IO MECP-MLITSD Science Facility Complex, Oakville

Arborist Report

Prepared for:

Infrastructure Ontario
c/o Sajecki Planning
227 Pape Avenue
Toronto, ON
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Project No. 3600A | March 2026

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

IO MECP-MLITSD Science Facility Complex, Oakville

Arborist Report

Project Team

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Report submitted on March 10, 2026

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1.0 Introduction

Natural Resource Solutions Inc. (NRSI) was retained by Sajecki Planning on behalf of Infrastructure Ontario (IO) to complete an Arborist Report in support of the proposed draft plan of subdivision for the Ministry of Environment, Conservation and Parks (MECP) and Ministry of Labour, Immigration, Training and Skills Development (MLITSD) Science Facility Complex, located on William Halton Parkway West in Oakville, Ontario (henceforth referred to as the "subject site").

Jacobs Engineering Group Inc. (Jacobs) conducted the initial tree inventory for the subject site; however, as NRSI is licensed with the Town of Oakville, NRSI was retained to prepare the Arborist Report. NRSI is licensed by the Town of Oakville as an arboricultural company and to provide arborist services (license #25-129690).

The full extent of the proposed draft plan of subdivision is approximately 8.2 hectares, with the MECP-MLITSD Science Facility Complex lot being 3.0ha. It is situated along the north side of William Halton Parkway West, west of Third Line, south of Highway 407, and adjacent to the Oakville Trafalgar Memorial Hospital facility (Map 1). The lands are primarily agricultural, with the Glen Oak Creek traversing the site. Additional information on the subject site and natural heritage features can be found in the 2026 Environmental Implementation Report-Functional Servicing Study (EIR-FSS).

As discussed with the Town of Oakville staff the following Arborist Report documents the existing site conditions as they relate to the trees located on and immediately adjacent to the subject site. As both private and municipal trees are anticipated to be affected by the proposed developments, the Town of Oakville's Private Tree Protection Bylaw (2017-038) and Town Tree Protection Bylaw (2009-025) require the submission of a Tree Preservation Plan (TPP). As confirmed with Town staff, a TPP incorporating a tree removal and retentional analysis, mitigation measures, and potential compensation requirements will be submitted at the Site Plan Approval stage.

2.0 Tree Inventory Methods

A tree inventory for the subject site was completed on March 11, 2025 by Certified Arborists from Jacobs. All trees within the subject site were tagged with pre-numbered aluminum forestry tags and the location of trees was surveyed using a Bad Elf GNSS Surveyor. For each tree, Jacobs Certified Arborists documented species, diameter at breast height (DBH), dripline extension, condition and comments on overall health. Additional information regarding the methods used during the tree inventory is provided in Jacobs' technical memo (Jacobs 2025). A complete list of the trees that were assessed by Jacobs and NRSI, and their overall health and potential for structural failure is included in Appendix I.

2.1 Road Alignment Tree Inventory

In addition to the tree inventory completed by Jacobs, a supplementary inventory was conducted by one of NRSI's Registered Professional Foresters on November 26, 2025, for trees within the proposed road alignment off Glenorchy Road, just north of the subject site boundary (Map 2). Trees were tagged with pre-numbered aluminum forestry tags, and their locations were surveyed using an U-Blox Duel Band GNSS Received unit, capable of sub-meter accuracy. A complete list of the trees that were assessed and their overall health and potential for structural failure is included in Appendix I.

The following information was recorded for each tree:

- Species;
- Tag number (on-site trees) / alphabetic identifier (boundary, off-site trees or inaccessible);
- DBH (centimeters);
- Crown radius (meters);
- Number of stems;
- General health (excellent, good, fair, poor, very poor, dead);
- Potential for structural failure (improbable, possible, probable, imminent); and,
- General comments (i.e., disease, aesthetic quality, development constraints, sensitivity to development).

The potential for structural failure and the overall health of each tree was assessed by NRSI based on the criteria outlined in Appendix II. In carrying out these assessments, NRSI has exercised a reasonable standard of care, skill and diligence as would be customarily and normally provided in carrying out these assessments. The assessments have been made using

accepted arboricultural techniques including a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of site and people. None of the trees examined on the site were dissected, cored, probed, or climbed and detailed root crown examinations involving excavation were not undertaken. The conditions for this assessment, including restrictions, professional responsibility, and third-party liability can be found in Appendix III.

