



Tree Inventory & Assessment Report

350 Wellington Road 7 - We Merchandise Space Inc.

Project Location: 350 Wellington Road 7, Elora, ON

SCI Project Number: 2022016

Report Issued: 2022-05-12

Prepared for:
We Merchandise Space Inc.



Prepared by:
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1.0 INTRODUCTION



FIGURE 1 - KEY MAP (N.T.S.)

Schollen & Company Inc. was retained by We Merchandise Space Inc. to complete an inventory of the trees that are located within and immediately adjacent to the Study Area, which is located at 350 Wellington Road 7, Elora. The Study Area is illustrated on the Key Map above (Figure 1).

The Study Area comprises approximately 4.4 hectares. The Study Area is currently occupied by an agricultural field.

The inventory was conducted to assess the trees in the context of the proposed development. The trees that were assessed are located within and immediately beyond the Study Area. The proposed development includes a townhouse community with a central park amenity space.

The inventory has been prepared in support of Site Plan Approval (SPA) for the proposed townhouse community.

The methodology for completing the tree inventory comprised the following steps:

- All trees that are located within the Study Area were assessed on an individual basis by species, size and condition.
- Each tree that was inventoried was assigned a Tree Inventory Number and given a tag number in the field, corresponding with the numbers indicated on the Tree Inventory & Assessment Matrix and Tree Inventory & Removal Plan TI-1, (Appendices A & B).

The Tree Inventory & Assessment Report and all associated field work was completed by ISA Certified Arborist Jeremy Dilks ON-2543A. The Tree Inventory was conducted on March 29, 2022.

The report encompasses the corresponding appendices including the Tree Inventory & Assessment Matrix (Appendix A), Tree Inventory & Removal Plan – Drawing TI-1 (Appendix B), and the Tree Inventory Photo Sheets (Appendix C).

The report provides a description, as well as specific comments related to the form, structure, health, condition and location of each tree. In addition, the report sets out recommendations related to the potential for the preservation of the trees that are located within the Study Area. These recommendations are indicated on the Tree Inventory & Assessment Matrix. (Appendix A)

A topographic survey of the property was used as the basis for this assessment. The survey illustrates the location of trees in relation to existing roads and property boundaries. The proposed site plan was used to delineate trees that are recommended to be “retained” and those that are to be “removed” due to conflicts with the proposed construction. This information was utilized to create the Tree Inventory & Removals Plan (TI-1). The Tree Inventory & Removals Plan identifies each tree that was inventoried and defines the condition of each tree.

The following summary of the assessment describes the findings and recommendations of the inventory and evaluation exercises. Refer to the corresponding drawing, Tree Inventory & Removals Plan, Drawing TI-1 for an illustration of the location of the existing trees. Refer to the Tree Inventory & Assessment Matrix for the condition, rating and recommendations related to each.

Trees within the site were evaluated based on the following parameters:

- Structure – Trees exhibiting structural defects, girdling roots, rubbing branches, leans or broken and weakly attached branches were designated to have poor structure and were assigned a lower rating. Trees that exhibit some of these characteristics but appear to be otherwise structurally sound were afforded a ranking of “fair”.
- Health – Trees exhibiting reduced vigor, damage due to insects or disease, early defoliation, twig dieback, discoloration and dead branches are designated to be in poor health and were assigned a lower rating. Trees that exhibit some of these characteristics but appear to be otherwise healthy were afforded a ranking of “fair”.
- Form – Trees with asymmetrical or disfigured canopies are designated to have poor form and were assigned a lower rating. Trees that exhibit some of these characteristics but appear to be otherwise have an ideal form were afforded a ranking of “fair”.
- Age/Size – Larger trees were assigned a higher merit for retention than saplings or over-mature specimens.
- Conflicts with Proposed Development – Trees that will be in conflict with the proposed grading, excavation and construction will be designated to be “removed”. A Landscape Plan will be prepared with the objective of offsetting the impacts of the trees that are proposed to be “removed”.

2.0 SUMMARY OF ASSESSMENT

Tree cover within the proposed development site is sparse. There were a few existing trees located along Wellington Road 7 that are in poor condition.

Refer to the Tree Inventory & Removals Plan TI-1 for the location of trees that were assessed. Trees are labelled numerically on the plan as a means to locate the tree and cross-reference it to the Tree Inventory and Assessment Matrix and Photo Sheet.

