Arborist Report

GRIMSBY CONDOS

147 Main Street East, Grimbsy, Ontario






Prepared for:
Losani Homes
430 McNeilly Road
Stoney Creek, Ontario
L8E 5E3
July 16 2020

Prepared by:
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1.0 Introduction

MacNaughton, Hermsen, Britton and Clarkson Planning (MHBC) was retained by Losani Homes in July 2020 to review the Cole's property at 147 Main Street East in Grimsby and develop a Tree Inventory Plan and Report.

The site is located at the corner of Main Street East and Wentworth Street and is currently used as a commercial property.

This report provides an overview of the existing vegetation on site along with trees that have a canopy that extend into the site but are located off site.

2.0 Evaluation Method

An on-site review and inventory was completed on June 24, 2020. The review consisted of a visual assessment only and did not include a root zone review or internal review of the trunk. The health and structure of the tree along with its crown (canopy) spread and trunk diameter at breast height were reviewed and noted both in this report and on the Tree Management Plan.

The following information was recorded on site by an International Society of Arboriculture (ISA) Certified Arborist and entered into a data spreadsheet as part of this report and the Tree Management Plan:

- Tree species – Botanical and Common Names
- DBH of trunk (Diameter at Breast Height) in cm.
- Crown Radius in m
- Health
  - Good – typically a full canopy and vigorous growth no dieback
  - Fair – mostly full canopy with minimal dieback (up to 20%)
  - Poor – limited or declining canopy growth (up to 80%), caverns in trunk, signs of rot
  - Dead
- Structure
  - Good – specimen quality tree with good canopy shape and straight trunk
  - Fair – some variation in trunk form and slight lean
  - Poor – uneven canopy form, caverns in trunk, signs of rot, leaning

3.0 Tree Inventory

KEY	BOTANICAL NAME	COMMON NAME	DBH	SPREAD	HEALTH	STRUCTURE
1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	11 cm	3.7m	G/F	GOOD
2	PYRUS CALLERYANA	ORNAMENTAL PEAR	7 cm	5m	GOOD	GOOD
3	PLATANUS X ACERFOLIA	LONDON PLANE TREE	28 cm	9m	GOOD	GOOD
4	SYRINGA RETICULATA	IVORY SILK LILAC	1 cm	3.8m	GOOD	GOOD
5	ACER PLATANOIDES	NORWAY MAPLE	22 cm	8.3m	GOOD	GOOD
6	ACER PLATANOIDES	NORWAY MAPLE	12 cm	4.3m	GOOD	GOOD
7	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	23 cm	7.6m	GOOD	GOOD
8	PINUS NIGRA	AUSTRIAN PINE	32 cm	8.1m	FAIR	GOOD
9	PINUS NIGRA	AUSTRIAN PINE	38 cm	8.7m	FAIR	GOOD
10	ACER PLATANOIDES 'HARLEQUIN'	NORWAY MAPLE	12 cm	4.7m	GOOD	GOOD
11	JUGLANS NIGRA	BLACK WALNUT	21/24cm	12m	GOOD	GOOD
12	PRUNUS VIRGINIANA 'SCHUBERT'	SCHUBERT CHOKECHERRY	15 cm	5.6m	GOOD	GOOD
13	PLATANUS X ACERFOLIA	LONDON PLANE TREE	62 cm	16.2 m	GOOD	GOOD
14 *	ACER PLATANOIDES	NORWAY MAPLE	13 cm	3.6m	FAIR	FAIR
15 *	ULMUS THOMASII	ROCK ELM	18-25cm	4.0m	FAIR	FAIR
16*	MORUS ALBA	WHITE MULBERRY	17 cm	4m	FAIR	FAIR
17*	JUGLANS NIGRA	BLACK WALNUT	28 cm	12m	GOOD	FAIR
18*	JUGLANS NIGRA	BLACK WALNUT	24 cm	9.5cm	GOOD	FAIR
19	JUGLANS NIGRA	BLACK WALNUT	19 cm	7.3m	GOOD	GOOD
20*	ACER PLATANOIDES	NORWAY MAPLE	22cm	6m	FAIR	FAIR
21*	JUGLANS REGIA	ENGLISH WALNUT	18 cm	6m	FAIR	POOR
22	JUGLANS NIGRA	BLACK WALNUT	24cm	9m	GOOD	GOOD/FAIR
23	ACER NEGUNDO	MANITOBA MAPLE	10-11cm	7.3m	GOOD	GOOD/FAIR
24	ACER NEGUNDO	MANITOBA MAPLE	15 cm	7.3m	GOOD	GOOD/FAIR
25	CATALPA SPECIOSA	NORTHERN CATALPA	21-22 cm	7m	GOOD	GOOD
26	JUGLANS NIGRA	BLACK WALNUT	60 cm	18.2m	GOOD	GOOD

* Trees along a shared property line.

4.0 Proposed Works

The site is being considered for 215 unit 7 storey condo development which will encompass use of the whole site. Tree removal along the west side of the site will need to be coordinated with the proposed removals for 133-137 Main Street East Burgess Heritage Group project. Trees along the west property are recommended to stay except for the proposed access drive area proposed for the site. Any remaining tree in the site is recommended for removal.

5.0 Removals

Fourteen of the twenty-six trees inventoried are recommended for removal while the remaining are to the protected where required.

As per the Canadian Wildlife Service (CWS 2017), the typical breeding period for migratory birds in southwestern Ontario is between April 1st and August 31st. The Migratory Birds Convention Act protects migratory birds, their eggs and nests from being tampered with, harmed or destroyed.

During this period it is recommended that no clearing of vegetation occur within these habitats. Nest searches shall be required during the nesting period. Each nest search is typically valid for a period of 48 hours after which an additional nest search will be required.

It is also noted that any disturbance of nesting migratory birds after this period is also prohibited under the Migratory Birds Convention Act. As such any site works from the end of March to the end of August have a nest sweep occur prior to any removals occurring.

6.0 Tree Preservation

Prior to any applicable permits being granted, tree protection measures for all retained trees as noted on the Tree Inventory Plan must be in place, and must remain in place during the entire construction period. These protection measures must be in accordance with Town Standards.

