MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

December 4, 2025

ARBORIST REPORT
151 Peel Street, Collingwood, Ontario

BACKGROUND

MHBC was retained to conduct an inventory of the existing trees within the boundaries of the property known as 151 Peel Street, as they pertain to the Town of Collingwood Tree By-laws. This investigation examined 103 trees and 1 tree grouping within and around the subject property. Field work was completed November 12, 2025, and this report relates to the condition of the trees at this 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 site boundary, all trees within 6.0 metres of the site boundary and all Town owned trees along the adjacent boulevards.

This inventory is summarized graphically in the Tree Inventory Plans TI-1 – TI-4, 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

- Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible and is assumed to be correct; however MHBC can neither guarantee nor be responsible for the accuracy of information provided by others.
- 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
924	Black Willow	Salix nigra	15	F	Multi-stem	Retain
925	Black Locust	Robinia pseudoacacia	23	F	Vines growing throughout	Remove due to construction
926	Birch Sp.	Betula Sp.	38	F	Growing within Cedar Hedge grouping	Remove due to construction
927	Birch Sp.	Betula Sp.	32	F	Mild lean away from development site	Remove due to construction
928	Birch Sp.	Betula Sp.	19	F	Mild lean away from development site, 2 stem at base	Remove due to construction
929	Poplar Sp.	Populus Sp.	27	F	Moderate lean away from development site	Retain
930	Poplar Sp.	Populus Sp.	24	F	Mild lean away from development site	Remove due to construction
931	Poplar Sp.	Populus Sp.	23	F	Mild to moderate lean away from development site	Remove due to construction
932	Trembling Aspen	Populus tremuloides	32	F/P	2 stem at base, smaller, stem with wound at base showing rot column throughout trunk	Remove due to construction
933	Trembling Aspen	Populus tremuloides	25	F		Remove due to construction
934	Cedar Sp.	Thuja Sp.	20	F/P	Bow at base, vertical wound at base showing potential rot column in trunk	Remove due to construction
935	Cedar Sp.	Thuja Sp.	26	F	4 stem at 0.3 metres, minor deadwood throughout	Remove due to construction
936	Black Willow	Salix nigra	22	F	Mild lean	Remove due to construction
937	Trembling Aspen	Populus tremuloides	21	F		Remove due to construction

938	Black Locust	Robinia pseudoacacia	20	F		Remove due to construction
939	Birch Sp.	Betula Sp.	24	F	Mild lean away from development site	Remove due to construction
940	Birch Sp.	Betula Sp.	17	F	Mild lean away from development site	Remove due to construction
941	Birch Sp.	Betula Sp.	20	F	Mild lean away from development site	Remove due to construction
942	Black Willow	Salix nigra	17	F	Moderate lean away from development site, mild bow at base	Remove due to construction
943	American Elm	Ulmus americana	15	F	Moderate to significant lean away from development site	Remove due to construction
944	Trembling Aspen	Populus tremuloides	18	F	Mild lean towards development site	Remove due to construction
945	Trembling Aspen	Populus tremuloides	15	F	Mild lean towards development site	Remove due to construction
946	Trembling Aspen	Populus tremuloides	19	F		Remove due to construction
947	American Elm	Ulmus americana	18	F	Mild lean away from development site	Remove due to construction
948	Birch Sp.	Betula Sp.	17	F	Mild lean away from development site	Remove due to construction
949	Birch Sp.	Betula Sp.	17	F	Multi-stem	Remove due to construction
950	Black Locust	Robinia pseudoacacia	16	F		Remove due to construction
951	Black Locust	Robinia pseudoacacia	16	F		Remove due to construction
952	Black Locust	Robinia pseudoacacia	19	F		Remove due to construction
953	Trembling Aspen	Populus tremuloides	24	F		Remove due to construction
954	Trembling Aspen	Populus tremuloides	18	F		Remove due to construction
955	Trembling Aspen	Populus tremuloides	15	F		Remove due to construction
956	Trembling Aspen	Populus tremuloides	15	F		Remove due to construction
957	Poplar Sp.	Populus Sp.	18	F		Retain
958	American Elm	Ulmus americana	29	F/P	Suckers at base, Internal rot suspected, minor deadwood throughout	Retain

