunk, roots, branches, and/or foliage during construction, excavation, or grading.
- Soil compaction within the rooting zone.
- Smothering or exposure of roots due to changes in grade.
- Alterations to any biophysical condition or parameter (e.g., light regime, soil moisture regime) in which a tree was previously accustomed.

An assessment of the potential for tree impacts associated with implementation of the proposed development plan is provided in **Section 4.2**.

2.3 Tree Protection Policy Context

The Town of Milton currently lacks a private tree protection by-law. Private trees are therefore primarily considered through the planning approvals process.

This TIAP report has been prepared with regard for the following by-laws, policies, and guidelines in force within the Town of Milton:

- *Town of Milton Engineering and Parks Standards Manual – Part 1* (September 2024) – Section 1.1.18.1 offers direction related to the protection of existing street trees located within public rights-of-way.
- *Town of Milton Engineering and Parks Standards Manual – Part 6* (September 2024) – Standard No. 10-01.02 provides direction for implementing tree protection fencing for street trees.
- *Regional Municipality of Halton By-Law No. 121-05 (Trees)* – applies to woodlands ≥ 0.5 ha and all Greenlands outside woodlands ≥ 0.5 ha upon delegation of authority by the local municipality to the Region.

Provincial/federal legislative requirements related to the protection of breeding birds and bird nests apply to on-site trees (and vegetation of any size) pursuant to the *Migratory Birds Convention Act* (for designated migratory birds) and *Fish and Wildlife Conservation Act* (for certain Corvids and other designated non-migratory birds). Several species of bats may roost in cracks/crevices and/or foliage of on-site trees, which are afforded protection under the provincial *Species Conservation Act*.

Subsection 10(3) of the provincial *Forestry Act* prohibits the injury or destruction of a tree growing on the boundary of an adjoining property without the neighbouring landowners' consent. Per case law in Ontario a tree is considered shared if any portion of its trunk (i.e., area between the root collar and lowest canopy branch) extends across a property line.

The mitigation measures and technical recommendations offered herein are aimed at demonstrating consistency of the application with the aforementioned municipal, provincial, and federal requirements.

3 TREE INVENTORY AND CONDITION ASSESSMENT

A total of 43 trees situated within or adjacent to the potential area of disturbance were inventoried and assessed. The full results of the tree inventory and condition assessment are provided in **Appendix 1**. The locations of all trees assessed are shown in **Figure 1**. Select photographs of the assessed trees and Subject Property are provided in **Appendix 2**. A brief description of the overall tree composition and conditions observed is provided below and in **Table 1**.

Table 1. Composition and Abundance of Trees within and/or adjacent to the proposed Areas of Development and Disturbance.

Species	Total Assessed	Percentage of Total (%)
Basswood (<i>Tilia americana</i>)	8	18.6
Bur Oak (<i>Quercus macrocarpa</i>)	9	20.9
Common Apple (<i>Malus</i> sp.)	1	2.3

Species	Total Assessed	Percentage of Total (%)
Freeman's Maple (<i>Acer × freemanii</i>)	1	2.3
Hybrid Crack Willow (<i>Salix × fragilis</i>)	2	4.7
Shagbark Hickory (<i>Carya ovata</i>)	2	4.7
Sugar Maple (<i>Acer saccharum</i>)	12	27.9
Trembling Aspen (<i>Populus tremuloides</i>)	1	2.3
White Elm (<i>Ulmus americana</i>)	7	16.3
TOTAL	43	~100

4 TREE EFFECTS ASSESSMENT AND MITIGATION

4.1 Proposed Development Plan

The following tree effects assessment provides an evaluation of the potential for the proposed development plan to result in negative effects to regulated trees and offers several technical recommendations to mitigate such effects. The effects assessment herein is based on the development plans included in **Appendix 3** which is overlaid with the assessed tree locations on the Tree Protection Plan (TPP) in **Figure 1**.

A total of three (3) warehouse buildings are proposed for the Subject Property with the following specifications:

- **Building A** – footprint of 8,695.72 m²
- **Building B** – footprint of 8,695.72 m²
- **Building C** – footprint of 23,305.11 m²

An asphalt driveway will surround the warehouse buildings with a total of 84 loading docks, while 399 surface parking spaces are also proposed. Vehicle access will be gained from entrances at both Boston Church Road and Sideroad 5. The proposed development must be facilitated by way of several separate applications including OPA, ZBA, Plan of Subdivision, Plan of Condominium, and (future) Site Plan Application. The major project phases for which effects on trees are assessed include site preparation (e.g., clearing/grubbing, grading), construction, and servicing.

The proposed development plan also incorporates a natural feature setback/buffer zone which will protect all trees situated within woodlands both on and beyond the Subject Property. This setback/buffer zone serves as an avoidance measure to protect woodland trees (and woodlands/natural areas) occurring along the boundaries of the Subject Property. Refer to the Comprehensive Environmental Servicing and Stormwater Study (CESS) Addendum for more details.

It is emphasized that the TPP provided in **Figure 1** is a preliminary drawing and is based on the information available at this time. It is expected that the engineering drawing set and other related development details will be modified with greater precision at detailed design, which may necessitate updates to the TPP.

4.2 Tree Effects Assessment and Technical Recommendations

4.2.1 Trees to be Removed

Based on the proposed site plan shown in **Figure 1**, a total of nine (9) assessed trees (20.9%) require removal to implement the proposed development plan. A rationale for the removal of each individual tree is provided in **Appendix 1**. Tree removals are primarily required to realign an on-site ditch/drainage feature and grade to the western property boundary along Boston Church Road.

This determination of tree preservation potential is based on overlaying the site plan upon the assessed tree locations as determined by Terrastory staff in the field via GPS (i.e., not OLS surveyed) without the aid of a staked limit of disturbance and/or development envelopes. The exact tree locations (i.e., centimetre-level accuracy) may differ slightly from what is depicted on **Figure 1**.

Given the possibility that nesting birds or roosting bats may occupy on-site trees during their activity periods, the following measures are recommended to guide the necessary tree removals:

- **All necessary tree removals will be completed outside the primary bird nesting and bat activity periods (i.e., to be completed between December 1 and March 31). If limited tree removal is required during this period, a survey will be conducted by a qualified Ecologist within two (2) days of the commencement of tree removal activities to determine habitat suitability and/or confirm the presence/absence of nesting birds and roosting bats.**
- **Should a nesting bird or roosting bat be identified, a mitigation plan must be developed (which may include discussions with relevant agencies) to address regulatory requirements.**

4.2.2 Trees to be Retained

Protection of the remaining 34 assessed trees (79.1%) can be accommodated by the proposed development plan. In general, tree protection on development sites is effectuated by restricting development and/or site alteration from the prescribed minimum Tree Protection Zone (TPZ). A minimum TPZ is generally accepted to be the minimum setback distance required to maintain the structural integrity of a tree's anchor roots (i.e., "root plate"). In Ontario, minimum TPZs are often established by multiplying a tree's diameter at breast height (DBH) by a factor of 6. Trees with a similar diameter (e.g., 41 to 50 cm DBH) are lumped into a single size class, with the minimum TPZ established by the largest diameter tree in that particular size class. For example, all trees which are 41 to 50 cm DBH would be afforded a minimum 3 m setback as 50 cm represents the largest tree in that size class ($50 \text{ cm} \times 6 = 300 \text{ cm}$ or 3 m). It follows that trees on the smaller end of their respective size class would be afforded a slightly greater minimum setback than trees on the higher end. The calculated TPZ represents the radius of a circle that extends from a tree's base to the specified distance (or up to existing hard surfaces, where applicable). Minimum TPZs for each tree inventoried are shown on **Figure 1**.

