



97 Gorham Road, Ridgeway

Tree Saving Plan

Prepared for:
Boncore Management Ltd.
302 Merritt Street
St. Catherine's, ON
L2T 1J9

National Group Inc.
3937 Rolling Acres Drive
Niagara Falls ON
L2J 3C6

Project No. 2399 | September 2021



NATURAL RESOURCE SOLUTIONS INC.

Aquatic, Terrestrial and Wetland Biologists

97 Gorham Road, Ridgeway
Tree Saving Plan

Project Team

Brett Woodman	Project Advisor, Senior Biologist, Certified Arborist
Jeremy Bannon	Terrestrial & Wetland Biologist, Certified Arborist
Kaitlin Filippov	GIS Analyst

Report submitted on September 3, 2021



Jeremy Bannon, B.E.S.

Terrestrial and Wetland Biologist, Certified Arborist #1921A

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1.0 Introduction

Natural Resource Solutions Inc. (NRSI) was retained Boncore Management Ltd. and National Group Inc. to complete a Tree Saving Plan (TSP) for a proposed apartment development located at 97 Gorham Road (subject property). A pre-consultation meeting with the Town of Fort Erie and Niagara Region on October 10, 2019 indicated that an Environmental Impact Study (EIS) would be required. However, after meeting with Regional staff on-site on November 15, 2019 it was confirmed that an EIS would not be required and that a Tree Preservation Plan (TPP) would suffice. Email correspondence is appended.

The Tree Saving Plan was conducted in accordance with the Niagara Region By-Law No. 30-2008. This by-law states that *“no person through their own actions or through any other person shall injure or destroy any tree located in Woodlands”*, where woodlands of 1 hectare or more are protected, and are defined as:

- 1,000 trees, of any size, per hectare;
- 750 trees, measuring over 5cm in DBH,
- 500 trees, measuring over 12cm in DBH, or
- 250 trees, measuring over 20cm in DBH.

A portion of the forested community is considered Environmental Conservation Area in the Niagara Region Official Plan Schedule C (Niagara Region 2014). In addition, the wooded community is expected to fit the above description, and is therefore provided protection from this by-law.

If an owner wishes to destroy or injure a tree in a regulated woodland, then the work must be categorized into one of the exemptions outlined in the By-Law. Section 4.4c of the By-Law states an exemption is made *“as a requirement in a Tree Saving Plan approved and included in a site plan control agreement or subdivision agreement entered into under Sections 41 and 51 of the Planning Act”*. This Tree Saving Plan aims to satisfy this condition.

This report provides the findings of the tree inventory, analysis of preliminary construction plans against the overall health and the potential for structural failure of trees, protection measures for trees to be retained, and recommended mitigation and compensation measures. Map 1 shows the subject property, and Map 2 shows the tree inventory data overlaying the proposed site plan. This plan shows the proposed building layout, grading plan, and inventoried trees.

Avoidance, mitigation, and protection measures for trees were examined to determine which trees would be impacted and which could be retained. In the case of trees requiring removal, compensation for removal is discussed.

This report summarizes the following:

- findings of the tree inventory,
- assessment of overall health and potential for structural failure of inventoried trees, and
- tree retention analysis based on the preliminary site plan, and, recommended tree protection, mitigation and compensation measures.

2.0 Tree Inventory and Methodology

A comprehensive inventory of trees $\geq 10\text{cm}$ in Diameter at Breast Height (DBH) with the potential to be impacted by the proposed development was completed by the Certified Arborist on March 31, 2020. The location of trees inventoried was surveyed using an SXBlue II GNSS GPS unit by the Certified Arborist and are shown on Map 2. 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,
- DBH,
- crown radius (metres),
- general health (excellent, good, fair, poor, very poor, dead),
- potential for structural failure (improbable, possible, probable, imminent),
- tree location (on-site, boundary, off-site) and,
- general comments (i.e. disease, aesthetic quality, development constraints, sensitivity to development).