959	American Elm	Ulmus americana	25	F	2 stem at base	Retain
960	American Elm	Ulmus americana	31	F/P	Suckers at base, 3 stem at 0.5 metres, 2 stems with vertical splits throughout trunk	Retain
961	Red Pine	Pinus resinosa	17	F		Remove due to construction
962	Black Locust	Robinia pseudoacacia	16	F	Bow at base, multi-stem	Retain
963	Black Willow	Salix nigra	20	F		Remove due to construction
964	Black Locust	Robinia pseudoacacia	31	F	Vertical split at main union	Remove due to construction
965	Black Locust	Robinia pseudoacacia	15	F		Remove due to construction
966	Manitoba Maple	Acer negundo	25	F	Moderate lean, bows throughout	Remove due to construction
967	American Elm	Ulmus americana	22	F	Bow in trunk	Remove due to construction
968	American Elm	Ulmus americana	34	F		Remove due to construction
969	Black Locust	Robinia pseudoacacia	23	F		Remove due to construction
970	Manitoba Maple	Acer negundo	44	P/D	Internal rot evident at main union, multiple previous limb failures evident, water shoots throughout, large cavity at main union	Remove due to construction
971	Black Locust	Robinia pseudoacacia	29	F		Retain
972	Ash Sp.	Fraxinus Sp.	28	F		Retain
973	Black Locust	Robinia pseudoacacia	19	F	Mild lean towards development site	Retain
974	Manitoba Maple	Acer negundo	21	F/P	Significant lean towards development site	Retain
975	Norway Maple	Acer platanoides	36	F	2 stem at base	Retain
976	American Elm	Ulmus americana	40	F	2 stem at base	Retain
977	Black Locust	Robinia pseudoacacia	42	F		Retain
978	Manitoba Maple	Acer negundo	29	P	Main limb previously failed in upper canopy	Retain
979	Black Locust	Robinia pseudoacacia	29	F		Remove due to construction
980	Black Willow	Salix nigra	16	F		Retain
981	Black Locust	Robinia pseudoacacia	42	F		Retain
982	Black Locust	Robinia pseudoacacia	35	F	2 stem at 0.8 metres	Remove due to construction
983	Black Willow	Salix nigra	25	F	Multi-stem	Retain

984	Common Hackberry	Celtis occidentalis	15	F		Retain
985	Common Hackberry	Celtis occidentalis	15	F		Retain
986	Black Locust	Robinia pseudoacacia	15	F	2 stem at base	Remove due to construction
987	Black Locust	Robinia pseudoacacia	15	F	Multi-stem	Remove due to construction
988	Black Locust	Robinia pseudoacacia	12	F/P	Exposed root flare	Remove due to construction
989	Black Locust	Robinia pseudoacacia	13	F	Wound at base	Remove due to construction
990	Black Locust	Robinia pseudoacacia	13	F		Remove due to construction
O1	Black Willow	Salix nigra	~110	F	Muti-stem at 1.7 metres	Retain
O2	American Elm	Ulmus americana	~20	F		Retain
O3	Black Willow	Salix nigra	~58	F		Retain
O4	Birch Sp.	Betula Sp.	~15	F	Mild lean towards development site	Retain
O5	American Elm	Ulmus americana	14	F		Retain
O6	American Elm	Ulmus americana	14	F		Retain
O7	Scots Pine	Pinus sylvestris	~16	F/P	Sparse canopy	Retain
O8	Black Willow	Salix nigra	~56	F	Mild lean towards development site, canopy overhangs into development site	Retain
O9	Black Willow	Salix nigra	~82	F	Canopy overhangs into development site	Retain
O10	Black Willow	Salix nigra	~98	F	Canopy overhangs into development site	Retain
O11	Manitoba Maple	Acer negundo	~20	P	Multiple previous limb failures, significant lean into development site, tree is structural hazard	Retain
O12	Manitoba Maple	Acer negundo	22	F/P	Significant lean into development site, tree is parallel to ground	Retain
O13	Manitoba Maple	Acer negundo	~25	F/P	Significant lean into development site	Retain
O14	Manitoba Maple	Acer negundo	~24	F/P	Significant lean into development site, 2 stem at 0.2 metres, rot suspected at stem union	Retain
O15	Black Willow	Salix nigra	~77	F		Retain
O16	Manitoba Maple	Acer negundo	~18	F		Retain
O17	Black Locust	Robinia pseudoacacia	~46	F	2 stem at 0.1 metres	Retain