The most effective approach to protecting retainable trees situated in proximity to development and/or site alteration activities is the installation of a tree protection barrier (e.g., hoarding, fencing)

consistent with the Town's Tree Protection Fencing detail (Standard no. 10-01.02). The following measures are recommended to protect retainable trees situated near the proposed development limit:

- **Construction activities will treat all trees recommended for retention on Figure 1 as constraints.**
- **Tree protection fence will be installed per Figure 1 prior to the commencement of site preparation and other construction activities.**
- **A qualified Arborist will inspect the tree protection fence following installation and prior to the commencement of site preparation or other construction activities.**
- **No development, site alteration (e.g., grading, excavation, soil stockpiling), machinery movement, or storage of equipment or materials will occur within any area isolated by tree protection fence.**
- **Tree protection fence will remain in place and be in good condition during implementation of the proposed development plan. Tree protection fence will not be removed until all site disturbances associated with the proposed development plan have concluded.**
- **A Verification of Tree Protection Letter is to be provided to the Director of Planning by a qualified Arborist to confirm that all tree protection measures as shown herein have been appropriately installed.**

Trees to be retained may require minor pruning to facilitate clearance (e.g., for construction vehicles), improve crown structure, or eliminate deadwood. Should pruning be deemed necessary, the following measure is recommended.

- **All necessary pruning of branches and/or roots shall be conducted by a qualified Arborist and shall be in accordance with good arboricultural standards and practices.**

4.2.3 Trees to be Injured

A total of six (6) retainable, municipal trees within the Boston Church Road right-of-way are situated near the limit of disturbance (i.e., grading and silt fence installation) and are expected to experience some degree of root disturbance during construction. The following measures are recommended to minimize root injury/loss to such trees:

- **Root-sensitive excavation techniques (either pneumatic excavation, hydro-vac excavation, or hand-digging) will be employed within the areas shown on Figure 1 prior to the commencement of silt fence installation, grading, or machine excavation. The excavated trench will be approximately 1 m deep by 0.3 m wide to expose roots at the limit of disturbance. Root-sensitive excavation and subsequent backfilling to secure the sediment fence will be undertaken on the outside edge of the tree protection zone only.**

- **Following root exposure, a qualified Arborist will supervise the root cutting procedures and examine if any excessive or large structural roots require cutting. All exposed tree roots will be severed cleanly in accordance with standard arboricultural practices. Loss of structural roots may necessitate removal of the subject tree, to be determined by the on-site qualified Arborist.**

The potential for root injury to these six (6) trees could be lessened further by slightly offsetting the limit of grading from the property boundary along Boston Church Road. The practicality of this mitigation measure should be further considered at detailed design.

4.2.4 Tree Replacements

Compensation for tree removals is a typical requirement (through applicable by-laws or guidance documents) in southern Ontario.

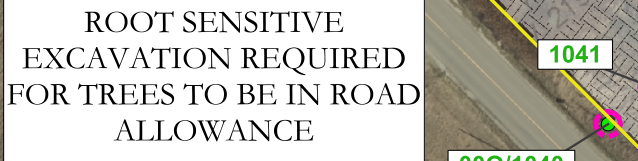
A landscape concept plan (see **Appendix 3**) has been prepared for the development application to naturalized the Vegetation Protection Zone (VPZ) associated with the on-site wetlands and woodlands (see the CESS Addendum for more details). Final landscape plans will be forthcoming at detailed design. It is expected that tree installations incorporated into the future detailed design will greatly offset the loss of nine (9) trees as proposed through this development application. Further engagement with the Town regarding any necessary minimum tree replacement ratios is advised.

5 CONCLUSIONS

A total of 43 trees were inventoried and assessed at 8995 Boston Church Road in the Town of Milton. Of these, a total of nine (9) assessed trees require removal to support the proposed industrial Plan of Condominium, which involves the construction of three (3) warehouse buildings and related uses. Several additional trees (including municipal trees in the abutting road allowances) have the potential for injury given their proximity to areas in which development or site alteration are proposed, and will be protected during construction by a tree protection fence.

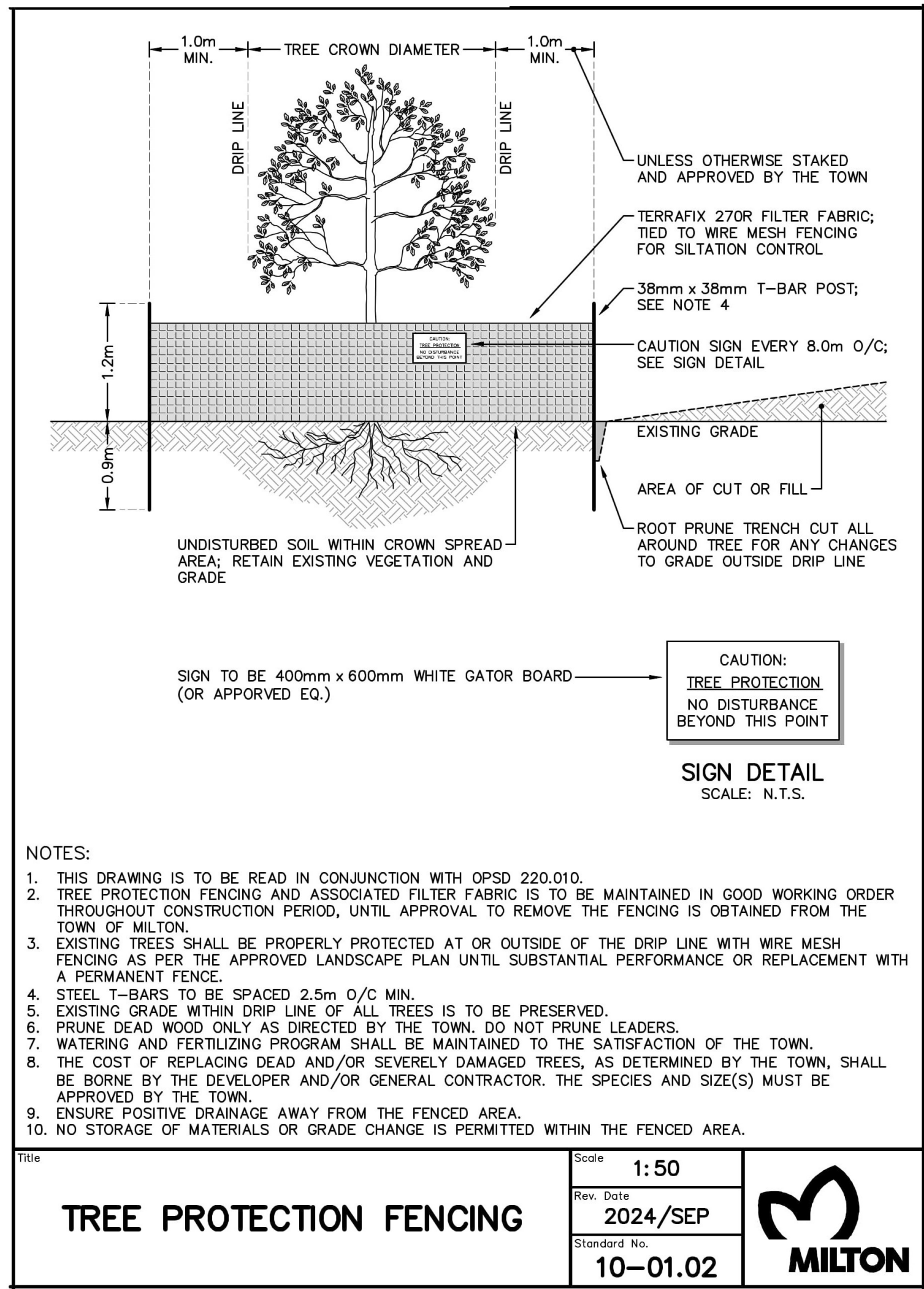
Provided that the technical recommendations offered herein are implemented in full, Terrastory is satisfied that anticipated and potential tree impacts will be adequately addressed and that the application meets relevant tree protection policies. As part of the application review process, all technical recommendations offered herein should be incorporated into any necessary planning approvals that facilitate implementation of the proposed development plan.