2.2 Bat Habitat Assessments

A leaf-off assessment of bat habitat was completed by Jacobs on March 11, 2025 according to the methods within the *Technical Field Guide for IO Service Providers and Qualified Respondents of the Natural Heritage Services Source List Version 3.2* (IO, 2020) (Jacobs 2025). According to their report, high-quality candidate bat roost trees were assessed based on the following characteristics:

- Height;
- Presence of cavities or crevices, knot holes, or woodpecker cavities greater than 10 meters in height;
- A diameter at breast-height greater than 25 centimeters;
- Located within a cluster of snags;
- A large amount of peeling bark;
- Early stages of class decay (decay class 1-3); and,
- The species is maple, ash, oak, or pine.

A leaf-on bat habitat assessment was conducted by NRSI on June 27, 2025, following guidance from Species at Risk Bats Survey Standard Note - 2022 (MECP). The presence of leaf clusters on Maples and Oaks for Tri-colored Bat (*Perimyotis subflavus*) was assessed. No trees with suitable habitat for bats were found on or immediately adjacent to the subject site based on the leaf-off and leaf-on assessments completed by Jacobs (2025) and NRSI (NRSI 2025). Further results can be found within NRSI's EIR (NRSI 2025) and in Jacobs' technical memo (Jacobs 2025).

3.0 Summary of Tree Inventory and Assessment

A total of 77 trees representing 11 species were inventoried. Of these, 73 trees (95%) are native species and 4 trees (5%) are non-native.

Within the subject site, 5 trees are located within the proposed MECP-MLITSD Science Facility Complex lot, 9 trees are situated within the proposed road alignment, and 12 trees occur within the “Future Development” lot (Map 2). Along William Halton Parkway West, 17 public trees are located within the Town of Oakville Right-of-Way (ROW).

An additional 32 private trees are located beyond the eastern site boundary on the adjacent ErinOakKids Centre property. Two inventoried trees (UT-001 and UT-002) are located off-site and are not anticipated to be impacted by the proposed development. No Species at Risk (SAR) trees were identified during the inventory. A complete list of inventoried trees is provided in Appendix II, and tree locations are illustrated on Map 2.

Appendix I provides a list of tree species inventoried within and immediately adjacent to the subject site and the proposed road alignment and whether they are native or non-native. A summary of the overall health of trees inventoried within the study area, along with their potential for structural failure can also be found in Appendix IV. Many of the trees inventoried are in good to fair health with an improbable potential for structural failure.

4.0 Summary and Conclusion

NRSI was retained by Sajecki Planning on behalf of Infrastructure Ontario to complete an Arborist Report in support of the proposed draft plan of subdivision for the MECP-MLITSD Science Facility Complex, located on William Halton Parkway West in Oakville, Ontario (Map 1).

Tree inventories were completed by Jacobs (March 2025) Certified Arborists and NRSI (November 2025) Registered Professional Forester within and adjacent to the subject site and proposed road alignment. In total, 77 trees representing 11 species were inventoried, the majority of which are native and in good to fair health with an improbable potential for structural failure. No suitable bat roost habitat was identified during both the leaf-off and leaf-on assessments completed by Jacobs and NRSI.

Given that both private and municipal trees will be affected by the proposed development, the Town of Oakville's Private Tree Protection Bylaw (2017-038) and Town Tree Protection Bylaw (2009-025) necessitate the preparation of a TPP. As confirmed through discussions with Town staff, a comprehensive TPP, which is to include a tree removal and retention analysis, mitigation measures, and potential compensation requirements, will be required and submitted at the Site Plan Approval stage of the proposed development. This TPP will ensure that tree impacts are appropriately evaluated and managed in accordance with the Town of Oakville's requirements and best practices.

5.0 References

Dunster, J.A. 2009. Tree Risk Assessment in Urban Areas and the Urban/Rural Interface: Course Manual. Silverton, Oregon: Pacific Northwest Chapter, International Society of Arboriculture.

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Natural Resource Solutions Inc. (NRSI). 2026. MECP-MLITSD Science Facility Environmental Implementation Report. March 2026.

The Corporation of the Town of Oakville. 2021. Town Tree Protection By-law (2009-025). Consolidated version as of February 22, 2021.

The Corporation of the Town of Oakville. 2022. Private Tree Protection By-law (2017-038). Consolidated version as of March 28, 2022.