7.0 Recommendations

As per any development it is recommended that a Monitoring and Maintenance program be developed to help ensure that any trees impacted by construction activity are properly maintained and to reduce the impacts of disturbance and increase their survivability. This could also be incorporated into the monitoring and maintenance of any newly planted material so that there is a whole site approach to ensuring the long-term viability of the plant material on site.

It is important to have proper care of trees to be retained during the construction process. This can include proper pruning of disturbed or damaged roots, tree protection fencing, branch pruning, and mulch application for unavoidable root zone disturbance by construction vehicles and watering.

Maintenance for the site post construction typically encompasses a two year time period to ensure that the plants are maintained early in the spring, in the fall and during dry periods. Maintenance can include supplemental watering, fertilization, pruning and replacement.

Included below are additional recommendations and suggested measures that will help ensure the health and survival of the preserved trees during and, most importantly, after construction is complete;
• It is recommended to keep all equipment and vehicular movement as far away from existing trees as possible;
• Any tree work such as trimming and branch removals should be carried out according to sound arboricultural practices, and should be performed by a certified arborist;
• All excavation near existing trees should be carried out in a sensitive manner – that is with keen attention to tree roots and soil movement. Large roots should be removed with a saw and by a certified arborist to minimize the damage to the tree as much as possible.
Recommendations to help reduce damage, and increase recovery success of trees to be retained include:
• During Construction:
- Roots larger than 2.0 cm in diameter that require cutting should be properly pruned by a certified arborist using clean hand tools only.
- Prolonged exposure of tree roots should be avoided. Any exposed roots should be kept moist with soil, mulch or watering.
- Tree protection barriers should be monitored regularly for integrity.
- Watering during dry periods is strongly recommended to alleviate construction stress.
• Post Construction:
- Preserved trees should be monitored regularly during their recovery period for signs of construction-induced stress for a two year period.
- Broken or dead branches should be properly pruned by a certified arborist.

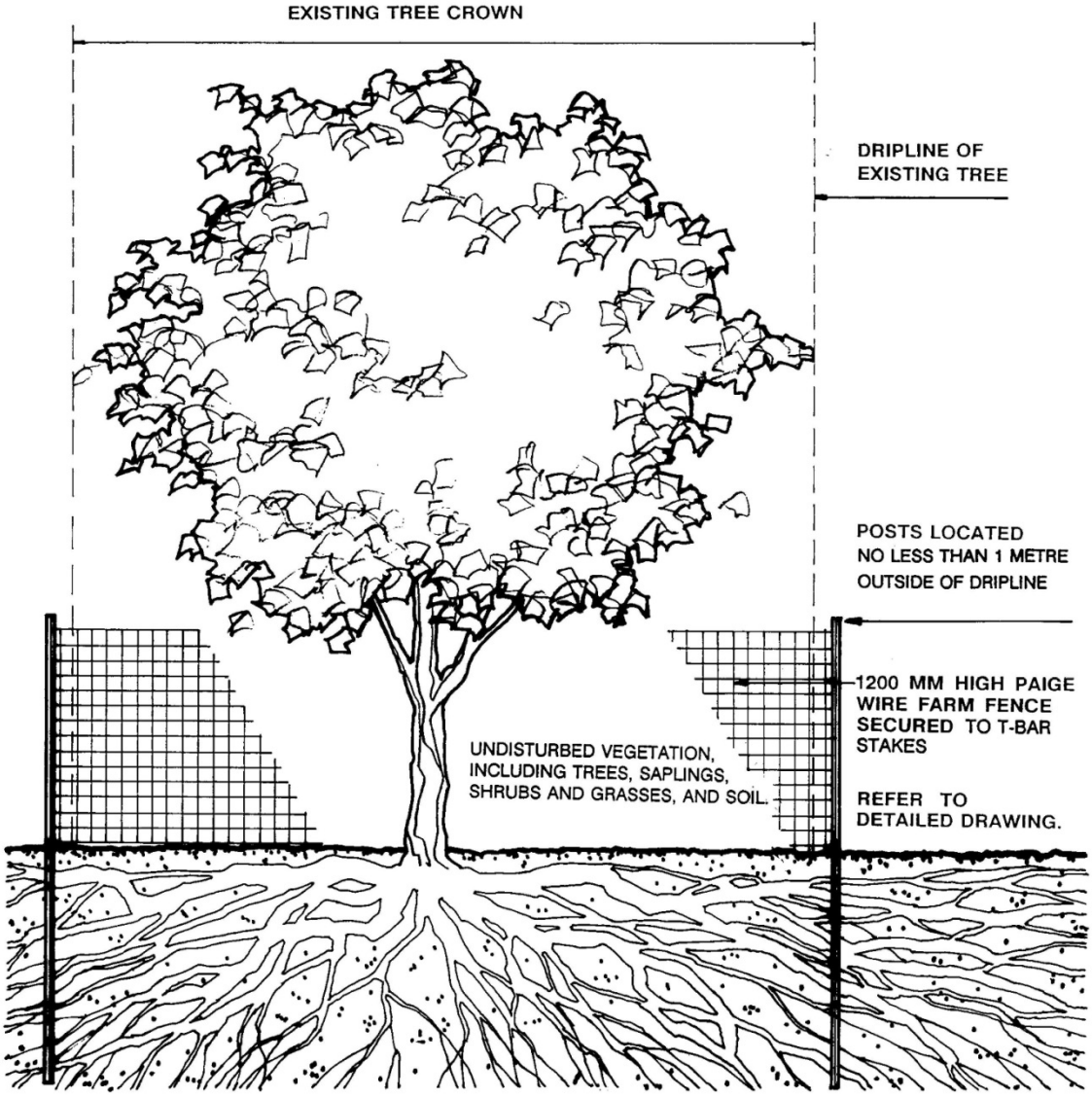
Trees of any size along property lines or on neighbouring properties will require written permission from the adjacent land owner prior to removal or injury of the tree. Potential causes of tree injury include but are not limited to: soil compaction, mechanical injury, grading within the drip line of existing trees. If any of these activities are anticipated then written permission will be needed before approval to remove trees can be granted.