The overall health and potential for structural failure of each tree was assessed based on the criteria outlined in Appendix II. The assessments have 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, 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. None of the trees examined on the property 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.

3.0 Summary of Tree Inventory Findings

In total, 45 trees were inventoried, including 11 species. Of the trees inventoried and assessed, 39 are native species and 6 are non-native. A complete list of trees inventoried is provided in Appendix I and tree locations within the subject property are shown on Map 2.

Appendix IV provides a table of tree species inventoried within the subject property, whether they are native or non-native and their overall health, as well as a summary table of the overall health of trees inventoried within the subject property, along with their potential for structural failure. A majority of the trees inventoried are in Good to Fair health with an Improbable potential for structural failure.

4.0 Tree Removal and Retention Analysis

Tree removal and retention was based on two considerations:

- 1) Trees identified as having a Probable or Imminent potential for structural failure or Poor or Very Poor health, or identified as Dead: The removal of these trees may be recommended for safety, especially if they are located within striking distance of a component of the proposed development, including roads, parking areas or the buildings.
- 2) Trees that require removal based on the extent of proposed development: The location of inventoried trees was compared to the location of the components of the plan, as shown on Map 2.

Of the 45 trees inventoried, 26 are anticipated to be removed. This includes 6 trees that have been assessed to have a Probable or Imminent potential for structural failure.

Removal of boundary or off-site trees will require the permission of all owners involved. If the main stem of any tree is located on multiple properties, all owners of those properties must be consulted before any tree removal occurs.

5.0 Tree Protection Measures and Recommended Mitigation

5.1 Prior to Construction

A combined erosion and sediment control (ESC) fence and tree protection fence (TPF) is recommended where trees are situated adjacent to the limit of disturbance along the southwest property boundary (Map 2). The location of TPF is to be stated in the Tree Saving Plan according to the Region's bylaw (Region of Niagara 2008). Specifications for TPF are not outlined in the by-law, but should take the general form of 1200mm paige-wire fencing, combined with the necessary ESC fencing. The location of TPF has been outlined on Map 2, and must be installed prior to the commencement of any construction activities.

Prior to works commencing on-site, fence installation and location is to be inspected by a Certified Arborist and/or the on-site Environmental Inspector. Signage indicating the purpose of TPF will be attached every 15m or less.

The Tree Saving Plan is to be reviewed and approved by the Township and Region. Upon approval of the Tree Saving Plan, and prior to any on-site works (i.e. rough grading, tree removal), a qualified environmental consultant is to submit written verification to the Region that all of the recommended tree protection measures have been installed in accordance with the Tree Saving Plan.

Some trees within the protected area behind the TPF will require removal. These trees should be removed prior to installation of the TPF under the supervision of a Certified Arborist familiar with this plan. Removal of these trees prior to TPF installation is necessary to allow for TPF installation itself, ensure the TPF is not damaged during the felling process, and allow greater felling options to avoid damaging nearby trees to be retained. Trees to be felled may be left within the natural area to decompose and provide wildlife habitat. This work should be documented, with any inadvertent damage to trees to be retained reported and, if necessary, compensated for.

5.2 During Construction

Temporary TPF is to be maintained by the Developer during the entire construction period to ensure that trees being retained and their root systems are protected. At no time during construction may the TPF be damaged, dismantled, moved, or altered in any way, and at no time may any construction crew, machinery, or process be allowed behind the TPF. Grading cuts and foundation construction within the development limit must respect the integrity of the TPF by ensuring stabilization of the ground that it is erected in.

TPF maintenance is the responsibility of the Developer, and the limits and purpose of the TPF should be described to all construction parties and contractors prior to them working on-site. Fencing inspections should be completed at regular, but unscheduled intervals during the proposed construction. If the TPF is documented to be dismantled, moved or altered in any way, construction activities will immediately be stopped and the Township and Region will be notified.