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Appendix I
Tree Inventory Data

MECP-MLITSD Science Facility Arborist Report
Tree Inventory Data

Tree Number	Common Name	Scientific Name	Native/ Non-native	Stem Count	DBH 1 (cm)	DBH 2 (cm)	DBH 3 (cm)	DBH 4 (cm)	DBH 5 (cm)	Crown Radius (m)	Potential for Structural Failure Rating	Overall Condition	Location	Collector	Comments
438	Red Maple	*Acer rubrum*	Native	1	10	2				2.2	*	Good	ErinoakKids Property	Jacobs	Exposed roots, planted, past pruning
439	Red Maple	*Acer rubrum*	Native	1	16	3				3.1	*	Poor	ErinoakKids Property	Jacobs	Large trunk wound, exposed roots, past pruning, planted
440	Red Maple	*Acer rubrum*	Native	1	15	3				2.7	*	Fair	ErinoakKids Property	Jacobs	Exposed roots, root injury, past pruning, planted
441	Red Maple	*Acer rubrum*	Native	1	20	3				2.5	*	Good	ErinoakKids Property	Jacobs	Past pruning, small trunk wound, planted
442	Red Maple	*Acer rubrum*	Native	1	14	3				2.7	*	Good	ErinoakKids Property	Jacobs	Exposed roots, root injury, planted, past pruning
443	Red Maple	*Acer rubrum*	Native	1	13	2				1.6	*	Poor	ErinoakKids Property	Jacobs	Large trunk wound, bore holes, past pruning, planted
444	Sugar Maple	*Acer saccharum*	Native	1	14	2				1.9	*	Poor	ErinoakKids Property	Jacobs	Trunk wound, past pruning, planted
445	Sugar Maple	*Acer saccharum*	Native	1	10	2				1.5	*	Good	ErinoakKids Property	Jacobs	Past pruning, planted
446	Sugar Maple	*Acer saccharum*	Native	1	11	2				1.8	*	Good	ErinoakKids Property	Jacobs	Past pruning, planted
447	Sugar Maple	*Acer saccharum*	Native	1	10	2				1.7	*	Good	ErinoakKids Property	Jacobs	Past pruning, planted
448	Sugar Maple	*Acer saccharum*	Native	1	9	1				1.3	*	Good	ErinoakKids Property	Jacobs	Past pruning, planted
449	Sugar Maple	*Acer saccharum*	Native	1	8	2				1.5	*	Good	ErinoakKids Property	Jacobs	Past pruning, planted
450	Sugar Maple	*Acer saccharum*	Native	1	9	2				1.9	*	Poor	ErinoakKids Property	Jacobs	Exfoliating bark, past pruning, trunk wound, planted
451	Eastern White Cedar	*Thuja occidentalis*	Native	4	5	1	4	3		0.5	*	Good	ErinoakKids Property	Jacobs	Pipe at base of tree, planted
452	Eastern White Cedar	*Thuja occidentalis*	Native	1	7	1				1.2	*	Good	ErinoakKids Property	Jacobs	Planted
453	Eastern White Cedar	*Thuja occidentalis*	Native	1	9	1				1.2	*	Good	ErinoakKids Property	Jacobs	Planted
454	Eastern White Cedar	*Thuja occidentalis*	Native	3	6	1	2			1.0	*	Good	ErinoakKids Property	Jacobs	Planted
455	Sugar Maple	*Acer saccharum*	Native	1	12	2				1.6	*	Good	ErinoakKids Property	Jacobs	Trunk wound, past pruning, planted
456	Eastern White Cedar	*Thuja occidentalis*	Native	1	8	1				1.2	*	Good	ErinoakKids Property	Jacobs	Planted
457	Eastern White Cedar	*Thuja occidentalis*	Native	2	9	2				1.5	*	Good	ErinoakKids Property	Jacobs	Planted
458	Eastern White Cedar	*Thuja occidentalis*	Native	3	6	2	3			1.5	*	Good	ErinoakKids Property	Jacobs	Planted
459	Eastern White Cedar	*Thuja occidentalis*	Native	2	10	2				1.5	*	Good	ErinoakKids Property	Jacobs	Bird nest, planted
460	Red Maple	*Acer rubrum*	Native	1	5	1				1.3	*	Good	ROW Boundary	Jacobs	Past pruning, planted
461	Red Maple	*Acer rubrum*	Native	1	6	2				1.5	*	Good	ROW Boundary	Jacobs	Tree guard, planted, past pruning
462	Red Maple	*Acer rubrum*	Native	1	6	2				1.7	*	Poor	ROW Boundary	Jacobs	Exposed root, trunk wound, embedded guy wire/rope, planted, past pruning
463	Red Maple	*Acer rubrum*	Native	1	7	2				1.5	*	Fair	ROW Boundary	Jacobs	Trunk wound, tree guard, past pruning, planted
464	Red Maple	*Acer rubrum*	Native	2	7	2				1.8	*	Fair	ROW Boundary	Jacobs	Branch wound, tree guard, co (3.3), exposed roots, past pruning, planted
465	Sugar Maple	*Acer saccharum*	Native	1	7	2				1.5	*	Fair	ROW Boundary	Jacobs	Tree guard, dead branch, past pruning, planted
466	Sugar Maple	*Acer saccharum*	Native	1	7	1				1.4	*	Good	ROW Boundary	Jacobs	Tree guard, dead branches, past pruning, planted
467	Sugar Maple	*Acer saccharum*	Native	1	8	2				1.6	*	Good	ROW Boundary	Jacobs	Small trunk wound, tree guard, planted
468	Sugar Maple	*Acer saccharum*	Native	1	8	2				1.6	*	Good	ROW Boundary	Jacobs	Tree guard, trunk wound, past pruning, planted
469	Sugar Maple	*Acer saccharum*	Native	1	6	1				1.3	*	Fair	ROW Boundary	Jacobs	Trunk wounds, branch wound, tree guard, guy wires, past pruning, planted