Additional comments for construction activities and maintenance include:

- No storage of materials, equipment or soil shall occur within the Dripline.
- Access within the dripline for construction of services shall be minimized and any damage to the tree shall be addressed immediately by the consulting arborist or landscape architect.
- The contractor is to discuss with the owner which trees and stumps are to be removed prior to submitting bid or commencing with work.
- Attachment of fence to trees is not permitted.
- Any exposed roots are to be hand pruned using proper Arboricultural practices.
- Tree protection signage shall be posted on all sides of tree protection area at 45m o.c. along fence secured with outdoor plastic locking tie wraps.

- Signage shall be mounted on gator board a minimum size of 280x440mm (11"x17") and is to read as follows :
  Tree preservation zone
  No entry
  No dumping
  No storage of materials
  No tree removal
  No disturbance of any kind

Tree Protection Fencing Details (see next page)



Temporary Protective Fencing : Tree Protection

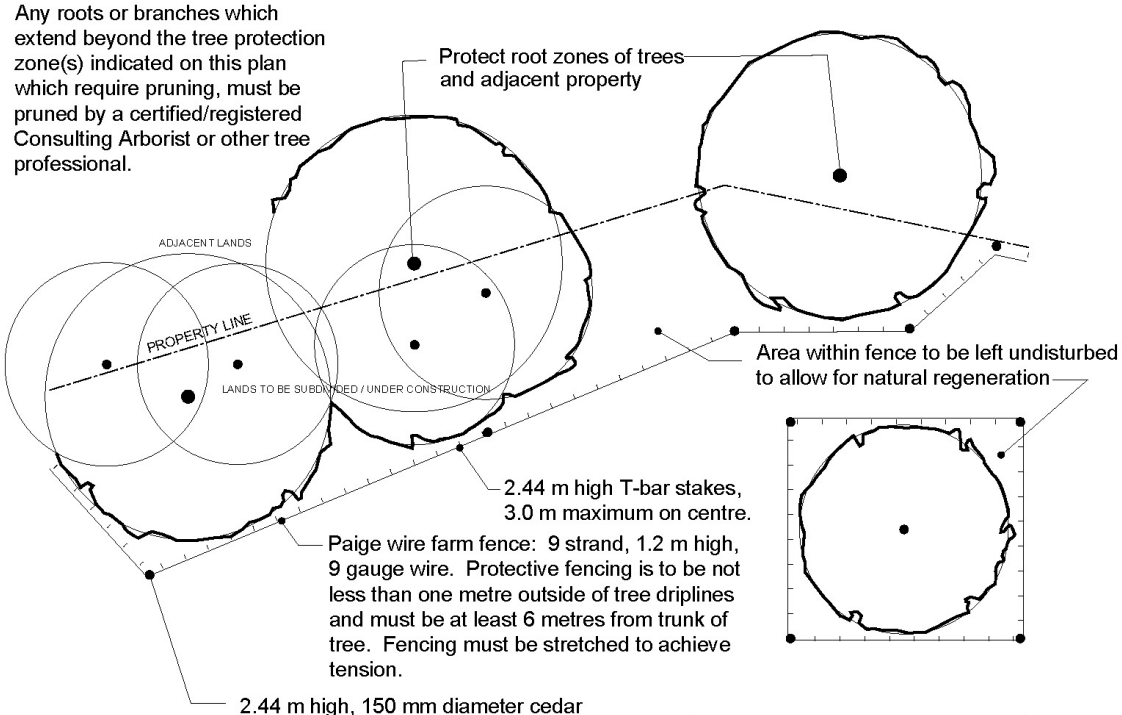
NOTES

1. The area within the dripline of all existing trees shall be properly protected with temporary fencing.
2. The area within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment access and storage or project related garbage.
3. Tree protection measures shall remain until the completion of fine grading and sodding or seeding.

TEMPORARY PROTECTIVE FENCING: TREE PROTECTION

Plan View, N.T.S.

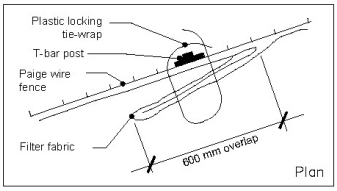
NOTE:
Any roots or branches which extend beyond the tree protection zone(s) indicated on this plan which require pruning, must be pruned by a certified/registered Consulting Arborist or other tree professional.



NOTE:

Tree roots typically spread well beyond driplines of trees, up to 3.5 times the dripline radius, and are located predominantly within the top inches of soil.