5.3 Post-Construction

It is recommended that the TPF be removed upon completion of all construction activities and adjacent areas are stabilized with a vegetative cover (i.e. sod) to the satisfaction of the Environmental Inspector or qualified biologist. A Certified Arborist should complete a post-construction inspection of all trees proposed for retention. Any inadvertent damage should be documented and reported, and suitable mitigation will be recommended. Mitigation may take the form of pruning for minor damage, or removal and compensation for more major structural issues. Watering and pruning of newly planted trees will be carried out by the owner/contractor as required during the warranty period (approximately 2 years).

5.4 Mitigation

This plan recommends the removal of 21 trees with an Improbable or Possible potential for structural failure. These trees should be compensated for through on-site plantings, if possible.

Any minimal damage (i.e. damage to limbs or roots) to trees to be retained during any construction stage must be pruned using proper arboricultural techniques. Should any of the trees intended to be retained be seriously damaged or die as a result of construction activities, it is recommended that the owner remove and replace the tree at their own expense at a 2:1 ratio. Any damage to a tree that has not been approved through the acceptance of this report must be reported to the Township and Region. Replacement species are to be reviewed by a Certified Arborist.

The recommendations provided below are aimed at restoring tree cover within the subject property and contributing toward compensation tree planting requirements. Species used for compensation plantings should be native to Niagara Region and not include any species that are listed as introduced, or locally, provincially or federally significant.

It is recommended that the following criteria be followed during the development of any planting plans:

- The plan should be developed by, or reviewed and approved by a Certified Arborist;
- The plan should include hardy, native tree species where feasible that are known to thrive in more urban conditions (i.e. compacted soil, drought, high salt tolerance),
- Include a diversity of trees from several genus to increase disease and pest tolerance and discourage monocultures (no more than 30% from a single genus, 10% from a single species),
- Include a watering and monitoring plan for 2 years following planting,
- Trees should be replaced if they are documented to have died within the 2-year monitoring plan,
- Trees should be provided with appropriate soil types and soil volumes; and
- Spacing of plant material should account for the ultimate size and form of the selected species and also the purpose of the planting, whether it be for screening, shade, naturalizing, rehabilitation, etc.

6.0 References

- Dunster, J. A. 2009. Tree Risk Assessment in Urban Areas and the Urban/Rural Interface: Course Manual. Pacific Northwest Chapter, International Society of Arboriculture, Silverton, Oregon.
- Dunster, J. A., E. T. Smiley, N. Matheny, and S. Lily. 2013. Tree Risk Assessment Manual. International Society of Arboriculture, Champaign, Illinois.
- Niagara Region. 2014. Niagara Region Official Plan.
- Region of Niagara. 2008. By-law No. 30-2008: A By-law to Prohibit or Regulate the Harvesting, Destruction or Injuring of Trees in Woodlands in the Regional Municipality of Niagara and to Repeal By-law 47-2006, as Amended.