470	Red Maple	*Acer rubrum*	Native	2	7	2				1.8	*	Fair	ROW Boundary	Jacobs	Exposed roots, tree guard, co (3.0), past pruning, planted
471	Red Maple	*Acer rubrum*	Native	1	6	1				1.4	*	Good	ROW Boundary	Jacobs	Tree guard, exposed roots, root injury, embedded rope in tree, planted, past pruning
472	Red Maple	*Acer rubrum*	Native	1	6					1.5	*	Fair	ROW Boundary	Jacobs	Tree guard, embedded rope, epicormic shoots, planted, past pruning
473	Red Maple	*Acer rubrum*	Native	1	7					1.8	*	Fair	ROW Boundary	Jacobs	Trunk wound, tree guard, exposed root, past pruning, epicormic shoots, planted
474	American Basswood	*Tilia americana*	Native	1	8					1.5	*	Fair	ROW Boundary	Jacobs	Tree guard, past pruning, leaning crown, planted
475	American Basswood	*Tilia americana*	Native	1	9					1.5	*	Fair	ROW Boundary	Jacobs	Tree guard, epicormic shoots, past pruning, planted
476	American Basswood	*Tilia americana*	Native	1	7					1.1	*	Poor	ROW Boundary	Jacobs	Big trunk wound, tree guard, epicormic shoots, past pruning, pruned crown, planted
477	Largetooth Aspen	*Populus grandidentata*	Native	1	11						*	Poor	Future Development	Jacobs	Big trunk wound, exposed roots, branch wound, broken branch
478	Largetooth Aspen	*Populus grandidentata*	Native	2	10	4				2.0	*	Poor	Future Development	Jacobs	Trunk wound on both stems
479	Largetooth Aspen	*Populus grandidentata*	Native	1	5					1.0	*	Poor	Future Development	Jacobs	Trunk wounds, dead/broken branch
480	Largetooth Aspen	*Populus grandidentata*	Native	2	11	9				2.1	*	Poor	Future Development	Jacobs	Trunk wounds on both cd, lots of broken/dead branches
481	Largetooth Aspen	*Populus grandidentata*	Native	1	10					1.9	*	Poor	Future Development	Jacobs	Trunk wounds, dead/broken branches
482	Largetooth Aspen	*Populus grandidentata*	Native	4	8	6	5	2		2.3	*	Poor	Future Development	Jacobs	Trunk wounds, dead/broken branches
483	Largetooth Aspen	*Populus grandidentata*	Native	1	9					2.0	*	Poor	Future Development	Jacobs	Trunk wounds, dead/broken branches
484	Largetooth Aspen	*Populus grandidentata*	Native	4	4	4	3	2		1.0	*	Poor	Future Development	Jacobs	Main stem dead, bore holes, dead/broken branches, branch wounds
485	Largetooth Aspen	*Populus grandidentata*	Native	4	3	2	2	1		1.2	*	Poor	Future Development	Jacobs	Dead/broken branches,
486	European Buckthorn	*Rhamnus cathartica*	Non-Native	5	8	8	5	4	4	2.3	*	Fair	Future Development	Jacobs	Trunk wound, dead/broken branch, broken codom, branch wounds
487	Hawthorn Sp.	*Crataegus sp.*	Native	4	4	3	2	2		1.2	*	Fair	Future Development	Jacobs	Trunk wound broken branches
488	White Ash	*Fraxinus americana*	Native	1	7					1.9	*	Poor	Science Complex	Jacobs	Epicormic shoots, pruned codom, dead/broken branch, bore holes, past pruning, trunk wounds, exfoliating bark
489	Willow sp.	*Salix sp.*	Non-Native	3	7	7	5			2.3	*	Dead	Science Complex	Jacobs	
490	American Elm	*Ulmus americana*	Native	3	8	8	7			2.5	*	Poor	Science Complex	Jacobs	Many dead branches, epicormic shoots
491	American Elm	*Ulmus americana*	Native	3	6	4	2			1.9	*	Fair	Science Complex	Jacobs	One codom wrapping around the other
492	American Elm	*Ulmus americana*	Native	1	7					1.3	*	Poor	Science Complex	Jacobs	Exposed roots, dead/broken branches
493	Willow sp.	*Salix sp.*	Non-Native	1	10					2.3	*	Fair	Future Development	Jacobs	Lots of codoms <10cm, surrounded by water >50cm deep
501	White Ash	*Fraxinus americana*	Native	1	8					2.0	Improbable	Good	Road Alignment	NRSI	Good form.
502	Common Pear	*Pyrus communis*	Non-native	1	7					1.5	Improbable	Good	Road Alignment	NRSI	Good form.
503	Hawthorn sp.	*Crataegus sp.*	Native	1	15					4.0	Possible	Fair	Road Alignment	NRSI	Heavy lean.
504	American Basswood	*Tilia americana*	Native	1	12					1.5	Improbable	Good	Road Alignment	NRSI	Good form.
505	Hawthorn sp.	*Crataegus sp.*	Native	1	10					2.0	Improbable	Fair	Road Alignment	NRSI	Numerous smaller stems; Fair form.
506	Hawthorn sp.	*Crataegus sp.*	Native	1	11					1.0	Improbable	Good	Road Alignment	NRSI	Good form.
507	Hawthorn sp.	*Crataegus sp.*	Native	1	10					2.5	Improbable	Fair	Road Alignment	NRSI	Few broken off stems; numerois smaller stems.
508	Hawthorn sp.	*Crataegus sp.*	Native	1	11					3.0	Possible	Fair	Road Alignment	NRSI	Numerous smaller stems; poor form.