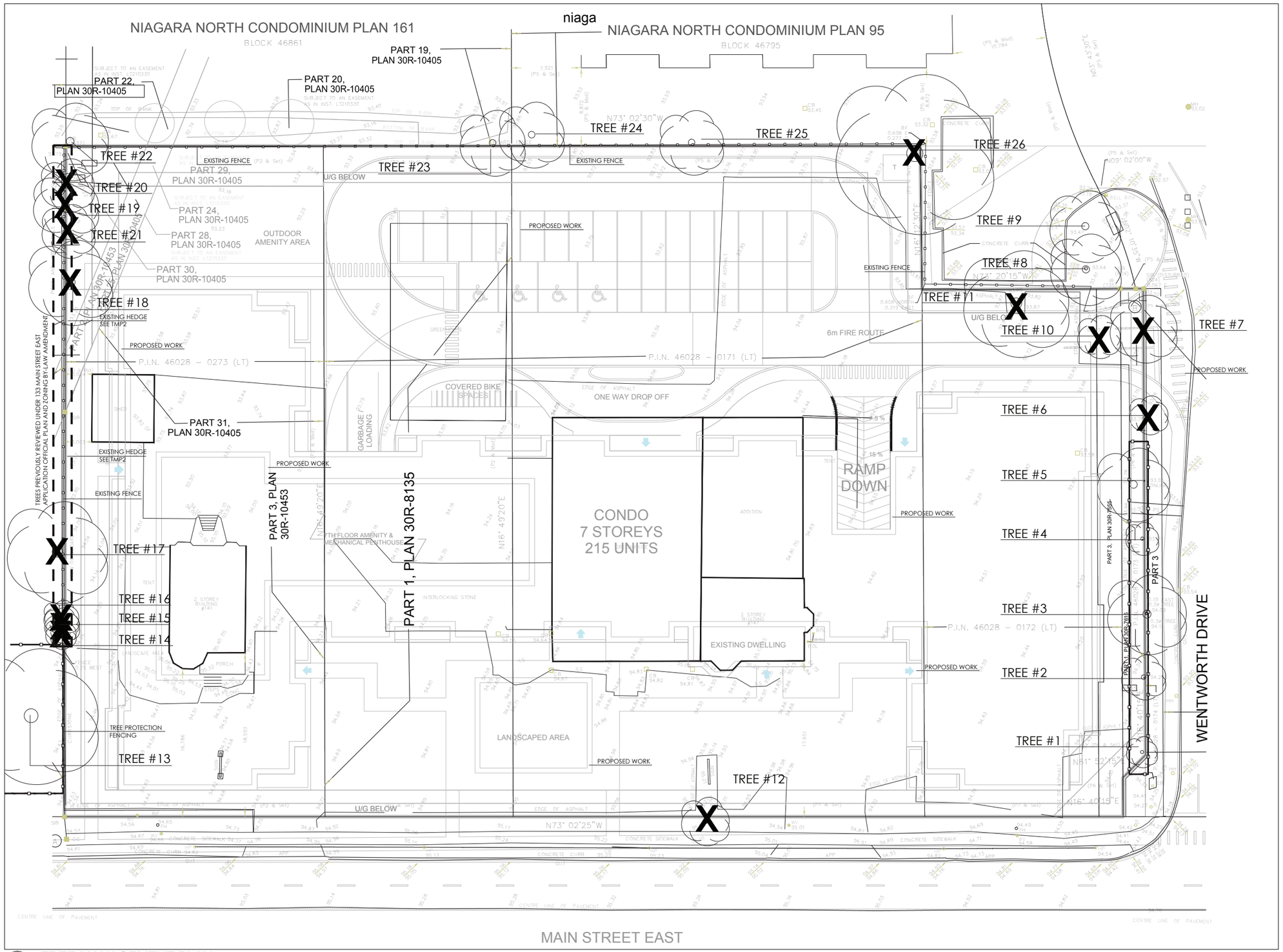
By maintaining a one metre zone outside the dripline of the tree canopy undisturbed by construction activity, the roots may benefit from rainfall diverted by the canopy.



FABRIC JOINTING DETAIL FOR EROSION CONTROL BARRIER

8.0 General Limitations

1.The tree review consists of a visual assessment only and does not supply information on any internal conditions (ie. decay) found within the trunk or branches. Structural integrity of the tree has been assessed visually only and the arborist is not responsible for any failure of any tree or parts of the trees present and future. Any root and root zone issues have not been assessed in this report and any failure of the trees caused by any root related issue is not the responsibility of the arborist.
2. Trees that are in poor condition, poor health, severe decline or dead or exhibiting a severely Leaning trunk are a priority for removal.
3. It is to be realized that trees are living organisms and their health and vigor is constantly changing. Changes in site conditions or seasonal variations in weather can have adverse effects on these organisms and overall health and structural viability.
4. While reasonable efforts have been made to ensure the trees recommended for retention are healthy, no guarantee can be made or implied that these plants or any parts of them will remain standing. It is impossible to predict with absolute certainty the behaviour of a tree or group of trees due to their constantly changing health, structure, viability and weather patterns and surroundings.
5. Trees pose an inherent risk and their potential for failure cannot be predicted through visual assessment only. The only way to remove this risk is to remove the tree(s) or its potential target should the tree(s) fail.



1 TMP1 TREE MANAGEMENT PLAN
1:200

KEY PLAN

Legend

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

TREE PROTECTION FENCING (ENSURE 1M OUTSIDE OF DRIPLINE WHERE FEASIBLE)

Owner

Date	Issued / Revision	By
July 8/20	Issued for Review	GFJ

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Stamp

GREG JOHNSTONE
ON-1016A

Project

GRIMBSY CONDOS

Date	File No.
JUNE 30, 2020	14196BA
Drawn By: GFJ	Checked By: GFJ
	Plot Scale: 1:1