Appendix I
Tree Inventory Data

Gorham Road Tree Saving Plan
Tree Inventory Data

Tree Number	Common Name	Scientific Name	Native/ Non-native	Stem Count	DBH (cm)	Crown Radius (m)	Potential for Structural Failure Rating	Overall Condition	Proposed Action	Comments
1	Eastern White Pine	<i>Pinus strobus</i>	Native	1	61	7.0	Improbable	Good	Remove	
2	Black Walnut	<i>Juglans nigra</i>	Native	1	11	2.5	Improbable	Good	Retain	suppressed
3	Tree-of-Heaven	<i>Ailanthus altissima</i>	Non-Native	1	18	5.0	Improbable	Good	Remove	Included bark at base
4	Tree-of-Heaven	<i>Ailanthus altissima</i>	Non-Native	2	18, 18	5.5	Improbable	Fair	Remove	Included bark
5	Tree-of-Heaven	<i>Ailanthus altissima</i>	Non-Native	3	28, 13, 12	6.5	Improbable	Fair	Remove	2 smaller stems dead, codominant main stem
6	White Mulberry	<i>Morus alba</i>	Non-Native	3	32, 12, 12	6.0	Possible	Very Poor	Remove	codominant at 6m
7	Black Walnut	<i>Juglans nigra</i>	Native	1	20	6.0	Improbable	Good	Retain	significant decay 0.5-1.5m at first major attachment
8	Silver Maple	<i>Acer saccharinum</i>	Native	1	108	9.0	Probable	Very Poor	Retain	small 2nd stem at base dees
9	Black Walnut	<i>Juglans nigra</i>	Native	1	30	5.0	Improbable	Good	Remove	Small cavity at 7m.
10	Manitoba Maple	<i>Acer negundo</i>	Native	1	36	5.0	Probable	Very Poor	Retain	
11	Black Walnut	<i>Juglans nigra</i>	Native	1	41	7.5	Improbable	Good	Retain	
12	Black Walnut	<i>Juglans nigra</i>	Native	1	31	4.0	Improbable	Good	Retain	
13	Black Walnut	<i>Juglans nigra</i>	Native	1	18	2.5	Improbable	Good	Retain	
14	Black Cherry	<i>Prunus serotina</i>	Native	2	24, 12	9.0	Probable	Dead	Remove	
15	Black Walnut	<i>Juglans nigra</i>	Native	1	41	9.0	Improbable	Good	Retain	
16	Eastern Cottonwood	<i>Populus deltoides</i>	Native	1	121	13.0	Possible	Fair	Remove	suppressed
17	Black Walnut	<i>Juglans nigra</i>	Native	1	32	6.0	Improbable	Poor	Remove	suppressed
18	Silver Maple	<i>Acer saccharinum</i>	Native	3	70, 60, 12	9.0	Possible	Poor	Remove	covered in poison ivy
19	Silver Maple	<i>Acer saccharinum</i>	Native	6	25-12	6.5	Improbable	Poor	Remove	covered in poison ivy
20	Eastern Cottonwood	<i>Populus deltoides</i>	Native	1	45	6.0	Improbable	Poor	Remove	
21	Eastern Cottonwood	<i>Populus deltoides</i>	Native	1	46	6.0	Possible	Fair	Remove	
22	Eastern Cottonwood	<i>Populus deltoides</i>	Native	1	49	8.0	Improbable	Fair	Remove	
23	Eastern Cottonwood	<i>Populus deltoides</i>	Native	1	51	7.0	Improbable	Fair	Remove	
24	Silver Maple	<i>Acer saccharinum</i>	Native	1	26	5.5	Improbable	Fair	Remove	suppressed
25	Eastern Cottonwood	<i>Populus deltoides</i>	Native	1	55	8.0	Improbable	Fair	Retain	suppressed
26	Scots Pine	<i>Pinus sylvestris</i>	Non-Native	1	32	5.0	Improbable	Poor	Retain	suppressed
27	Silver Maple	<i>Acer saccharinum</i>	Native	1	29	4.0	Improbable	Poor	Retain	suppressed
28	Eastern Cottonwood	<i>Populus deltoides</i>	Native	1	75	7.0	Intrinsic	Very Poor	Remove	
29	Silver Maple	<i>Acer saccharinum</i>	Native	3	20	6.0	Improbable	Poor	Retain	suppressed
30	White Spruce	<i>Picea glauca</i>	Native	1	35	3.5	Improbable	Fair	Retain	lower limbs pruned
31	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	3	20	3.0	Improbable	Good	Retain	
32	Tree-of-Heaven	<i>Ailanthus altissima</i>	Non-Native	1	10	2.0	Improbable	Excellent	Remove	
33	Silver Maple	<i>Acer saccharinum</i>	Native	1	50	9.0	Improbable	Fair	Remove	
34	Silver Maple	<i>Acer saccharinum</i>	Native	1	72	7.0	Improbable	Fair	Remove	hanger at 7m.
35	Silver Maple	<i>Acer saccharinum</i>	Native	1	73	6.0	Possible	Very Poor	Remove	crowm dieback
36	Silver Maple	<i>Acer saccharinum</i>	Native	1	100	7.0	Possible	Very Poor	Remove	
37	Silver Maple	<i>Acer saccharinum</i>	Native	1	93	8.0	Possible	Poor	Remove	
38	Silver Maple	<i>Acer saccharinum</i>	Native	1	82	7.0	Improbable	Poor	Remove	poor structure and pruning
39	Silver Maple	<i>Acer saccharinum</i>	Native	1	110	10.0	Improbable	Fair	Retain	
40	Eastern White Pine	<i>Pinus strobus</i>	Native	1	18	1.5	Improbable	Fair	Retain	topped
41	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	17	1.5	Improbable	Good	Retain	poor structure
42	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	17	1.5	Improbable	Good	Retain	
43	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	11	1.0	Improbable	Good	Retain	
44	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	2	18	2.0	Improbable	Good	Retain	
45	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	17	1.5	Improbable	Good	Retain	