MECP-MLITSD Science Facility Arborist Report
Tree Inventory Data

Tree Number	Common Name	Scientific Name	Native/ Non-native	Stem Count	DBH 1 (cm)	DBH 2 (cm)	DBH 3 (cm)	DBH 4 (cm)	DBH 5 (cm)	Crown Radius (m)	Potential for Structural Failure Rating	Overall Condition	Location	Collector	Comments
509	Sugar Maple	*Acer saccharum*	Native	1	12					2.0	Improbable	Good	ErinoakKids Property	NRSI	Good form.
510	Sugar Maple	*Acer saccharum*	Native	1	15					2.0	Improbable	Good	ErinoakKids Property	NRSI	Good form; wounds up trunk healing.
511	Sugar Maple	*Acer saccharum*	Native	1	11					2.0	Improbable	Good	ErinoakKids Property	NRSI	Good form.
512	Sugar Maple	*Acer saccharum*	Native	1	12					2.0	Improbable	Good	ErinoakKids Property	NRSI	Good form.
513	Sugar Maple	*Acer saccharum*	Native	1	13					2.0	Improbable	Good	ErinoakKids Property	NRSI	Good form.
514	Sugar Maple	*Acer saccharum*	Native	1	13					2.0	Improbable	Good	ErinoakKids Property	NRSI	Good form.
515	Sugar Maple	*Acer saccharum*	Native	1	13					2.0	Improbable	Good	ErinoakKids Property	NRSI	Good form.
516	Sugar Maple	*Acer saccharum*	Native	1	13					2.0	Improbable	Good	ErinoakKids Property	NRSI	Good form.
517	Sugar Maple	*Acer saccharum*	Native	1	10					2.0	Improbable	Good	ErinoakKids Property	NRSI	Good form.
518	Sugar Maple	*Acer saccharum*	Native	1	7					1.0	Improbable	Good	ErinoakKids Property	NRSI	Good form.
519	Sugar Maple	*Acer saccharum*	Native	1	11					2.0	Improbable	Good	Road Alignment	NRSI	Good form.
UT001	American Basswood	*Tilia americana*	Native	1	29					4.0	Improbable	Good	Off Property	NRSI	Good form.
UT002	Hawthorn sp.	*Crataegus sp.*	Native	5	23	18	17	16	14	4.0	Improbable	Good	Off Property	NRSI	Typical form.