Each tree was assessed in the field based on the following inventory parameters:

- Tree Species - Each tree was identified and the common names and botanical names were provided.
- DBH - The size of each tree was determined by measuring the Diameter at Breast Height (in cm, measured at 1.4m above grade). A cumulative DBH was provided for trees that have multiple stems. The cumulative DBH was calculated by using the square root of all stems squared on multi-stemmed trees.
- Condition - Condition Ratings were provided for the overall structure, health and form of each tree. Condition ratings were assigned as Good, Fair, Poor and Dead.
- Ownership Categories - The Ownership/Regulation of each tree was specified based on the location of the trees on the topographic survey.
- Notes - Additional notes/comments were provided in detail for each tree.
- Recommendations - Each tree was assigned a recommendation for preservation or removal.

2.1 General Composition

The over-storey comprises of 4 trees. Refer to the Tree Inventory & Assessment Matrix (Appendix A) for a detailed summary of the inventory and assessment.

The following provides a summary of the key findings of the inventory and assessment process:

- 4 trees were assigned a Structure rating of 'Poor.'
- 4 trees were assigned a Health rating of 'Poor.'
- 1 tree was assigned a Form rating of 'Fair'
- 3 trees were assigned a Form rating of 'Poor.'
- 4 trees were assigned an Overall Condition rating of 'Poor'
- 4 trees were assigned Recommendation **A** - Removal of tree required due to conflicts with proposed construction & grading.

3.0 PROTECTION, MANAGEMENT & MONITORING

The following recommendations are set out to direct the protection, management and monitoring of existing vegetation communities that are designated to be retained.

3.1 Construction Impact Mitigation Recommendations

1. Prior to the initiation of construction, trees identified for removal should be removed by a qualified tree care company in accordance with the Tree Inventory & Removals Plan TI-1.

4.0 MIGRATORY BIRDS CONVENTION ACT

Federal legislation prohibits the destruction of nests, eggs and young birds during the migratory bird nesting period between April 1st and August 31st.

All proposed tree removals are to be conducted outside of this window. When the clearing of trees is proposed within this designated period or is proposed to occur outside of this period when nesting activities have been observed in the vicinity, inspections of the trees that are proposed to be removed must be conducted to confirm that no nests are present. These inspections should be conducted by a certified biologist.

5.0 LIMITING TERMS AND CONDITIONS

The assessment of trees presented within this report have been undertaken using industry accepted arboricultural techniques. The above-grade parts of each tree were examined and assessed visually. The trees examined were not dissected or climbed and detailed root system examinations were not performed during this assessment.

The observations documented within this report are only true for the period that the arborist was on site. This report does not include any other activity that may have occurred before or after the field work was conducted.

If the health of the trees were assessed during the dormancy period there may be some inaccuracy in the assigned health condition ratings due to seasonal climate constraints of assessment. It must also be acknowledged that trees are dynamic living organisms and their health and condition are always subject to change over time. Trees are bound to their environment and the health and condition of trees can be altered by drastic changes in site conditions and seasonal weather variances. All trees are prone to the possibility of failure, and a tree's behaviour cannot be accurately predicted in all situations.

6.0 LIST OF APPENDICES

Appendix A – Tree Inventory and Assessment Matrix
Appendix B – Tree Inventory & Removals Plan (TI-1)
Appendix C – Tree Inventory Photo Sheet

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APPENDIX A: TREE INVENTORY & ASSESSMENT MATRIX

SCHOLLEN & COMPANY INC.

350 Wellington Road 7 - We Merchandise Space Inc.

Drawing Reference: Tree Inventory & Removals Plan (TI-1)

PROJECT NO. 2022016

***Recommendations**

A - Removal of tree required due to conflicts with proposed construction & grading. (4 trees)

LEGEND

(l): low, (m): moderate, (h): high severity

**DBH: Diameter at Breast Height (1.4m off finished grade).

******Ownership Categories:**

Private - Trees with diameters of 15cm or more, situated on private property on the subject site.

Town - Tree is located along Wellington Road 7 and is owned and regulated by the Town of Elora.