Plan Scale: AS NOTED

File Name: TREE INVENTORY AND DETAILS

Drawing No. TMP1

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KEY		BOTANICAL NAME	COMMON NAME	SIZE (DBH)	SPREAD	HEALTH	STRUCTURE	NOTES	ACTION
1		CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	11 cm	3.7m	GOOD/FAIR	GOOD	IN GOOD CONDITION	RETAIN
2		PYRUS CALLERYANA	ORNAMENTAL PEAR	7 cm	5m	GOOD	GOOD	IN GOOD CONDITION	RETAIN
3		PLATANUS X ACERFOLIA	LONDON PLANE TREE	28 cm	9m	GOOD	GOOD	IN GOOD CONDITION	RETAIN
4		SYRINGA RETICULATA	IVORY SILK LILAC	11 cm	3.8m	GOOD	GOOD	IN GOOD CONDITION	RETAIN
5		ACER PLATANOIDES	NORWAY MAPLE	22 cm	8.3m	GOOD	GOOD	IN GOOD CONDITION	RETAIN
6		ACER PLATANOIDES	NORWAY MAPLE	12 cm	4.3m	GOOD	GOOD	VERY DENSE CANOPY	REMOVE
7		GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	23 cm	7.6m	GOOD	GOOD	IN GOOD CONDITION	REMOVE
8		PINUS NIGRA	AUSTRIAN PINE	32 cm	8.1m	FAIR	GOOD	SHOWS SIGNS OF DIPLODIA, OFF SITE	RETAIN
9		PINUS NIGRA	AUSTRIAN PINE	38 cm	8.7m	FAIR	GOOD	SHOWS SIGNS OF DIPLODIA, OFF SITE	RETAIN
10		ACER PLATANOIDES 'HARLEQUIN'	NORWAY MAPLE	12 cm	4.7m	GOOD	GOOD	HAS RETAINED ITS VARIEGATION	REMOVE
11		JUGLANS NIGRA	BLACK WALNUT	21-24 cm	12m	GOOD	GOOD	CO-DOMINANT GROWTH	REMOVE
12		PRUNUS VIRGINIANA 'SCHUBERT'	SCHUBERT CHOKECHERRY	15 cm	5.6m	GOOD	GOOD	IN GOOD CONDITION	REMOVE
13		PLATANUS X ACERFOLIA	LONDON PLANE TREE	62 cm	16.2 m	GOOD	GOOD	OFF SITE	PROTECT DURING CONSTRUCTION
14 *		ACER PLATANOIDES	NORWAY MAPLE	13 cm	3.6m	FAIR	FAIR	GROWTH MOSTLY ON ONE SIDE, IN FENCE	REMOVE
15 *		ULMUS THOMASII	ROCK ELM	18-25 cm	4.0m	FAIR	FAIR	GROWING IN FENCE, GROUP OF 3	REMOVE
16*		MORUS ALBA	WHITE MULBERRY	17 cm	4m	FAIR	FAIR	GROWTH MOSTLY ON ONE SIDE	REMOVE
17*		JUGLANS NIGRA	BLACK WALNUT	28 cm	12m	GOOD	FAIR	GROWTH MOSTLY ON ONE SIDE	REMOVE
18*		JUGLANS NIGRA	BLACK WALNUT	24 cm	9.5cm	GOOD	FAIR	GROWING IN FENCE	REMOVE
19		JUGLANS NIGRA	BLACK WALNUT	19 cm	7.3m	GOOD	GOOD	IN GOOD CONDITION	REMOVE
20*		ACER PLATANOIDES	NORWAY MAPLE	22cm	6m	FAIR	FAIR	N/C	REMOVE
21*		JUGLANS REGIA	ENGLISH WALNUT	18 cm	6m	FAIR	POOR	GROWTH MOSTLY ON ONE SIDE, POOR FORM	REMOVE
22		JUGLANS NIGRA	BLACK WALNUT	24cm	9m	GOOD	GOOD/FAIR	COULD BE A HYBRID WALNUT	RETAIN
23		ACER NEGUNDO	MANITOBA MAPLE	10-11 cm	7.3m	GOOD	GOOD/FAIR	OFF SITE	PROTECT DURING CONSTRUCTION
24		ACER NEGUNDO	MANITOBA MAPLE	15 cm	7.3m	GOOD	GOOD/FAIR	OFF SITE	PROTECT DURING CONSTRUCTION
25		CATALPA SPECIOSA	NORTHERN CATALPA	21-22 cm	7m	GOOD	GOOD	OFF SITE	PROTECT DURING CONSTRUCTION
26		JUGLANS NIGRA	BLACK WALNUT	60 cm	18.2m	GOOD	GOOD	IN GOOD CONDITION	REMOVE

* TREES OF ANY SIZE ALONG PROPERTY LINES OR ON NEIGHBOURING PROPERTIES WILL REQUIRE WRITTEN PERMISSION FROM THE ADJACENT LAND OWNER PRIOR TO REMOVAL OR INJURY OF THE TREE. POTENTIAL CAUSES OF TREE INJURY INCLUDE BUT ARE NOT LIMITED TO: SOIL COMPACTION, MECHANICAL INJURY, GRADING WITHIN THE DRIP LINE OF EXISTING TREES. IF ANY OF THESE ACTIVITIES ARE ANTICIPATED THEN WRITTEN PERMISSION WILL BE NEEDED BEFORE APPROVAL TO REMOVE TREES CAN BE GRANTED FROM THE RELEVANT AUTHORITIES.

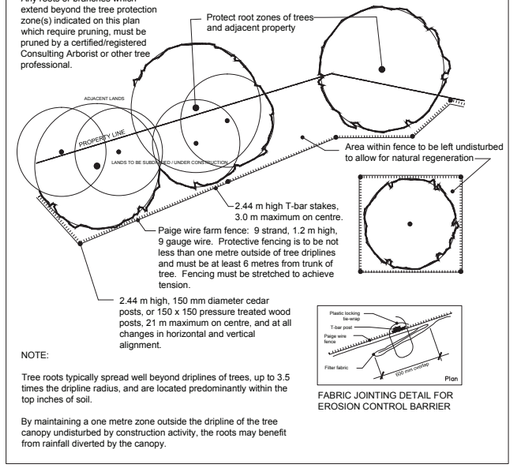
TOTAL TREES INVENTORIED	**=26**
TOTAL TREES TO REMAIN	=12
TOTAL TREES TO REMOVE	=14
TREES OFF PROPERTY	**=6**

NOTES:

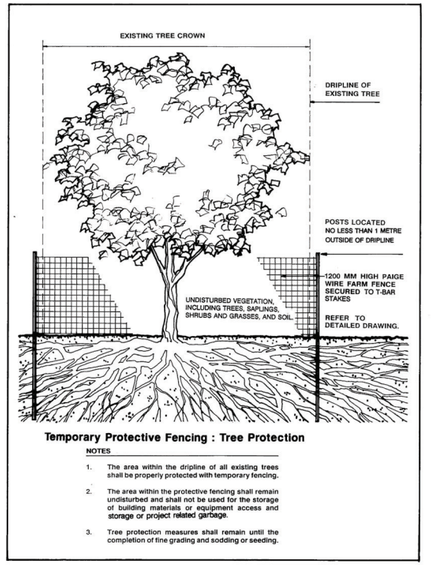
1. THE TREE REVIEW CONSISTS OF A VISUAL ASSESSMENT ONLY AND DOES NOT SUPPLY INFORMATION ON ANY INTERNAL CONDITIONS (IE.DECAY) FOUND WITHIN THE TRUNK OR BRANCHES. STRUCTURAL INTEGRITY OF THE TREE HAS BEEN ASSESSED VISUALLY ONLY AND THE ARBORIST IS NOT RESPONSIBLE FOR ANY FAILURE OF ANY TREE OR PARTS OF THE TREES PRESENT AND FUTURE. ANY ROOT AND ROOT ZONE ISSUES HAVE NOT BEEN ASSESSED IN THIS REPORT AND ANY FAILURE OF THE TREES CAUSED BY ANY ROOT RELATED ISSUE IS NOT THE RESPONSIBILITY OF THE ARBORIST.
2. TREES THAT ARE IN POOR CONDITION, POOR HEALTH, SEVERE DECLINE OR DEAD OR EXHIBITING A SEVERELY LEANING TRUNK ARE A PRIORITY FOR REMOVAL.
3. IT IS TO BE REALIZED THAT TREES ARE LIVING ORGANISMS AND THEIR HEALTH AND VIGOR IS CONSTANTLY CHANGING. CHANGES IN SITE CONDITIONS OR SEASONAL VARIATIONS IN WEATHER CAN HAVE ADVERSE AFFECTS ON THESE ORGANISMS AND OVERALL HEALTH AND STRUCTURAL VIABILITY.
4. WHILE REASONABLE EFFORTS HAVE BEEN MADE TO ENSURE THE TREES RECOMMENDED FOR RETENTION ARE HEALTHY, NO GUARANTEE CAN BE MADE OR IMPLIED THAT THESE PLANTS OR ANY PARTS OF THEM WILL REMAIN STANDING. IT IS IMPOSSIBLE TO PREDICT WITH ABSOLUTE CERTAINTY THE BEHAVIOUR OF A TREE OR GROUP OF TREES DUE TO THEIR CONSTANTLY CHANGING HEALTH, STRUCTURE, VIABILITY AND WEATHER PATTERNS AND SURROUNDINGS.
5. TREES POSE AN INHERENT RISK AND THEIR POTENTIAL FOR FAILURE CANNOT BE PREDICTED THROUGH VISUAL ASSESSMENT ONLY. THE ONLY WAY TO REMOVE THIS RISK IS TO REMOVE THE TREE(S) OR ITS POTENTIAL TARGET SHOULD THE TREE(S) FAIL.
6. TREES THAT ARE NOT NUMBERED ARE EITHER OUTSIDE THE BOUNDS OF LANDSCAPE WORKS OR HAVE A DBH SMALLER THAN 10cm.