* Potential for Structural Failure Rating Not Collected by Jacobs

Appendix II

Tree Health & Potential for Structural Failure Criteria

Tree Health Assessment Criteria

Assessment Criteria	Definition[1]
Excellent	Represents a tree in near perfect form, health, and vigour. This tree would exhibit no deadwood, no decline, and no visible defects.
Good	Represents a tree ranging from a generally healthy tree to a near perfect tree in terms of health, vigour and structure. This tree exhibits a complete, balanced crown structure with little to no deadwood and minimal defects as well as a properly formed root flare.
Fair	Represents a tree with minor health, balance or structural issues with minimal to moderate deadwood. Branching structure shows signs of included bark or minor rot within the branch connections or trunk wood. The root flare shows minimal signs of mechanical injury, decay, poor callusing, or girdling roots. Trees in the category require minor remedial actions to improve the vigour and structure of the tree.
Poor	Represents a tree that exhibits a poor vigour, reduced crown size (<30% of crown typical of species caused by overcrowding or decline), extreme crown imbalance, or extensive rot in the branching and trunk wood. Fungus could be seen from these rotting areas, suggesting further decay. These trees have extensive crown die back with a large amount of deadwood, and possibly dead sections. These weakened areas can lead to a potential failure of tree sections. Rooting zones show signs of extensive root decay or damage (fruiting bodies or mechanical damage) or girdling roots. Trees in this category require more extensive actions to prevent failure. A tree identified as poor would be a candidate for removal in the near future.
Very Poor	Represents a tree that exhibits major health and structural defects. Quite often the defects or diseases affecting this tree will be fatal. Large quantities of fungus, large dead sections with possible cavities and bark falling off all are signs that a tree is in a major state of decline and would be identified as very poor. These trees have a probable or imminent potential for structural failure. These trees should be identified for removal.
Dead	Represents a tree that exhibits no sign of new growth, including buds, foliage, or shoot growth. These trees have a probable or imminent potential for structural failure. These trees should be identified for removal.

[1]Dunster 2009

Potential for Structural Failure Criteria

Assessment Criteria*	Definition[1]
Improbable	The tree or branch is not likely to fail during normal weather conditions and may not fail in many severe weather conditions within the specified time frame.
Possible	Failure could occur, but it is unlikely during normal weather conditions within the specified time frame.
Probable	Failure may be expected under normal weather conditions within the specified time frame.
Imminent	Failure has started or is most likely to occur in the near future, even if there is no significant wind or increased load. This is a rare occurrence for a risk assessor to encounter, and it may require immediate action to protect people from harm.
*A specified time frame of 1 year will be used when assessing potential for structural failure.	

[1]Dunster et al. 2013

Appendix III
Conditions of Assessment

Conditions of Tree Assessment

Limitations

This tree inventory and assessment is based on the circumstances and observations by Natural Resource Solutions Inc. (NRSI) as they existed at the time of the site inspection(s) of the Client's Property as described in this report (the "Subject Lands") and the trees situated thereon, and upon information provided by the Client to NRSI. The opinions in this assessment are given based on observations made and using generally accepted professional judgment, however, because trees are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this assessment are valid only at the date any such observations and analysis took place. No guarantee, warranty, representation or opinion is offered or made by NRSI as to the length of the validity of the results, observations, recommendations and analysis contained within this assessment. As a result, the Client shall not rely upon this assessment, save and except for representing the circumstances and observations at the date of site inspection(s), and the analysis and recommendations made in relation to the proposed undertaking. It is recommended that the inventoried trees discussed in this assessment should be re-assessed periodically, where required.

Further Services

Neither NRSI, nor any assessor employed or retained by NRSI (the "Assessor") for the purpose of preparing or assisting in the preparation of this assessment shall be required to provide any further consultation or services to the Client including, without limitation, acting as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including providing payment of the Assessor's regular hourly billing fees.

NRSI accepts no responsibility for the implementation of all or any part of this report, unless specifically requested to examine the implementation of such activities recommended herein. Any request for the inspection or supervision of all or part of the implementation shall be made in writing and the details agreed to in writing by both parties.

