



JACKSON ARBORICULTURE INC.

CONSULTING AND GIS ANALYSIS

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Tree Inventory and Preservation Plan Report

Subject Property:

1317 York Road
Niagara-on-the-Lake, ON

Prepared For:

2358417 Ontario Inc.
1317 York Rd.
Niagara-On-The-Lake, ON L0S 1P0

Prepared By:

Jackson Arboriculture Inc.
118 Pleasant Ridge Road
Brantford, ON N3R 0B8

6 February 2025

Jackson Arboriculture Inc. Project No. 547

1.0 Introduction

Jackson Arboriculture Inc. was retained by 2358417 Ontario Inc. to complete a Tree Inventory and Preservation Plan report for a property situated at 1317 York Road in the Town of Niagara-on-the-Lake, Ontario, hereby referred to as the subject property. It is understood that an application will be filed with the Town for the redevelopment of the property.

This study has been completed in accordance with the Town of Niagara-on-the-Lake private tree by-law No. 5139-19. The private tree by-law regulates the removal of trees 12.5 cm in diameter and larger.

2.0 Methodology

At the onset of the project the scope of work was coordinated with the client and the consulting team. Prior to conducting a site visit, the topographic survey and current aerial photography were overlaid utilizing geographic information software for use on site during the completion of the tree inventory. The tree locations and the site plan were then overlaid and a tree preservation analysis was completed to determine the impacts to the trees included in the inventory.

2.1 Tree Inventory

A site visit was conducted on the 29th of January 2025 to complete the tree inventory. All trees 10 cm in diameter and larger situated on subject property, on neighbouring property within 6 m and within the road allowance were included in the inventory. A visual assessment was completed on each tree included in the inventory and the following information is provided in the tree inventory table (Table 1):

- **Tree #:** A number assigned to each tree corresponding to the tree inventory (Table 1) and the Tree Preservation Plan (Sheet 1).
- **Species:** Common and scientific (Latin) species names.
- **DBH:** The trunk diameter at breast height, measured in centimeters at 1.4 m from the ground.
- **Condition:** The health of the tree considering the trunk integrity, the crown structure and the crown vigour; each rated as good, fair or poor. The condition ratings are based on the signs, symptoms and defects exhibited by each tree, considering the surroundings in which it is growing.
- **Dripline:** The distance from the trunk to the tips of the branches.
- **mTPZ:** Minimum tree preservation zone distance as measured in meters from the base of the tree. This is the distance at which tree protection fence is to be installed (unless noted otherwise below).
- **Location:** The property where the tree is situated, based on the topographic survey and gps locations taken on site.
- **Comments:** Any additional notes relevant to the tree's health or growing conditions.
- **Recommendation:** The recommended removal or preservation of each tree based on the results of the impact assessment.

The trees included in the inventory were identified with numbers 1-27 and were located using the topographic survey provided and a tablet computer with a GPS receiver.

2.2 Impact Assessment

A tree preservation analysis was completed on each tree included in the tree inventory considering the impacts from the proposed development and many other factors including, but not limited to, tree condition, species, DBH and the existing site conditions. The impacts from the proposed development will occur where tree roots conflict with construction machinery during pre-grading, construction, grading and servicing.

During the tree preservation analysis the minimum Tree Preservation Zone (mTPZ) distance was utilized to determine the potential impacts to each tree included in the inventory. Where encroachment is required within the mTPZ, tree removal may be required.

The mTPZ distance is the minimum distance at which development can safely occur without considerably impacting a tree's root system. The mTPZ distance is based on the diameter of the tree and measured in meters from the base of the stem. Refer to Table 2 for the mTPZ distances based on trunk diameter.

Table 2. Minimum tree preservation zone distances.

DBH (cm)	Min. Tree Preservation Zone Distance (m)*
	Radius
< 10	1.8
11 – 40	2.4
41 – 50	3.0
51 – 60	3.6
61 – 70	4.2
71 – 80	4.8
81 – 90	5.4
91 – 100	6.0
101 – 110	6.6

*As measured from the outside of the tree trunk.

3.0 Existing Conditions

The subject property is currently occupied by a single-family residential dwelling and amenity areas. The property is bound by York Road to the north, residential development to the east and south, and Tanbark Road to the west.

4.0 Tree Inventory Results

The results of the tree inventory indicate that a total of 27 trees 10 cm in diameter or larger reside on subject property, on neighbouring property within 6 m and within the road allowance. The trees included in the inventory appear to be comprised of landscape plantings and naturally occurring trees.