O18	Black Willow	Salix nigra	~62	F		Retain
O19	Black Locust	Robinia pseudoacacia	~58	F		Retain
O20	Black Locust	Robinia pseudoacacia	~30	F		Retain
O21	Black Locust	Robinia pseudoacacia	~49	F		Retain
O22	Manitoba Maple	Acer negundo	~28	F/P	Moderate lean	Retain
O23	Black Willow	Salix nigra	~125	F	Minor deadwood throughout, canopy overhangs into development site	Retain
O24	Manitoba Maple	Acer negundo	~27	F		Retain
O25	Black Willow	Salix nigra	~34	F	Canopy overhangs into development site	Retain
O26	Black Willow	Salix nigra	~100	F	Minor deadwood throughout, canopy overhangs into development site	Retain
O27	Black Willow	Salix nigra	~95	F	Minor deadwood throughout, canopy overhangs into development site	Retain
O28	Black Willow	Salix nigra	~59	P	Major previous limb failures throughout, moderate deadwood throughout, tree is expected to decline, canopy overhangs into development site	Retain
O29	Manitoba Maple	Acer negundo	28	F		Retain
O30	Basswood	Tilia americana	~18	F/G	Canopy overhangs into development site	Retain
O31	Colorado Blue Spruce	Picea pungens var. glauca	~10	F/G		Retain
O32	Red Maple	Acer rubrum	~14	F/G		Retain
O33	Norway Maple	Acer platanoides	~13	F		Retain
O34	Red Maple	Acer rubrum	~16	F/G		Retain
O35	Red Maple	Acer rubrum	~33	F/G	Canopy overhangs into development site	Retain
O36	Red Maple	Acer rubrum	~34	F/G	Canopy overhangs into development site	Retain
A	Cedar Sp.	Thuja Sp.	-	F-F/P	Cedar Hedge with ~20 stems at 10-20cm, minor to moderate deadwood throughout	Remove due to construction

The above table summarizes the on-site trees. The trees will be subject to tree protection per Town of Collingwood Tree Preservation Detail as outlined on drawing 1-TI-4. It is noted that not all trees marked for retention require tree protection hoarding. Refer to TI-1 – TI-3 for size and layout of tree protection hoarding.

PHOTO RECORD

Tree 924

Tree 925

Trees 926 – 931, A

Trees 932 – 935

Trees 936 – 949, O1 – O7

Tree 950

Tree 951

Tree 952

Trees 953 – 960

Tree 961

Trees 962 – 978, O11 – O22

Tree 979

Trees 980 – 982

Tree 983

Tree 984

Tree 985

Trees 986, 987

Trees 988 – 990

Tree O8

Tree O9

Tree O10

Trees O23 – O29

Trees O30 – O33

Tree O34

Trees O35, O36

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 Collingwood detail 1-TI-4.
- 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 forty-seven (47) trees and one (1) tree grouping will require removal to accommodate the proposed development. All other trees can be successfully protected and retained if the recommendations made 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 Collingwood.

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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