Tree No.	Tree Tag No.	Species		Condition				DBH of Ind. Stems (cm)**	Approx. Canopy Width (m)	Ownership Category ****	Notes	Recommendations *
		Botanical Name	Common Name	Structure	Health	Form	Overall					
1	057	Sorbus sp.	Mountain Ash Species	Poor	Poor	Poor	Poor	26	7	Private	Adjacent to wire fence, multiple suckers clumped at base (s), sapwood rot on branches, dense internal branching structure, conflict with overhead utility	A
2	056	Fraxinus americana	White Ash	Poor	Poor	Fair	Poor	23	7	Private	Evidence of Emerald Ash Borer infestation, suckers emerging from base (l)	A
3	055	Fraxinus americana	White Ash	Poor	Poor	Poor	Poor	48	11	Town	Evidence of Emerald Ash Borer infestation, mostly dead wood, overhead utility conflict	A
4	054	Fraxinus americana	White Ash	Poor	Poor	Poor	Poor	40	12	Town	Pruned to avoid utility conflict, wounds on stem with decay, 10% dead wood	A

N.T.S. - REPORT ISSUE NOT TO BE USED FOR CONSTRUCTION
APPENDIX B: TREE INVENTORY & REMOVALS PLAN

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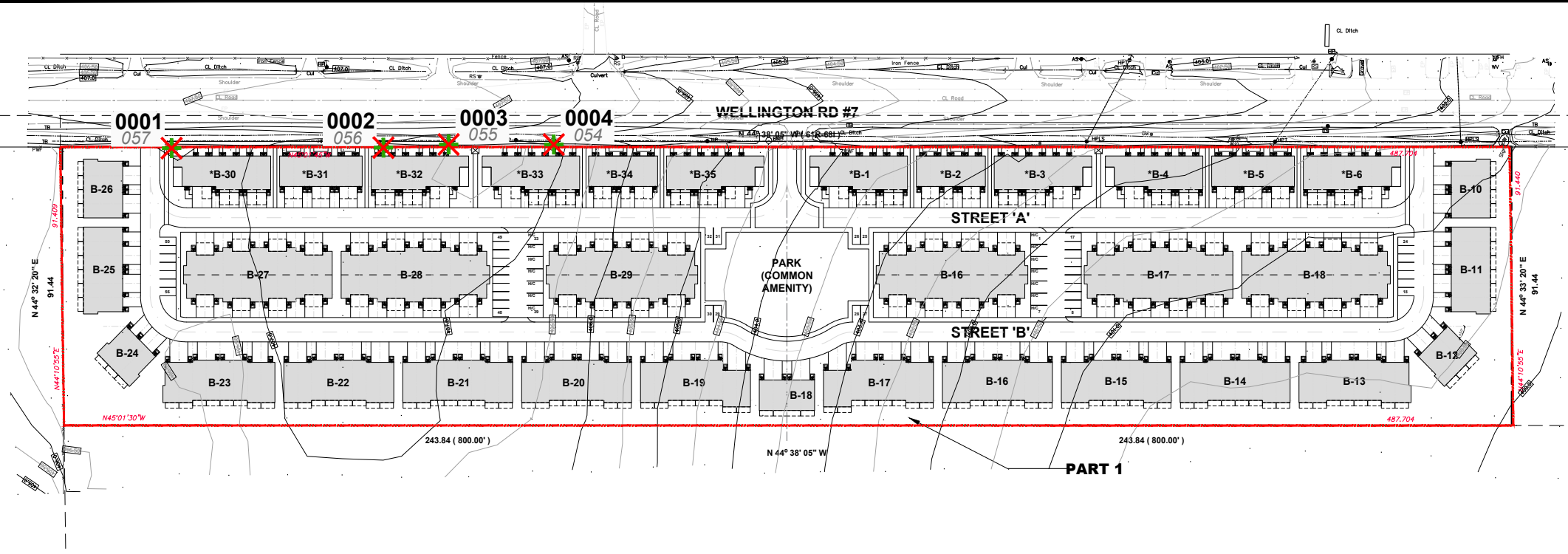
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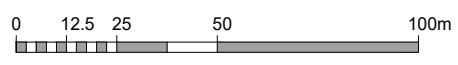
No.	Revision	Date	By
0	Issue with Atoms Report	2022/05/12	JD

LEGEND

- EXISTING TREE
- TREE TAG NUMBER
- TREE INVENTORY NUMBER
- TREE TO BE REMOVED
- PROPERTY LINE



*Recommendations
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Client:
WE MERCHANDISE SPACE INC.

Project Name:
**350 WELLINGTON ROAD 7
 WE MERCHANDISE SPACE INC.
 ELORA, ON**

Drawing Title:
TREE INVENTORY & REMOVALS PLAN

Scale: 1:750	Project No.: 2022016	Drawing No.:
Drawn: JD	Checked: RMS	TI-1
Date: MAY 2022	Plot Date: 12/05/2022	



Tree 1



Tree 1



Tree 2



Tree 3



Tree 3



Tree 4