Appendix II
Tree Health and Risk Assessment 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)

Tree Risk Assessment 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 as they existed at the time of the site inspection of the Client's property described in this report, in the Town of Fort Erie and the trees situated thereon by NRSI 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, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this assessment should be re-assessed periodically, where required (i.e. within 1 year).

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, save and except as already carried out in the preparation of this assessment and including, without limitation, to act 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, without limitation, providing the payment of the Assessor's regular hourly billing fees.

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

Assumptions

The Client is hereby notified and does hereby acknowledge and agree that where any of the facts and information set out and referenced in this assessment are based on assumptions, facts or information provided to NRSI, the Client and/or third parties and unless otherwise set out within this assessment, NRSI will in no way be responsible for the veracity or accuracy of any such information and further, the Client acknowledges and agrees that NRSI has, for the purposes of preparing their assessment, assumed that the Property, which is the subject of this assessment 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 to which this assessment applies.

Restriction of Assessment

The assessment carried out was restricted to the Property as identified within this report, as well trees with the potential to be impacted by the development. No assessment of any other trees has been undertaken by NRSI. NRSI is not legally liable for any other trees on the Property 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 as would be customarily and normally provided in carrying out this assessment. 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.

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 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 adverse 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 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 exclusively for the Client. The contents reflect NRSI's best assessment of the trees situated on the Property in light of the information available to it at the time of preparation of this assessment. Any use which a third party makes of this assessment, or any reliance on or decisions made based upon this assessment, are made at the sole risk of any such third parties. 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 or reliance of this assessment by any such party.

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 Tables

Table 1. Summary of Inventoried Trees

Common Name	Scientific Name	Excellent	Good	Fair	Poor	Very Poor	Dead	Total
Native Species								
Black Cherry	<i>Prunus serotina</i>		7		1		1	1
Black Walnut	<i>Juglans nigra</i>							8
Eastern Cottonwood	<i>Populus deltoides</i>		1	3	2	1		7
Eastern White Cedar	<i>Thuja occidentalis</i>		6					6
Eastern White Pine	<i>Pinus strobus</i>		1	1				2
Manitoba Maple	<i>Acer negundo</i>					1		1
Silver Maple	<i>Acer saccharinum</i>			4	6	3		13
White Spruce	<i>Picea glauca</i>			1				1
Total		0	15	9	9	5	1	39
Non-Native Species								
Scots Pine	<i>Pinus sylvestris</i>			1				1
Tree-of-Heaven	<i>Ailanthus altissima</i>	1	1	2				4
White Mulberry	<i>Morus alba</i>					1		1
Total		1	1	3	0	1	0	6
Overall Total		1	16	12	9	6	1	45

Table 2. Overall Health of Trees Inventoried

Potential for Structural Failure Rating	Overall Condition						Total
	Excellent	Good	Fair	Poor	Very Poor	Dead	
Improbable	1	16	11	6			34
Possible			1	3	2		6
Probable					3	1	4
Imminent					1		1
Total	1	16	12	9	6	1	45