No rare, threatened or endangered tree species were documented in the tree inventory. Refer to Table 1 for the complete tree inventory and Sheet 1 for the tree locations.

5.0 Proposed Development

The proposed development includes the demolition of the existing dwelling residing on site and the construction of 6 town houses. Five (5) of the townhomes are proposed to front onto Tanbark Road and 1 townhome is proposed to front onto York Road.

6.0 Discussion

The following sections discuss the tree removal requirements, tree preservation opportunities and tree preservation recommendations based on the results of the impact assessment.

6.1 Tree Removal

The results of the impact assessment indicate that the removal of Trees 4-16, 20-25 and 27 will be required to accommodate the proposed development. Of the 19 trees and tree units identified for removal, 1 is a weed species and is unregulated by the private tree by-law.

Trees 4-12 appear to reside within the Town road allowance. Permission from the appropriate Town department will be required prior to removal.

Trees 16, 24 and 25 appears to reside fully or partially on neighbouring property. Permission from the neighbouring property owner will be required prior to their removal, as per the Forestry Act, R.S.O. 1990.

6.2 Tree Preservation

The results of the impact assessment indicate that the preservation of Trees 1, 2, 3, 17, 18, 19 and 26 will be possible with the use of appropriate tree protection measures.

Encroachment within the mTPZ of Trees 17 and 18 will be required to accommodate foundation excavation for Unit 6. During foundation excavation within the mTPZ of Trees 17 and 18 a Certified Arborist must be on site to ensure that no tree roots are damaged. If any tree roots are exposed they must be pruned by a Certified Arborist in accordance with good arboricultural practice.

The tree protection fence must be installed prior to the commencement of demolition to ensure that the trees identified for preservation are not impacted by the proposed development. Tree protection fence must be installed at the mTPZ distance as outlined in this report and on Sheet 1 unless noted otherwise in this report.

Refer to Sheet 1 for the prescribed tree protection fence locations, additional tree protection plan notes and the tree protection fence detail.

6.3 Tree Preservation Recommendations

The following recommendations are made in attempts to reduce the impacts to trees identified for preservation:

- Tree protection fence must be installed prior to the commencement of demolition to ensure that the trees identified for preservation are not damaged during construction.
- Tree protection fence must be installed at the mTPZ distance as outlined in this report and on Sheet 1.
- Once tree protection fence has been installed it must not be moved, relocated or altered in any way (unless repairing fallen fence etc.) for the duration of the construction period.
- No intrusion into an area identified on Sheet 1 as a tree preservation zone (TPZ) is allowed at anytime during construction unless noted otherwise in this report and on Sheet 1.
- No storage of machinery, construction debris, materials, waste or any other items is allowed within a TPZ.
- Any tree branches and roots that conflict with the proposed development must be pruned by a Certified Arborist in accordance with good arboricultural practice.
- Tree protection fencing should be inspected by a Certified Arborist prior to and during construction to ensure that the fencing remains intact and in good repair throughout the stages of development.

7.0 Summary

Jackson Arboriculture Inc. was retained by 2358417 Ontario Inc. to complete a Tree Inventory and Preservation Plan report for a property situated at 1317 York Road in the Town of Niagara-on-the-Lake, Ontario. A tree inventory was conducted and an impact assessment was completed in the context of the proposed development plan.

The tree inventory documented a total of 27 trees situated on subject property, in the road allowance and on neighbouring property within 6 m. The results of the impact assessment indicate that the removal of 20 trees will be required to accommodate the proposed development. Of the trees identified for removal, 1 is classified as weed species and is unregulated by the private tree by-law.

Respectfully submitted,
Jackson Arboriculture Inc.

Jeremy Jackson

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

8.0 Limitations of Assessment

It is our policy to attach the following limitations of assessment to ensure that the client, municipalities and agencies are fully aware of what is technically and professionally realistic when visually assessing and retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above ground parts of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree and direction of any lean, the general condition of the trees and the surrounding site, and the proximity of property and people.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms and their health and vigour constantly change. They are not immune to changes in site conditions, or seasonal variations in the weather conditions, including severe storms with high-speed winds.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy no guarantees are offered, or implied, that these trees, or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or group of trees or their component parts in all circumstances. Inevitably a standing tree will always pose some risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of the inspection.