It is emphasized that the TPP provided in **Figure 1** is a preliminary drawing and is based on the information available at this time. It is expected that the engineering drawing set and other related development details will be modified with greater precision at detailed design, which may necessitate updates to the TPP.



1. Notwithstanding the determinations of tree health and structural integrity made (e.g., good, fair, poor), it can be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress. All determinations of tree overcrowing are based and will be made in the absence of any property boundary matters or other direction from a licensed surveyor.

2. Notwithstanding any recommendation concerning tree preservation or removal made herein, this report does not supersede or replace any deed or common law property rights in the property to shared/boundary trees or trees occurring on adjacent properties. It is expected that the Applicant will seek approval to remove any and all shared/boundary or neighboring trees from adjacent owners.



Tree Preservation Plan

Appendix 1. Tree Inventory and Condition Assessment

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	TPZ (m)	Tree Preservation Recommendation ³
201	White Elm	<i>Ulmus americana</i>	15	2	Moderate crown dieback.	Good/Fair	Good/Fair	Applicant	1.8	Retain - within NHS Block
202	White Elm	<i>Ulmus americana</i>	10.5, 9.0	2	Split stem, included bark.	Good/Fair	Good/Fair	Applicant	1.8	Retain - within NHS Block
203	Hybrid Crack Willow	<i>Salix</i> × <i>fragilis</i>	13	3	Asymmetric crown.	Good/Fair	Good/Fair	Applicant	1.8	Retain - within NHS Block
204	Shagbark Hickory	<i>Carya ovata</i>	24.5	4		Good	Good	Applicant	1.8	Retain - within NHS Block
205	Bur Oak	<i>Quercus macrocarpa</i>	18	3		Good	Good	Applicant	1.8	Retain - within NHS Block
206	Hybrid Crack Willow	<i>Salix</i> × <i>fragilis</i>	65	8	Codominant leaders.	Good/Fair	Good/Fair	Applicant	4.2	Retain - within NHS Block
207	Basswood	<i>Tilia americana</i>	13.5	1	Broken top.	Poor	Poor	Applicant	1.8	Retain - within NHS Block
208	Basswood	<i>Tilia americana</i>	18	2	Trunk dieback, cavities.	Fair/Poor	Fair/Poor	Applicant	1.8	Retain - within NHS Block
209	Basswood	<i>Tilia americana</i>	18.5, 15.0	3	Split stem, seam.	Good/Fair	Good/Fair	Applicant	1.8	Retain - within NHS Block
210	Basswood	<i>Tilia americana</i>	13.0, 12.0	2		Good	Good	Applicant	1.8	Retain - within NHS Block
211	White Elm	<i>Ulmus americana</i>	23	4		Good	Good	Applicant	1.8	Retain - within NHS Block
212	Freeman's Maple	<i>Acer</i> × <i>freemanii</i>	12.5, 13.0	3		Good	Good	Applicant	1.8	Retain - within NHS Block
213	Shagbark Hickory	<i>Carya ovata</i>	12	2		Good	Good	Applicant	1.8	Retain - within NHS Block
214	Bur Oak	<i>Quercus macrocarpa</i>	36	5		Good	Good	Applicant	2.4	Retain - within NHS Block
215	Bur Oak	<i>Quercus macrocarpa</i>	23	4		Good	Good	Applicant	1.8	Retain - within NHS Block
216	Bur Oak	<i>Quercus macrocarpa</i>	34	5		Good	Good	Applicant	2.4	Retain - within NHS Block
217	White Elm	<i>Ulmus americana</i>	24	2	Gap between tree and woodland dripline.	Good	Good	Applicant	1.8	Remove - conflicts with grading for HDF realignment
218	White Elm	<i>Ulmus americana</i>	18.0, 14.0	3	Gap between canopy and dripline.	Good	Good	Applicant	1.8	Remove - conflicts with grading for HDF realignment
219	Trembling Aspen	<i>Populus tremuloides</i>	12	1	Slight crown dieback.	Good/Fair	Good/Fair	Applicant	1.8	Remove - conflicts with grading for HDF realignment
1041	Bur Oak	<i>Quercus macrocarpa</i>	11	1		Good	Good	Applicant	1.8	Retain - within NHS Block
1042	White Elm	<i>Ulmus americana</i>	19	2	Small wound to base, split stem.	Good/Fair	Good/Fair	Applicant	1.8	Retain - within NHS Block
1044	Bur Oak	<i>Quercus macrocarpa</i>	17.5	2		Good	Good	Applicant	1.8	Retain - within NHS Block
1045	White Elm	<i>Ulmus americana</i>	13.5	1	Broken branch.	Good/Fair	Good/Fair	Applicant	1.8	Retain - within NHS Block
00A/1024	Sugar Maple	<i>Acer saccharum</i>	48	1	Significant canopy dieback, most branches dead. Large cavities in trunk and top of tree broken off.	Poor	Poor	Town (ROW)	2	Remove - poor condition, situated outside of natural heritage areas
00B	Sugar Maple	<i>Acer saccharum</i>	44.5	0		Dead	Dead	Town (ROW)	N/A	DEAD
00C/1025	Sugar Maple	<i>Acer saccharum</i>	39	3	Moderate crown dieback, split stem.	Fair/Poor	Fair/Poor	Town (ROW)	4	Remove - poor condition, situated outside of natural heritage areas
00D	Sugar Maple	<i>Acer saccharum</i>	48	0		Dead	Dead	Town (ROW)	N/A	DEAD
00E/1027	Sugar Maple	<i>Acer saccharum</i>	49	5	Broken top, moderate crown dieback.	Fair/Poor	Fair/Poor	Town (ROW)	6	Remove - poor condition, situated outside of natural heritage areas
00F/1028	Sugar Maple	<i>Acer saccharum</i>	37	1	Significant crown dieback, broken top.	Poor	Poor	Town (ROW)	2	Remove - poor condition, situated outside of natural heritage areas
00G/1029	Bur Oak	<i>Quercus macrocarpa</i>	17	2	Brown top.	Fair	Fair	Town (ROW)	3	Injure - protection may be possible subject to installation of tree protection fence, root sensitive excavation, and confirmation at detailed design