Assumptions

The Client is hereby notified that where any of the information set out and referenced in this assessment are based on assumptions, facts or information provided to NRSI, NRSI will in no way be responsible for the veracity or accuracy of any such information. Further, the Client acknowledges and agrees that NRSI has, for the purposes of preparing their assessment, assumed that the Property is in full compliance with all applicable federal, provincial, municipal and local statutes, regulations, by-laws, guidelines and other related laws. NRSI explicitly denies any legal liability for any and all issues with respect to non-compliance with any of the above-referenced statutes, regulations, by-laws, guidelines and laws as it may pertain to or affect the Property.

Restriction of Assessment

The assessment carried out was restricted to the areas as described in this report. NRSI is not legally liable for any other trees except those expressly discussed herein. The conclusions of this assessment do not apply to any areas, trees, or any other property not covered or referenced in this assessment.

Professional Responsibility

In carrying out this assessment, NRSI and any Assessor appointed for and on behalf of NRSI to perform and carry out the assessment has exercised a reasonable standard of care, skill and diligence. The assessment has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage (during the leaf-on period), the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the assessment, none of the trees examined on the property were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

No guarantees are offered, or implied, that trees recommended for retention, or all parts of them, will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most

trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of extreme weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by NRSI or its directors, officers, employers, contractors, agents or Assessors for:

a) any legal description provided with respect to the Property;
b) issues of title and/or ownership with respect to the Property;
c) the accuracy of the Property line locations or boundaries with respect to the Property; and
d) the accuracy of any other information provided to NRSI by the Client or third parties;
e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
f) the unauthorized distribution of the assessment.

Third Party Liability

This assessment was prepared by NRSI for the Client. The data collected reflect NRSI's best assessment of the inventoried trees situated on the Property with the information available at the time of observation. Data analysis and the assessment of potential impacts to inventoried trees is specific to the proposed undertaking as described in this report. NRSI accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use of this assessment for purposes unrelated to the proposed undertaking.

General

Any plans and/or illustrations in this assessment are included only to help the Client visualize the issues in this assessment and shall not be relied upon for any other purpose.

This report shall be considered as a whole, no sections are severable, and the assessment shall be considered incomplete if any pages are missing.