Table 1. Tree Inventory

Location: 1317 York Rd, NOTL

Date: 29 Jan. 2025

Surveyors: JJJ

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	mTPZ	Location	Comments	Action
1	Umbrella Catalpa	<i>Catalpa spp.</i>	~35	G	F	F	2	2.4	Neighbouring - private	Pruning wounds	Preserve
2	English Walnut	<i>Juglans regia</i>	41	G	G	G	4	3.0	Town ROW		Preserve
3	Manitoba Maple	<i>Acer negundo</i>	10	F	F	F	3	2.4	Town ROW		Preserve
4	Manitoba Maple	<i>Acer negundo</i>	21, 23	PF	F	FG	5	2.4	Town ROW	Union at ground, stem wounds - stems rubbing against each other at 1.8 m	Remove
5	Manitoba Maple	<i>Acer negundo</i>	18, 21, 16, 17	PF	F	FG	5	2.4	Town ROW	Union at ground with heart rot	Remove
6	Black Walnut	<i>Juglans nigra</i>	21	G	G	G	3	2.4	Town ROW		Remove
7	Black Walnut	<i>Juglans nigra</i>	32	G	G	G	4	2.4	Boundary - private/ public		Remove
8	Black Walnut	<i>Juglans nigra</i>	27	G	G	G	4	2.4	Boundary - private/ public		Remove
9	Manitoba Maple	<i>Acer negundo</i>	17, 16	F	F	FG	4	2.4	Town ROW	Union at 0.3 m	Remove
10	Manitoba Maple	<i>Acer negundo</i>	17, 12, 22, 26	PF	F	FG	4	2.4	Town ROW	Union at ground with included bark	Remove
11	Black Walnut	<i>Juglans nigra</i>	26	G	G	G	4	2.4	Town ROW		Remove
12	Silver Maple	<i>Acer saccharinum</i>	112, 14, 13	G	FG	F	8	7.2	Town ROW	Unions at ground and 0.5 m, 10% crown dieback, broken branches, girdling root	Remove
13	Black Cherry	<i>Prunus serotina</i>	61	FG	FG	G	7	4.2	Subject Property	Union at 1.6 m, diameter measured at 1m due to union	Remove
14	Apple species	<i>Malus spp.</i>	15, 11	G	FG	G	2	2.4	Subject Property	Epicormic branching	Remove
15	Silver Maple	<i>Acer saccharinum</i>	98	G	G	G	7	6.0	Boundary - private		Remove
16	Honey Locust cultivar	<i>Gleditsia triacanthos var. 'inermis'</i>	45	FG	FG	G	4	3.0	Neighbouring - private	Pruning wound, diameter measured at 1m due to pruning wound, bowed south - understory	Remove
17	Norway Maple	<i>Acer platanoides</i>	~10	G	G	G	2	2.4	Neighbouring - private		Preserve
18	Honey Locust cultivar	<i>Gleditsia triacanthos var. 'inermis'</i>	~26	G	FG		4	2.4	Neighbouring - private	Bowed south	Preserve
19	Black Locust	<i>Robinia pseudoacacia</i>	~27	FG	FG	G	3	2.4	Neighbouring - private	Union at 1.5 m	Preserve
20	Honey Locust cultivar	<i>Gleditsia triacanthos var. 'inermis'</i>	14	G	G	G	3	2.4	Subject Property		Remove
21	Sweet Cherry	<i>Prunus avium</i>	17	F	F	FG	3	2.4	Subject Property	Lean southeast, 10% crown dieback	Remove
22	Apple species	<i>Malus spp.</i>	19	G	G	G	3	2.4	Subject Property		Remove
23	Apple species	<i>Malus spp.</i>	23, 15	FG	F	F	3	2.4	Subject Property	Union at 1.2 m, canker lesion	Remove
24	Manitoba Maple	<i>Acer negundo</i>	~55	F	F	F	7	3.6	Neighbouring - private	Union at 2.5 m with broken branch and cavity, lean west	Remove
25	Sweet Cherry	<i>Prunus avium</i>	13	F	G	G	3	2.4	Neighbouring - private	Gumosis - fungal infection	Remove

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	mTPZ	Location	Comments	Action
27	White Pine	<i>Pinus strobus</i>	37	G	G	G	5	2.4	Subject Property		Remove

Legend		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
DL	Dripline	(m)
mTPZ	Minimum Tree Preservation Zone	(m)
G	Good	
F	Fair	
P	Poor	
~	Estimate	