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	TPZ (m)	Tree Preservation Recommendation ³
00H	Sugar Maple	<i>Acer saccharum</i>	31.5	0		Dead	Dead	Town (ROW)	N/A	DEAD
00I	Sugar Maple	<i>Acer saccharum</i>	30	0	Surrounded by European Buckthorn.	Dead	Dead	Town (ROW)	N/A	DEAD
00J/1031	Sugar Maple	<i>Acer saccharum</i>	41	5	Brown top, significant canopy dieback, fungus, splitting trunk.	Poor	Poor	Town (ROW)	6	Remove - poor condition, situated outside of natural heritage areas
00K/1032	Sugar Maple	<i>Acer saccharum</i>	38	1	Significant crown dieback. Main trunk dead.	Poor	Poor	Town (ROW)	2	Remove - poor condition, situated outside of natural heritage areas
00L/1033	Bur Oak	<i>Quercus macrocarpa</i>	31	5	Asymmetric crown, broken branches and large pruning cuts.	Fair	Fair	Town (ROW)	6	Injure - protection may be possible subject to installation of tree protection fence, root sensitive excavation, and confirmation at detailed design
00M/1034	Basswood	<i>Tilia americana</i>	41.0, 30.0, 30.0, 15.0, 15.0	5	One stem dead, two stems cut.	Fair	Fair	Town (ROW)	6	Injure - protection may be possible subject to installation of tree protection fence, root sensitive excavation, and confirmation at detailed design
00N/1035	Basswood	<i>Tilia americana</i>	19	3	Asymmetric crown.	Good/Fair	Good/Fair	Town (ROW)	4	Injure - protection may be possible subject to installation of tree protection fence, root sensitive excavation, and confirmation at detailed design
00O/1038	Basswood	<i>Tilia americana</i>	21.5	1		Good	Good	Town (ROW)	2	Injure - protection may be possible subject to installation of tree protection fence, root sensitive excavation, and confirmation at detailed design
00P	Basswood	<i>Tilia americana</i>	15.5	1		Good	Good	Town (ROW)	2	Injure - protection may be possible subject to installation of tree protection fence, root sensitive excavation, and confirmation at detailed design
00Q/1040	Bur Oak	<i>Quercus macrocarpa</i>	15	1		Good	Good	Town (ROW)	2	Retain - within NHS Block
00R	Sugar Maple	<i>Acer saccharum</i>	40	5	Broken top, moderate crown dieback.	Fair/Poor	Fair/Poor	Town (ROW)	6	Retain - protect with tree protection barrier
00S	Sugar Maple	<i>Acer saccharum</i>	40	5	Broken top, trunk cavities, moderate crown dieback.	Fair/Poor	Fair/Poor	Town (ROW)	6	Retain - protect with tree protection barrier
00T	Common Apple	<i>Malus pumila</i>	20	3	Epicormic shoots, slight crown dieback.	Fair	Fair	Town (ROW)	4	Retain - protect with tree protection barrier

¹ - Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other

² - All determinations of tree ownership are approximate and have been made in the absence of on-site property boundary markers or other direction from a licensed surveyor.

³ - Notwithstanding any recommendations concerning tree preservation or removal made herein, this report does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. It is expected that the Applicant will seek approval to injure/remove any and all shared/boundary or neighbouring trees from relevant owners.

Appendix 2. Representative Photographs



Photo 1. Fenceline at the intersection of Boston Church Road and Sideroad 5, facing southeast (23 October 2025).



Photo 2. Fenceline at the intersection of Boston Church Road and Sideroad 5, facing northeast (23 October 2025).



Photo 3. Fenceline parallel to Sideroad 5, facing northeast (23 October 2025).



Photo 4. Fenceline parallel to Sideroad 5, facing northeast (23 October 2025).



Photo 5. Edge of forest, facing northeast (23 October 2025).



Photo 6. Edge of forest, facing southeast (23 October 2025).

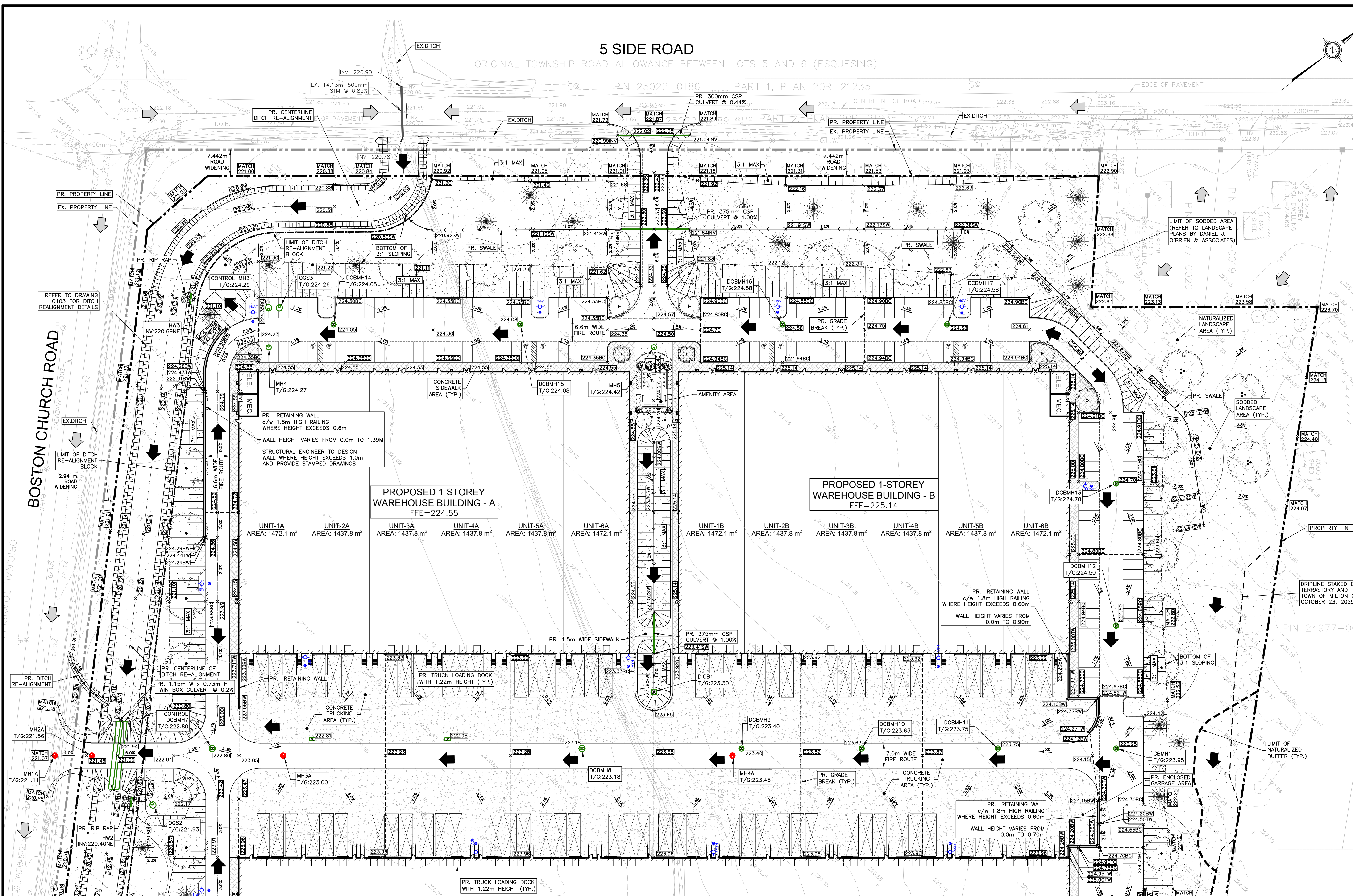


Photo 7. Edge of forest, facing southeast (23 October 2025).