Appendix IV
Tree Data Summary Table

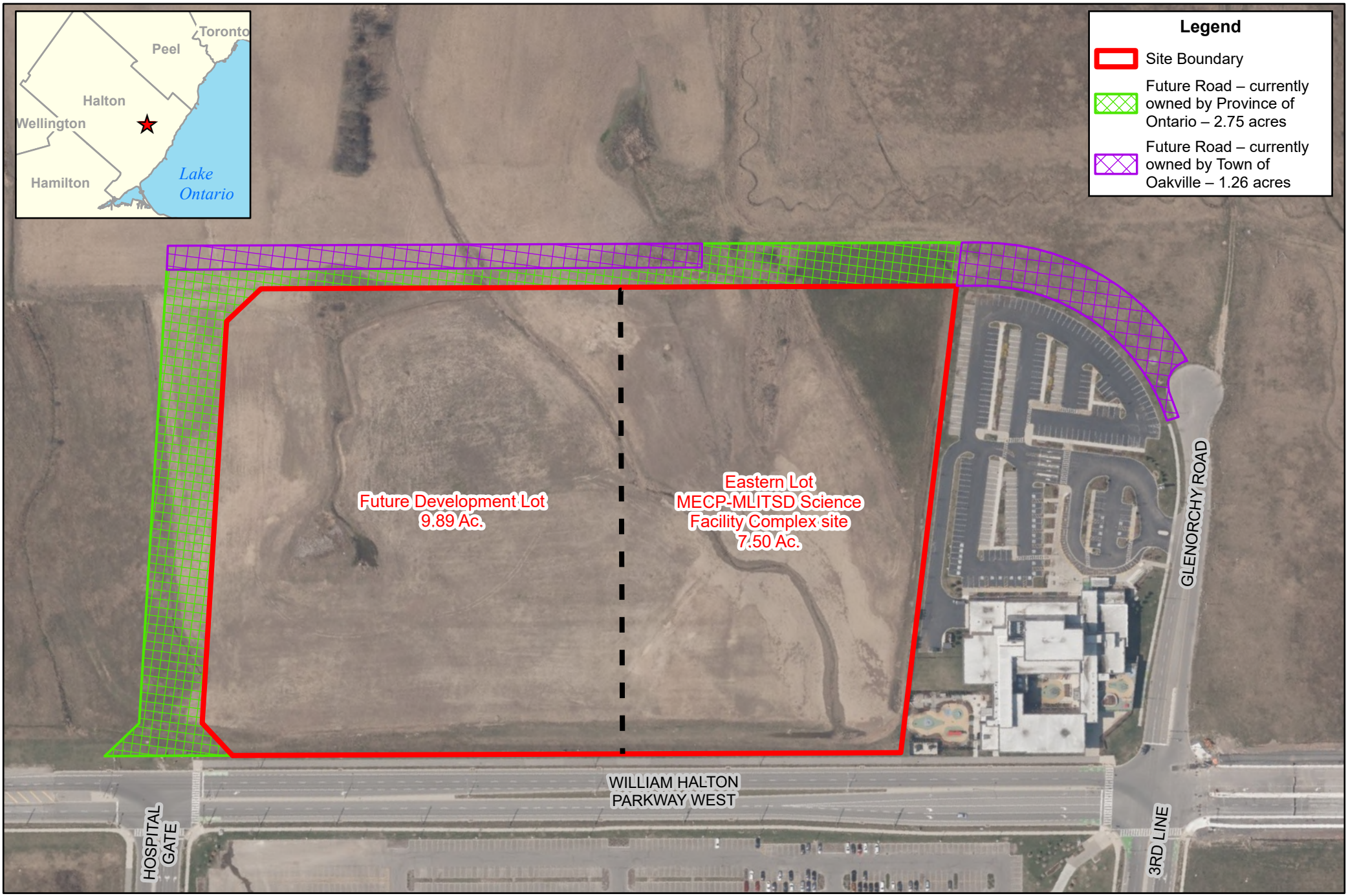
Summary of Inventoried Trees

Common Name	Scientific Name	Good	Fair	Poor	Dead	Grand Total
Native Species						
American Basswood	*Tilia americana*	2	2	1		5
American Elm	*Ulmus americana*		1	2		3
Eastern White Cedar	*Thuja occidentalis*	8				8
Hawthorn Spp.	*Crataegus sp.*	2	5			7
Large-tooth Aspen	*Populus grandidentata*			9		9
Red Maple	*Acer rubrum*	6	6	3		15
Sugar Maple	*Acer saccharum*	20	2	2		24
White Ash	*Fraxinus americana*	1		1		2
Total		**39**	**16**	**18**	**0**	**73**
Non-Native Species						
Common Pear	*Pyrus communis*	1				1
Crack Willow	*Salix euxina*		1			1
European Ash	*Fraxinus excelsior*		1		1	2
Total		1	**2**	**0**	**1**	**4**
Grand Total		**40**	**18**	**18**	**1**	**77**

Mapping

Infrastructure Ontario

MECP-MLITSD Science Facility Complex Site- P65200



Document Name: P65200_MECP_Science Complex
Date: February 25, 2026

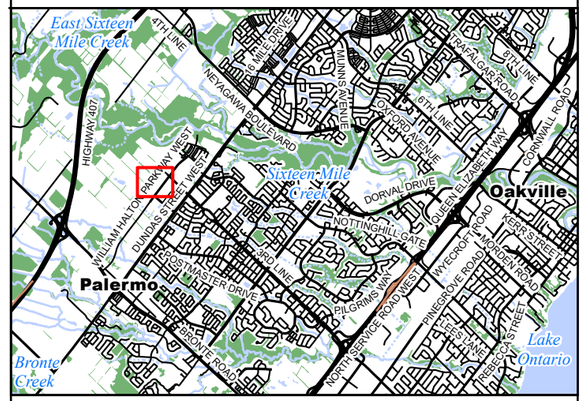
For illustrative purposes only!
*Areas and Limits to be confirmed by survey

0 50 100 200
Meters

Map 2

IO MECP-MLITSD Science Facility Complex

Tree Inventory



Legend

- Subject Property
- Inventoried Tree (Crown to Scale)
- Site Survey
- Drainage Swale
- Future Road - currently owned by Province of Ontario
- Future Road - currently owned by Town of Oakville

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

Project: 3600A
Date: March 11, 2026

NAD83 - UTM Zone 17
Size: 11x17"
1:2,100

0 20 40 60 80 100 120 140 Meters

N

Path: X:\3600_IOMECPScienceFacilityOakville\3600_IOMECPScienceFacilityOakville.aprx