TEMPORARY PROTECTIVE FENCING: TREE PROTECTION

Plan View, N.T.S.



FABRIC JOINTING DETAIL FOR EROSION CONTROL BARRIER



Temporary Protective Fencing : Tree Protection

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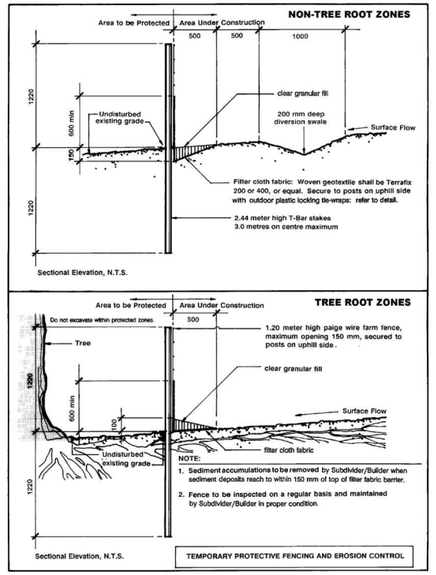

VIEW OF EXISTING FENCE LINE HEDGE/SCRUB PLANTING - (ALSO REVIEWED UNDER THE 133 MAIN STREET APPLICATION BY ADESSO)

KEY PLAN

Owner

Date	Issued / Revision	By
July 8/20	Issued for Review	GFJ

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Project

GRIMBSY CONDOS

Date: JUNE 30, 2020	File No.: 14196BA
Drawn By: GFJ	Checked By: GFJ
	Plot Scale: 1:1

Plan Scale: AS NOTED

File Name

TREE INVENTORY AND DETAILS

Drawing No.: **TMP2**

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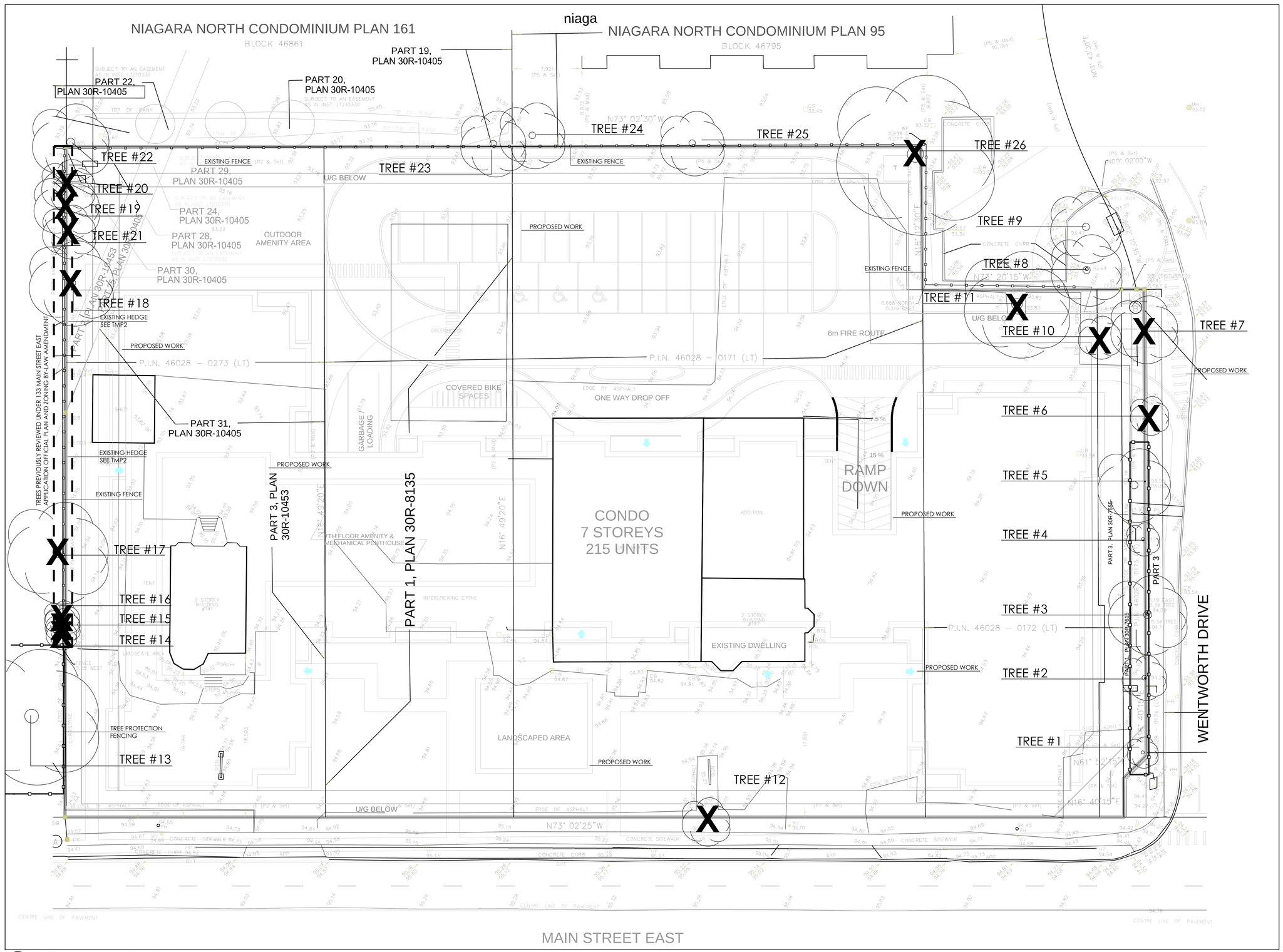