Photo 8. Edge of forest, facing southeast (23 October 2025).

Appendix 3. Site Plan



KEY PLAN
N.T.S.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
MH1	MH1	STORM MANHOLE
MH1A	MH1A	SANITARY MANHOLE
CB	CB	SINGLE CATCHBASIN
DCB	DCB	DOUBLE CATCHBASIN
HYD&V	HYD&V	FIRE HYDRANT
VB	VB	VALVE & BOX
		LIMIT OF SUBJECT PROPERTY
		LOT LINE
		FENCE LINE
		CURB/SIDEWALK
		BUILDING
		RETAINING WALL
		MAJOR CONTOUR LABEL
		MINOR CONTOUR LABEL
		LIMIT OF NATURALIZED BUFFER
		OCT 23, 2025 DRIPLINE
		LIMIT OF DITCH RE-ALIGNMENT BLOCK
		ELEVATION
		SODDED LANDSCAPE AREA
		NATURALIZED LANDSCAPE AREA
		CONCRETE SIDEWALK AREA
		CONCRETE TRUCKING AREA
		WETLAND AREA
		SWALE
		OVERLAND FLOW
		FINISHED FLOOR ELEVATION
		TREE

NOTES

- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
- CONTOUR INTERVAL IS 0.25m.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION, AND ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF MILTON STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED HEREIN.
- ORDER OF PRECEDENCE OF STANDARDS DRAWINGS IS FIRSTLY TOWN OF MILTON, AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).

COORDINATE NOTES

SPECIFIED CONTROL POINTS, UTM ZONE: 17, NAD83 (CSRS)
POINT A: NORTHING=4822453.512, EASTING=588001.572
POINT B: NORTHING=4822450.007, EASTING=588472.139

BENCHMARK NOTES

ELEVATIONS SHOWN HEREON ARE GEODETIC, VERTICAL DATUM HTV2.0, ARE DERIVED FROM SOKKIA POWERNET NETWORK
COMPLETED BY:
MANDARIN SURVEYORS LTD.
2400 MIDLAND AVE, #121, SCARBOROUGH, ONTARIO, M1S 5C1
(647) 430-1336 COMPLETED ON: OCTOBER 25, 2024

NO.	REVISION	DATE	BY	APPROVED
01	ISSUED FOR 1ST SUBMISSION	2026/05/28	S.G.	

Greck

5770 Highway 7, Woodbridge, Ontario, L4L 1T8 www.greck.ca

PROFESSIONAL ENGINEER

K. MAHMOOD
100160233
May 28, 2026
25-10-25
PROVINCE OF ONTARIO

CLIENT NAME:
BC5L INC.
10 ARBORVIEW CRESCENT
ETOBICOKE, ONTARIO
M9W 7B4

PROJECT NAME:
PROPOSED INDUSTRIAL SITE PLAN
8995 BOSTON CHURCH ROAD
TOWN OF MILTON, ONTARIO

SITE GRADING PLAN
PART 1

DESIGNED BY:	S.G.	SCALES:	PROJECT No. 23-1033
CHECKED BY:	K.M.	HORIZONTAL: 1:500	DRAWING No. C101
DRAWN BY:	S.G.	VERTICAL: N/A	SHEET No. 01
DATE: DEC. 19, 2025		SHEET SIZE: 24"x36"	

NOTES:

- ALL PR. CURB IS BARRIER CURB TO BE OPSD 600.110, UNLESS NOTED OTHERWISE. TOP OF CURB TO BE 0.15m ABOVE SHOWN EDGE OF PAVEMENT ELEVATIONS
- ANY REQUIRED ASPHALT RESTORATION ON BOSTON CHURCH ROAD AND 5 SIDE ROAD TO BE AS PER CITY STD.
- ANY REQUIRED PAVEMENT MARKING RESTORATION ON BOSTON CHURCH ROAD AND 5 SIDE ROAD TO BE AS PER OTM BOOK 11
- THE MINIMUM COVER ON WATERMAIN SHALL NOT BE LESS THAN 1.7m
- THE MINIMUM COVER ON STORM SEWERS SHALL NOT BE LESS THAN 1.2m IF NOT INSULATED
- THE MINIMUM COVER ON ALL SANITARY SEWERS SHALL NOT BE LESS THAN 1.4m FROM THE FINISHED GROUND TO THE OVERTOP OF THE PIPE UNLESS APPROVED BY THE ENGINEER

NOTES:

1. ASPHALT PAVEMENT STRUCTURES OVER SOIL SUB-GRADE TO BE AS BELOW: (REFER TO GEOTECHNICAL INVESTIGATION OF 8995 BOSTON CHURCH ROAD, DATED OCTOBER 21, 2025 BY PNJ ENGINEERING INC.) (GEOTECHNICAL ENGINEER TO CONFIRM PRIOR TO CONSTRUCTION)

LIGHT DUTY FLEXIBLE PAVEMENT STRUCTURE (CARS ONLY)	HEAVY DUTY FLEXIBLE PAVEMENT STRUCTURE (CARS AND TRUCKS)
-40mm HL-3	-50mm HL-3
-50mm HL-8	-70mm HL-8
-150mm GRANULAR 'A'	-150mm GRANULAR 'A'
-250mm GRANULAR 'B'	-350mm GRANULAR 'B'

