

TREEMORE INC.

636 Cope Road, Welland, Ontario, L3B 5N7

ARBORIST REPORT

Tree Inventory and Assessment

Prepared in general accordance with International Society of Arboriculture (ISA) tree assessment and Visual Tree Assessment (VTA) practices

Subject Property:	342 William Street, Niagara-on-the-Lake, Ontario
Prepared For:	Owner / Applicant – 342 William Street, Niagara-on-the-Lake
Prepared By:	Trevor Pachkowski, ISA Certified Arborist / Ontario Certified Arborist
Company:	Treemore Inc., 636 Cope Road, Welland, Ontario, L3B 5N7
ISA Certification No.:	ON-1911A
Ontario Certification No.:	400951549
Report Date:	September 9, 2026
Number of Trees Assessed:	30

1.0 Introduction and Scope

Treemore Inc. was retained to conduct a tree inventory and assessment of the property located at 342 William Street, Niagara-on-the-Lake, Ontario, in support of a proposed development on the site. This report identifies and evaluates approximately thirty (30) trees located on the subject property and on adjacent lands within a six (6) metre buffer of the proposed building envelope, in general accordance with International Society of Arboriculture (ISA) tree assessment guidelines and accepted Visual Tree Assessment (VTA) methodology.

The purpose of this report is to document the species, size, health, and structural condition of each inventoried tree, to assess the potential impact of the proposed construction on each tree, and to provide recommendations regarding preservation, protection, pruning, or removal.

2.0 Methodology

Each tree was assessed from ground level using standard Visual Tree Assessment (VTA) techniques. The following data were recorded for each tree:

- Common and scientific (Latin) name
- Diameter at Breast Height (DBH), measured in centimetres at 1.4 m above grade
- Overall health and structural condition (rated as Good, Fair, Poor, or Declining)
- Presence of any visible defects, disease, or structural concerns (e.g., co-dominant stems, multiple leaders, decay)
- Proximity and anticipated impact relative to the proposed construction / building envelope
- Recommendation: Preserve, Prune, Consider Removal, or Remove

Tree locations were mapped across the property and are referenced by the tree numbers used throughout this report. A site map is appended to this report as Appendix A.

3.0 Site Description

The subject property is located at 342 William Street, Niagara-on-the-Lake, Ontario, and is proposed for the construction of a new dwelling. The tree inventory includes trees located within the boundaries of the subject property (Trees #1–21) as well as trees located on adjacent properties within a six (6) metre buffer of the proposed building site, assessed at the request of the municipality/applicant to evaluate potential offsite impacts (Trees #22–30).

4.0 Tree Inventory and Assessment

4.1 Trees Located on the Subject Property (Trees #1–21)

#	Common Name	Scientific Name	DBH (cm)	Condition	Recommendation	Notes / Observations
1	Honey Locust	Gleditsia triacanthos	80	Good	Preserve	No visible defects; excellent vigour and structure.

#	Common Name	Scientific Name	DBH (cm)	Condition	Recommendation	Notes / Observations
2	Silver Maple	Acer saccharinum	36	Poor	Remove	Low vigour and structural quality.
3	Mulberry	Morus alba	26	Poor	Remove	Declining health.
4	Weeping Willow	Salix babylonica	110	Fair	Preserve / Prune	Mature specimen of significant size and age; recommend structural pruning to maintain safety while preserving the tree.
5	Silver Maple (co-dominant)	Acer saccharinum	70	Poor	Remove	Co-dominant stems; poor condition presents a potential hazard to the proposed new dwelling.
6	Silver Maple (co-dominant)	Acer saccharinum	70	Poor	Consider Removal	Co-dominant stems; condition is poor but less severe than Tree #5.
7	Sweet Cherry	Prunus avium	30	Fair	Preserve	No anticipated impact from the proposed construction.
8	Sweet Cherry	Prunus avium	30	Fair	Preserve	No anticipated impact from the proposed construction.
9	Bradford Pear	Pyrus calleryana 'Bradford'	36-45	Declining	Remove	Mature, senescent tree with significant leaf drop; nearing the end of its functional lifespan.
10	Bradford Pear	Pyrus calleryana 'Bradford'	36-45	Declining	Remove	Mature, senescent tree with significant leaf drop; nearing the end of its functional lifespan.
11	Norway Maple	Acer platanoides	40	Fair	Preserve	No anticipated impact from the proposed construction.
12	Norway Maple	Acer platanoides	20	Fair	Preserve	No anticipated impact from the proposed construction.
13	Norway Maple	Acer platanoides	50	Fair	Preserve	No anticipated impact from the proposed construction.
14	Norway Maple	Acer platanoides	30	Fair	Consider Removal	Volunteer/naturalized ("scab") forest-type tree; discretionary removal at owner's preference. No impact from construction.
15	Norway Maple (tri-stem)	Acer platanoides	30	Fair	Consider Removal	Tri-stem with three co-dominant leaders; volunteer/naturalized forest-type tree. Discretionary removal at owner's preference. No impact from construction.
16	Norway Maple	Acer platanoides	28	Fair	Consider Removal	Volunteer/naturalized ("scab") forest-type tree. No impact from construction.
17	Norway Maple	Acer platanoides	45	Fair	Preserve	Naturalized forest-type tree; no anticipated impact from construction.
18	Norway Maple	Acer platanoides	45	Fair	Preserve	Naturalized forest-type tree; no anticipated impact from construction.
19	Honey Locust	Gleditsia triacanthos	30	Fair	Remove	Located within building envelope; removal required for construction.
20	Silver Maple	Acer saccharinum	95	Fair	Remove	Removal required for building construction and excavation.
21	Red Maple	Acer rubrum	65	Fair	Remove	Removal required for building