1 TMP1 TREE MANAGEMENT PLAN
1:200

KEY PLAN

Legend

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

TREE PROTECTION FENCING (ENSURE 1M OUTSIDE OF DRIPLINE WHERE FEASIBLE)

Owner

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north

Project

GRIMBSY CONDOS

Date	File No.
JUNE 30, 2020	14196BA
Drawn By: GFJ	Checked By: GFJ
	Plot Scale: 1:1

Plan Scale: AS NOTED

File Name

TREE INVENTORY AND DETAILS

Drawing No. **TMP1**

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5		ACER PLATANOIDES	NORWAY MAPLE	22 cm	8.3m	GOOD	GOOD	IN GOOD CONDITION	RETAIN
6		ACER PLATANOIDES	NORWAY MAPLE	12 cm	4.3m	GOOD	GOOD	VERY DENSE CANOPY	REMOVE
7		GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	23 cm	7.6m	GOOD	GOOD	IN GOOD CONDITION	REMOVE
8		PINUS NIGRA	AUSTRIAN PINE	32 cm	8.1m	FAIR	GOOD	SHOWS SIGNS OF DIPLODIA, OFF SITE	RETAIN
9		PINUS NIGRA	AUSTRIAN PINE	38 cm	8.7m	FAIR	GOOD	SHOWS SIGNS OF DIPLODIA, OFF SITE	RETAIN
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12		PRUNUS VIRGINIANA 'SCHUBERT'	SCHUBERT CHOKECHERRY	15 cm	5.6m	GOOD	GOOD	IN GOOD CONDITION	REMOVE
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14 *		ACER PLATANOIDES	NORWAY MAPLE	13 cm	3.6m	FAIR	FAIR	GROWTH MOSTLY ON ONE SIDE, IN FENCE	REMOVE
15 *		ULMUS THOMASII	ROCK ELM	18-25 cm	4.0m	FAIR	FAIR	GROWING IN FENCE, GROUP OF 3	REMOVE
16*		MORUS ALBA	WHITE MULBERRY	17 cm	4m	FAIR	FAIR	GROWTH MOSTLY ON ONE SIDE	REMOVE
17*		JUGLANS NIGRA	BLACK WALNUT	28 cm	12m	GOOD	FAIR	GROWTH MOSTLY ON ONE SIDE	REMOVE
18*		JUGLANS NIGRA	BLACK WALNUT	24 cm	9.5cm	GOOD	FAIR	GROWING IN FENCE	REMOVE
19		JUGLANS NIGRA	BLACK WALNUT	19 cm	7.3m	GOOD	GOOD	IN GOOD CONDITION	REMOVE
20*		ACER PLATANOIDES	NORWAY MAPLE	22cm	6m	FAIR	FAIR	N/C	REMOVE
21*		JUGLANS REGIA	ENGLISH WALNUT	18 cm	6m	FAIR	POOR	GROWTH MOSTLY ON ONE SIDE, POOR FORM	REMOVE
22		JUGLANS NIGRA	BLACK WALNUT	24cm	9m	GOOD	GOOD/FAIR	COULD BE A HYBRID WALNUT	RETAIN
23		ACER NEGUNDO	MANITOBA MAPLE	10-11 cm	7.3m	GOOD	GOOD/FAIR	OFF SITE	PROTECT DURING CONSTRUCTION
24		ACER NEGUNDO	MANITOBA MAPLE	15 cm	7.3m	GOOD	GOOD/FAIR	OFF SITE	PROTECT DURING CONSTRUCTION
25		CATALPA SPECIOSA	NORTHERN CATALPA	21-22 cm	7m	GOOD	GOOD	OFF SITE	PROTECT DURING CONSTRUCTION
26		JUGLANS NIGRA	BLACK WALNUT	60 cm	18.2m	GOOD	GOOD	IN GOOD CONDITION	REMOVE

* TREES OF ANY SIZE ALONG PROPERTY LINES OR ON NEIGHBOURING PROPERTIES WILL REQUIRE WRITTEN PERMISSION FROM THE ADJACENT LAND OWNER PRIOR TO REMOVAL OR INJURY OF THE TREE. POTENTIAL CAUSES OF TREE INJURY INCLUDE BUT ARE NOT LIMITED TO: SOIL COMPACTION, MECHANICAL INJURY, GRADING WITHIN THE DRIP LINE OF EXISTING TREES. IF ANY OF THESE ACTIVITIES ARE ANTICIPATED THEN WRITTEN PERMISSION WILL BE NEEDED BEFORE APPROVAL TO REMOVE TREES CAN BE GRANTED FROM THE RELEVANT AUTHORITIES.

TOTAL TREES INVENTORIED	**=26**
TOTAL TREES TO REMAIN	=12
TOTAL TREES TO REMOVE	=14
TREES OFF PROPERTY	**=6**

NOTES:

1. THE TREE REVIEW CONSISTS OF A VISUAL ASSESSMENT ONLY AND DOES NOT SUPPLY INFORMATION ON ANY INTERNAL CONDITIONS (IE.DECAY) FOUND WITHIN THE TRUNK OR BRANCHES. STRUCTURAL INTEGRITY OF THE TREE HAS BEEN ASSESSED VISUALLY ONLY AND THE ARBORIST IS NOT RESPONSIBLE FOR ANY FAILURE OF ANY TREE OR PARTS OF THE TREES PRESENT AND FUTURE. ANY ROOT AND ROOT ZONE ISSUES HAVE NOT BEEN ASSESSED IN THIS REPORT AND ANY FAILURE OF THE TREES CAUSED BY ANY ROOT RELATED ISSUE IS NOT THE RESPONSIBILITY OF THE ARBORIST.