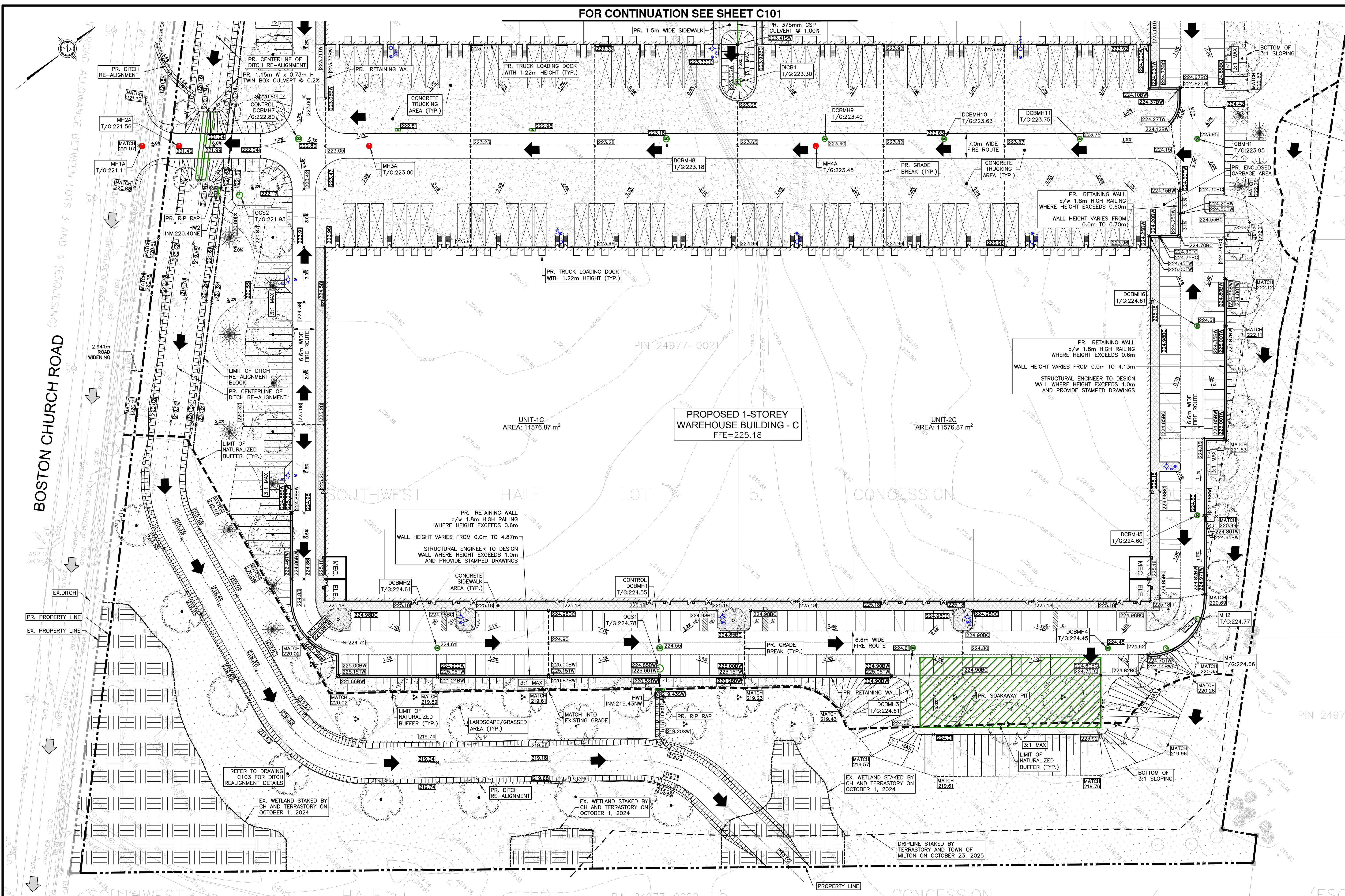
FOR CONTINUATION SEE SHEET C102

NOTE:

THE CONTRACTOR IS CAUTIONED THAT ALL EXISTING UTILITIES ARE NOT INDICATED ON THIS DRAWING. THE CONTRACTOR MUST ARRANGE FOR LOCATES FROM EACH UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, INCLUDING THOSE NOT INCLUDED ON THIS DRAWING. GRECK AND ASSOCIATES LIMITED CAN NOT ACCEPT RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITY WHICH MAY, OR MAY NOT BE INDICATED ON THIS DRAWING.

DRAWING LIST
(GRECK AND ASSOCIATES LTD.)

C101	SITE GRADING PLAN - PART 1
C102	SITE GRADING PLAN - PART 2
C103	DITCH REALIGNMENT PLAN & PROFILE
C104	SITE SERVICING PLAN - PART 1
C105	SITE SERVICING PLAN - PART 2
C106	EROSION & SEDIMENT CONTROL PLAN - PART 1
C107	EROSION & SEDIMENT CONTROL PLAN - PART 2
C108	EROSION & SEDIMENT NOTES & DETAILS



- NOTES:**
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 2. ANY REQUIRED ASPHALT RESTORATION ON BOSTON CHURCH ROAD AND 5 SIDE ROAD TO BE AS PER CITY STD.
 3. ANY REQUIRED PAVEMENT MARKING RESTORATION ON BOSTON CHURCH ROAD AND 5 SIDE ROAD TO BE AS PER OTM BOOK 11
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(GRECK AND ASSOCIATES LTD.)

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KEY PLAN
N.T.S.

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		RETAINING WALL
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		WETLAND AREA
		SWALE
		OVERLAND FLOW
		FINISHED FLOOR ELEVATION
		TREE

F.F.E.=195.46

- NOTES**
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COORDINATE NOTES

SPECIFIED CONTROL POINTS, UTM ZONE: 17, NAD83 (CSRS)
POINT A: NORTHING=4822453.512, EASTING=588001.572
POINT B: NORTHING=4822450.007, EASTING=588472.139

BENCHMARK NOTES

ELEVATIONS SHOWN HEREON ARE GEODETIC, VERTICAL DATUM HTV2.0, ARE DERIVED FROM SOKKIA POWERNET NETWORK

COMPLETED BY:
MANDARIN SURVEYORS LTD.
2400 MIDLAND AVE, #121, SCARBOROUGH, ONTARIO, M1S 5C1
(647) 430-1336 COMPLETED ON: OCTOBER 25, 2024

NO.	REVISION	DATE	BY	APPROVED
01	ISSUED FOR 1ST SUBMISSION	2026/05/28	S.G.	