#	Common Name	Scientific Name	DBH (cm)	Condition	Recommendation	Notes / Observations
						construction.

4.2 Trees Located Off-Site, Within 6 m of the Proposed Building Envelope (Trees #22–30)

#	Common Name	Scientific Name	DBH (cm)	Condition	Recommendation	Notes / Observations
22	Norway Maple	Acer platanoides	40	Good	Preserve	Located off-site, within the 6 m construction buffer. No impact anticipated; tree to remain.
23	Norway Maple	Acer platanoides	30	Good	Preserve	Located off-site, within the 6 m construction buffer. No impact anticipated; tree to remain.
24	Norway Maple	Acer platanoides	30	Good	Preserve	Located off-site, within the 6 m construction buffer. No impact anticipated; tree to remain.
25	Norway Maple	Acer platanoides	40	Good	Preserve	Located off-site, within the 6 m construction buffer. No impact anticipated; tree to remain.
26	Honey Locust	Gleditsia triacanthos	36	Good	Preserve	Located off-site, sufficiently distant from construction activity; no impact anticipated.
27	Norway Maple 'Crimson King'	Acer platanoides 'Crimson King'	60	Good	Preserve	Located off-site, within the 6 m construction buffer. No impact anticipated.
28	Paper Birch	Betula papyrifera	40	Good	Preserve	Located off-site, sufficiently distant from construction activity; no impact anticipated.
29	Sweet Cherry	Prunus avium	40	Poor	Remove	Located on/near the shared boundary/fence line; ownership not conclusively determined in the field. Removal recommended.
30	Bradford Pear	Pyrus calleryana 'Bradford'	25	Good	Preserve	Located off-site, within the 6 m construction buffer. No impact on tree health anticipated from construction.

5.0 Summary of Recommendations

Of the thirty (30) trees inventoried:

- Trees recommended for Preservation (no anticipated impact or subject to protective measures): Trees #1, 4, 7, 8, 11, 12, 13, 17, 18, 22, 23, 24, 25, 26, 27, 28, 30.
- Trees recommended for Removal due to poor health, hazard potential, or conflict with the proposed construction: Trees #2, 3, 5, 9, 10, 19, 20, 21, 29.
- Trees for which removal is at the discretion of the property owner (naturalized/volunteer growth, no construction impact): Trees #6, 14, 15, 16.

- Tree #4 (Weeping Willow) is recommended for structural pruning and preservation given its size, age, and overall condition.

Tree protection measures (e.g., tree protection fencing installed at the dripline) are recommended for all preserved trees located adjacent to construction activity, in accordance with municipal tree protection standards, for the duration of construction.

6.0 Limitations of Assessment

This assessment was conducted using visual, ground-based observation only; no aerial, root collar excavation, or internal/aerial resistance testing was performed unless otherwise noted. Tree health and structural condition can change over time due to weather events, construction activity, pests, disease, or other factors beyond the control of the assessor. This report reflects the condition of the trees as observed on the date of inspection and is valid for a period of twelve (12) months from the report date, after which a re-inspection is recommended. Ownership of Tree #29, located on or near the shared property boundary, could not be conclusively determined in the field and should be confirmed with adjoining property owners and/or a property survey prior to any removal.

7.0 Certification

This report has been prepared by the undersigned, an ISA Certified Arborist and Ontario Certified Arborist, based on a site visit and visual assessment of the trees described herein. All observations, findings, and recommendations represent my professional opinion, exercised with the care and skill ordinarily provided by members of the arboriculture profession practicing in similar circumstances.

Trevor Pachkowski

ISA Certified Arborist – Certification No. ON-1911A

Ontario Certified Arborist – Certification No. 400951549

Owner, Treemore Inc.

636 Cope Road, Welland, Ontario, L3B 5N7

Report Date: September 9, 2026

Appendix A – Site / Tree Location Map

Site plan showing the approximate location of each numbered tree relative to the subject property boundary, home, and garage at 342 William Street. Trees are colour-coded by recommendation – green (preserve), red (remove), amber (consider removal, at owner's discretion), and dark orange (boundary tree, ownership undetermined). Tree numbers correspond to Sections 4.1 and 4.2 above.

342 William Street, Niagara-on-the-Lake

Tree Location Plan — Treemore Inc.