2. TREES THAT ARE IN POOR CONDITION, POOR HEALTH, SEVERE DECLINE OR DEAD OR EXHIBITING A SEVERELY LEANING TRUNK ARE A PRIORITY FOR REMOVAL.

3. IT IS TO BE REALIZED THAT TREES ARE LIVING ORGANISMS AND THEIR HEALTH AND VIGOR IS CONSTANTLY CHANGING. CHANGES IN SITE CONDITIONS OR SEASONAL VARIATIONS IN WEATHER CAN HAVE ADVERSE AFFECTS ON THESE ORGANISMS AND OVERALL HEALTH AND STRUCTURAL VIABILITY.

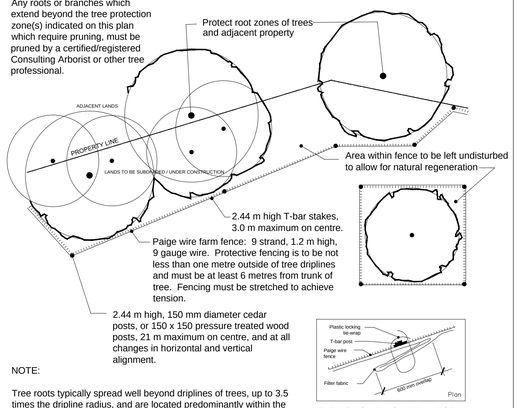
4. WHILE REASONABLE EFFORTS HAVE BEEN MADE TO ENSURE THE TREES RECOMMENDED FOR RETENTION ARE HEALTHY, NO GUARANTEE CAN BE MADE OR IMPLIED THAT THESE PLANTS OR ANY PARTS OF THEM WILL REMAIN STANDING. IT IS IMPOSSIBLE TO PREDICT WITH ABSOLUTE CERTAINTY THE BEHAVIOUR OF A TREE OR GROUP OF TREES DUE TO THEIR CONSTANTLY CHANGING HEALTH, STRUCTURE, VIABILITY AND WEATHER PATTERNS AND SURROUNDINGS.

5. TREES POSE AN INHERENT RISK AND THEIR POTENTIAL FOR FAILURE CANNOT BE PREDICTED THROUGH VISUAL ASSESSMENT ONLY. THE ONLY WAY TO REMOVE THIS RISK IS TO REMOVE THE TREE(S) OR ITS POTENTIAL TARGET SHOULD THE TREE(S) FAIL.

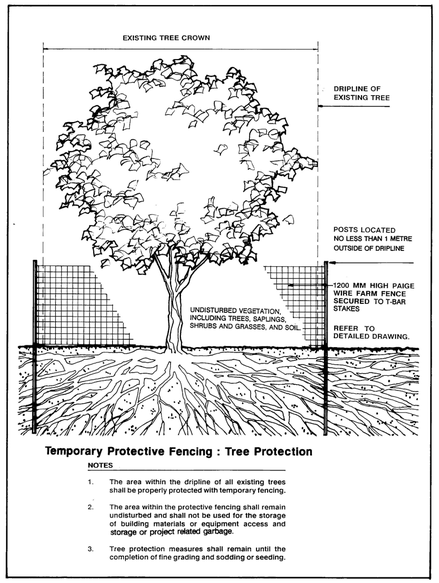
6. TREES THAT ARE NOT NUMBERED ARE EITHER OUTSIDE THE BOUNDS OF LANDSCAPE WORKS OR HAVE A DBH SMALLER THAN 10cm.

TEMPORARY PROTECTIVE FENCING: TREE PROTECTION

Plan View, N.T.S.



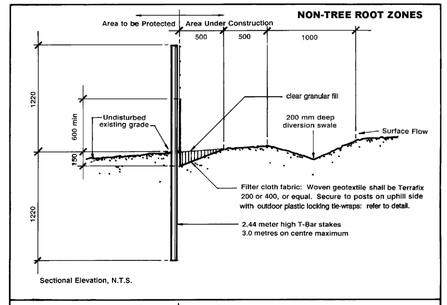
FABRIC JOINTING DETAIL FOR EROSION CONTROL BARRIER



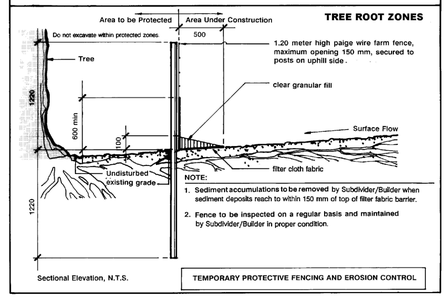
Temporary Protective Fencing : Tree Protection

NOTES

1. The area within the dripline of all existing trees shall be properly protected with temporary fencing.
2. The area within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment access and storage or project related garbage.
3. Tree protection measures shall remain until the completion of fine grading and sodding or seeding.



Sectional Elevation, N.T.S.



Sectional Elevation, N.T.S.

TEMPORARY PROTECTIVE FENCING AND EROSION CONTROL

VIEW OF EXISTING FENCE LINE HEDGE/SCRUB PLANTING - (ALSO REVIEWED UNDER THE 133 MAIN STREET APPLICATION BY ADESSO)

KEY PLAN

Owner

Date	Issued / Revision	By
July 8/20	Issued for Review	GFJ

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
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Stamp

GREG JOHNSTONE
ON-1016A

north

Project

GRIMBSY CONDOS

Date JUNE 30, 2020	**File No.** 14196BA
Drawn By GFJ	**Checked By** GFJ
	Plot Scale 1:1

Plan Scale AS NOTED

File Name

TREE INVENTORY AND DETAILS

Drawing No. TMP2

R:\projects in progress\14196\BA Coles\concept\tree management plan JULY 01 2020.dwg