Greck

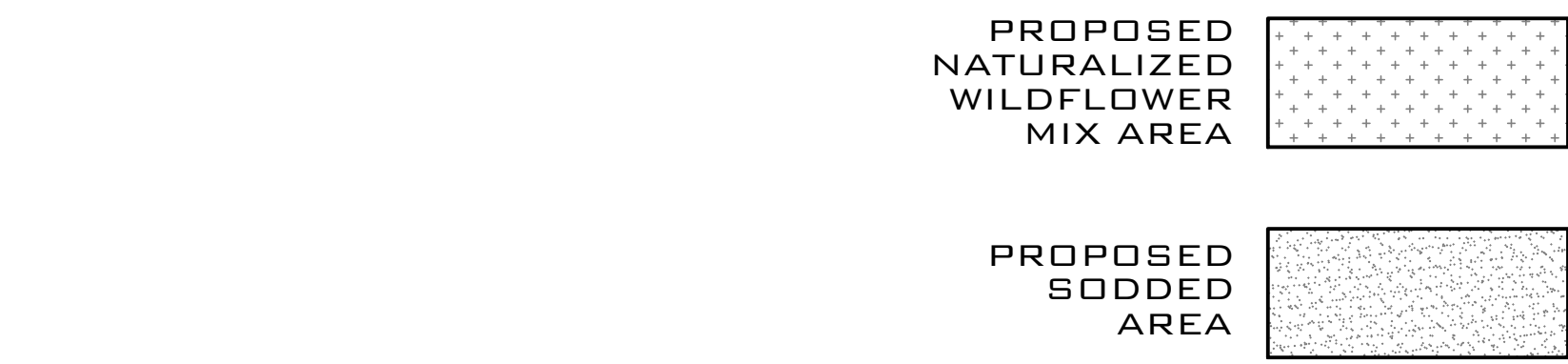
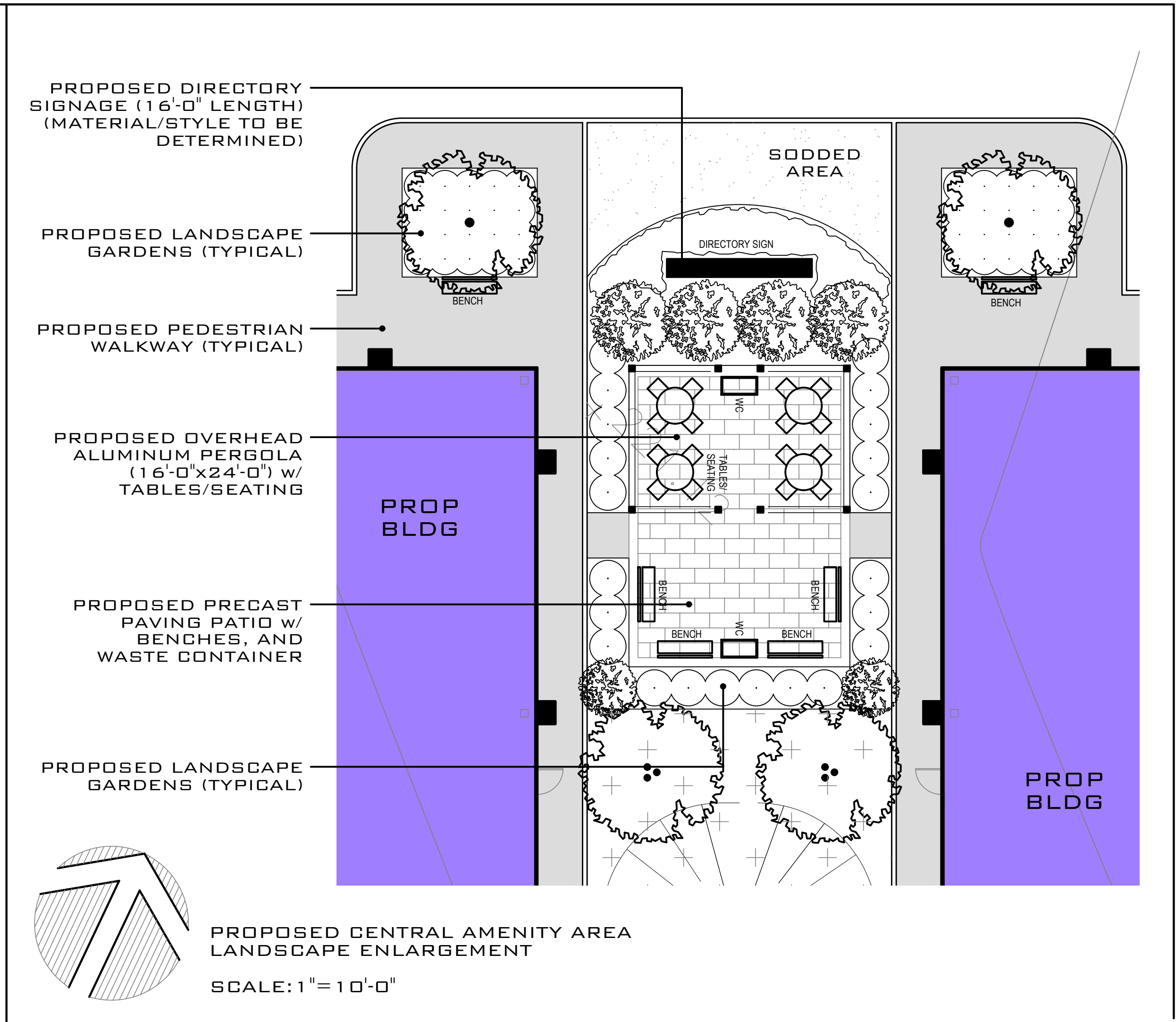
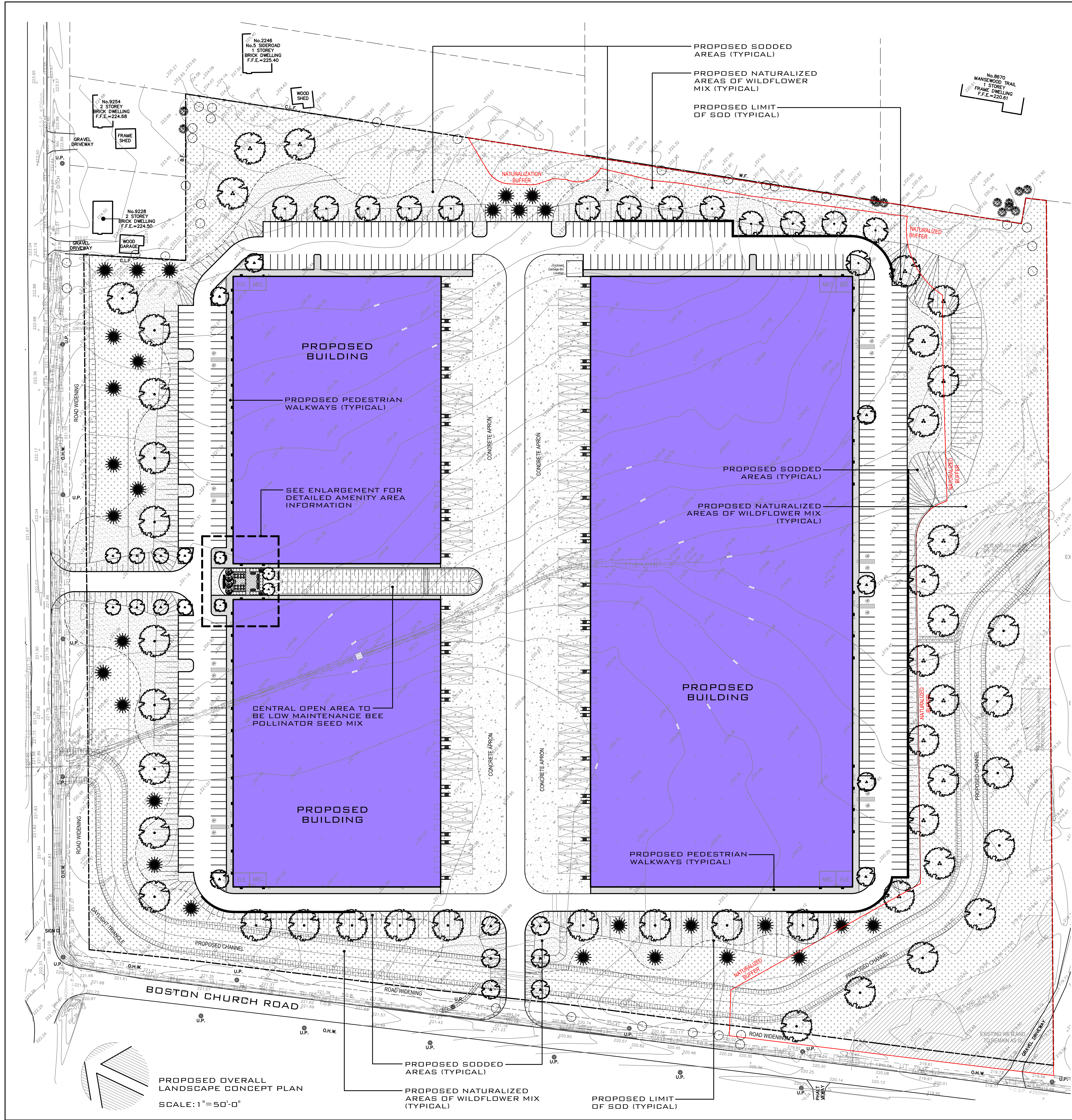
5770 Highway 7, Woodbridge, Ontario, L4L 1T8 www.greck.ca

PROFESSIONAL ENGINEER
K. MAHMOOD
100160233
May 28 2026
PROVINCE OF ONTARIO

CLIENT NAME:
BC5L INC.
10 ARBORVIEW CRESCENT
ETOBICOKE, ONTARIO
M9W 7B4

PROJECT NAME:
PROPOSED INDUSTRIAL SITE PLAN
8995 BOSTON CHURCH ROAD
TOWN OF MILTON, ONTARIO

SITE GRADING PLAN PART 2			
DESIGNED BY:	S.G.	SCALES:	PROJECT No. 23-1033
CHECKED BY:	K.M.	HORIZONTAL: 1:500	DRAWING No. C102
DRAWN BY:	S.G.	VERTICAL: N/A	SHEET No. 02
DATE: DEC. 19, 2025		SHEET SIZE: 24"x36"	



- GENERAL NOTES:**
1. THESE DRAWINGS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AS AN INSTRUMENT OF SERVICE. THEY MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT AND MUST BE RETURNED UPON REQUEST.
 2. THESE DRAWINGS FOR PART OF A SET AND MAY NOT BE SEPARATED. THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SET AND ALL SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
 3. ANY AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS, OR DETAILS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED, NOTED AS ISSUED FOR CONSTRUCTION IFC AND SIGNED BY LANDSCAPE ARCHITECT. CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
 4. CONTRACTOR TO VISIT THE SITE TO CONFIRM ALL SITE CONDITIONS PRIOR TO SUBMITTING BIDS. DISCREPANCIES TO BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING FOR CLARIFICATION.
 5. LIMITS OF WORK TO BE CLEARLY UNDERSTOOD BY THE CONTRACTOR PRIOR TO ANY WORK TAKING PLACE ON THE SITE. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIRECTION IF CLARIFICATION IS REQUIRED.
 6. CONTRACTOR TO CALL FOR LOCATES AND STAKE ALL UTILITIES PRIOR TO ANY EXCAVATION WORK OR PLANTING ON THE SITE. DO NOT PLANT DIRECTLY ABOVE ABOVE GROUND UTILITIES.
 7. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES UNLESS SPECIFIED FOR REMOVAL/DEMOLITION. THIS INCLUDES ALL SURVEY BARS, STAKES, MONUMENTS, AND SEDIMENT BARRIERS. MAKE GOOD ANY DAMAGE.
 8. DRAWINGS MAY BE SCALED FOR APPROXIMATE LAYOUT. ALL MEASUREMENTS ARE PER SCALE NOTED ON DRAWINGS. LAYOUT OF PLANT MATERIALS TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 9. CONTRACTOR SHALL SUPPLY ALL IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN AND THE PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
 10. UPON COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USABLE AT ALL TIMES.
 11. ALL WORKMANSHIP AND MATERIALS TO BE GUARANTEED FOR ONE (1) FULL YEAR FOLLOWING FULL COMPLETION OF THE PROJECT, UNLESS STATED OTHERWISE. ALL WORKMANSHIP TO THE STANDARDS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.
 12. AT THE TIME OF FINAL INSPECTION, ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.

- GENERAL PLANTING NOTES:**
1. CONTRACTORS ARE RESPONSIBLE FOR REVIEW OF ALL SPECIFICATIONS AND RELATED DRAWINGS WITH SELECTED SUB-CONTRACTORS AS THEY PERTAIN TO WORK AS OUTLINED ON LANDSCAPE ARCHITECTURAL WORKING DRAWINGS AND SPECIFICATIONS.
 2. REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT DURING TENDERING PROCESS. ERRORS AND/OR OMISSIONS WILL BE RESPONSIBILITY OF THE CONTRACTOR.
 3. CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNER ACCEPTANCE OF PROJECT. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING ON COMPLETION OF PROJECT FOR A SITE WORK COMPLETION CERTIFICATE AS WELL AS THE COMMENCEMENT OF THE ACCEPTANCE OF PROJECT.
 4. ALL WORKMANSHIP TO BE WARRANTED FOR ONE (1) YEAR UNLESS OTHERWISE STATED. WARRANTY PERIOD WILL BEGIN IN FINAL ACCEPTANCE OF PROJECT.
 5. ALL NURSERY STOCK TO BE #1 NURSERY GROWN AND MUST COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION'S 'CANADIAN NURSERY STOCK STANDARD' (LATEST EDITION).
 6. CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND MUST SUPPLY THE LANDSCAPE ARCHITECT WITH COPIES OF LOCATE CERTIFICATES PRIOR TO COMMENCEMENT OF WORK.
 7. CONTRACTOR TO IDENTIFY WITH OWNER AND LANDSCAPE ARCHITECT ANY MAINTENANCE REQUIREMENTS NECESSARY FOR WARRANTY PURPOSES.
 8. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE DURING THE WARRANTY PERIOD UNTIL ACCEPTANCE BY THE CLIENT.

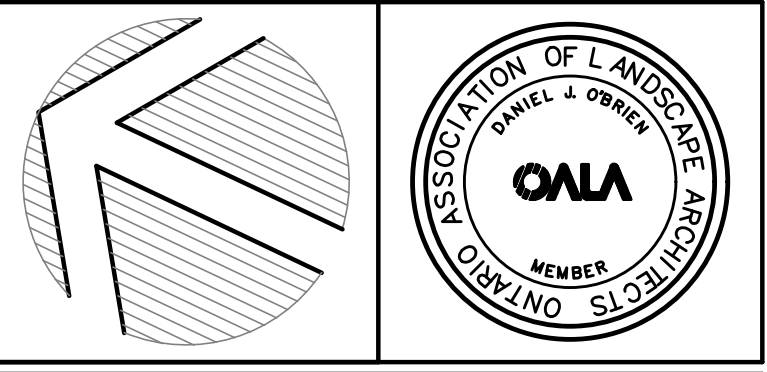
ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY DANIEL J. O'BRIEN & ASSOCIATES LIMITED

DANIEL J. O'BRIEN DATE
O.A.L.A. C.S.L.A.

REVISIONS:			
DATE	NO.	ITEM	BY

PLOT DATE: MAY 6/2026



DANIEL J. O'BRIEN & ASSOCIATES LTD.
LANDSCAPE ARCHITECTS

LANDSCAPE ARCHITECTS, LANDSCAPE DESIGN,
CONSULTATION AND PROJECT MANAGEMENT

(T) 905-985-4466 (W) OBRIENASSOCIATES.CA
(E) DANIEL.OBRIEN@ASSOCIATES.CA
(STUDIO) 798 BESSBOROUGH DRIVE,
OSHAWA, ONTARIO, L1G 4H2

PROJECT:

WAREHOUSE/STORAGE
DEVELOPMENT

8995 BOSTON CHURCH RD.
MILTON, ONTARIO

DRAWING:

OVERALL LANDSCAPE
CONCEPT PLAN

DATE: DEC 2025	PROJECT NO:
DESIGNED: DOB	2025-15
DRAWN: RPR	
CHECKED: DOB	DRAWING NO:
SCALE: AS SHOWN	L1 OF 1