Appendix V
Email Correspondence: Adam Boudens

Subject: RE: 97 Gorham Rd. Ridgeway
From: "Boudens, Adam" <Adam.Boudens@niagararegion.ca>
Date: 11/28/2019, 8:43 AM
To: Brett Woodman <bwoodman@nrsl.on.ca>
CC: Greg Hynde <ghynde@me.com>, "Whittard, Jennifer" <Jennifer.Whittard@niagararegion.ca>, "Emberson, Lola" <Lola.Emberson@niagararegion.ca>

Hi Brett,

We did some further digging and I can confirm that the Growth Plan (2019) policies do not apply within urban area boundaries or hamlets, regardless if there is a key natural heritage or hydrologic feature within 120 m. Therefore, as it relates to 97 Gorham Rd, Ridgeway, only Regional natural heritage policies would apply.

As the natural heritage feature (significant woodland) is located completely on the adjacent property, I'm satisfied that a Tree Preservation Plan (TPP) will sufficiently ensure that adjacent trees are not impacted by the proposed development. I'd also recommend that any pruning of tree limbs deemed necessary be completed by a professional (e.g., certified arborist). Further, we caution applicants to undertake their due diligence as it related to the Endangered Species Act (ESA), and request that the Region be circulated any correspondence with the Ministry of Environment, Conservation and Parks (MECP).

In summary, Regional environmental planning staff will not require an Environmental Impact Study (EIS) for this property, and instead request the completion of a TPP. Please find attached a document outlining Regional TPP requirements.

Please let me know if you have any questions.

Kind Regards,
Adam

Adam Boudens
Senior Environmental Planner/Ecologist

Planning and Development Services, Niagara Region
1815 Sir Isaac Brock Way, P.O. Box 1042
Thorold, ON L2V 4T7
Phone: **905-980-6000 ext. 3770** Toll-free: 1-800-263-7215
Adam.Boudens@niagararegion.ca

From: Brett Woodman <bwoodman@nrsl.on.ca>
Sent: Tuesday, November 26, 2019 12:20 PM
To: Boudens, Adam <Adam.Boudens@niagararegion.ca>
Cc: Greg Hynde <ghynde@me.com>
Subject: 97 Gorham Rd. Ridgeway

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Adam,

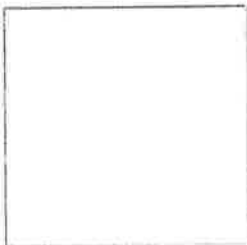
I am preparing a work plan and cost estimate to complete environmental works for the 97 Gorham Rd. site in Ridgeway. Can you please confirm that as a result of our site walk on November 15th, that the Region will not require an EIS for this property?

Further to our discussion about the Growth Plan policies, I can confirm that the Growth Plan does not apply to settlement areas so is not relevant to this site.

I can also confirm that a Tree Preservation Plan (TPP) is required. So all trees on and adjacent to the property will be surveyed with their canopies shown to scale along with relevant driplines on TPP mapping.

Thanks,

Brett



Brett Woodman M.E.S. Senior Manager
Terrestrial Biologist and Certified Arborist

Natural Resource Solutions Inc.

415 Phillip Street, Unit C
Waterloo, ON N2L 3X2

(p) 519-725-2227 Ext. 412 (f) 519-725-2575

(m) 519-580-0098

(w) www.nrsi.on.ca (e) bwoodman@nrsi.on.ca

[@nrsinews](#)

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— Attachments: —

Niagara Region - Tree Saving Plan Requirements.pdf

17.6 KB

Maps



97 Soham Road, Millersville, MD 21104
 Subject Property

Map 1

Legend

- 1. Existing
- 2. Proposed
- 3. Easement
- 4. Utility

Scale: 1" = 100'

North Arrow

DATE: 03/15/2024

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

REVISIONS:

NO.	DATE	DESCRIPTION
1	03/15/2024	Initial

Surveyor: [Signature]

Professional Seal: [Signature]

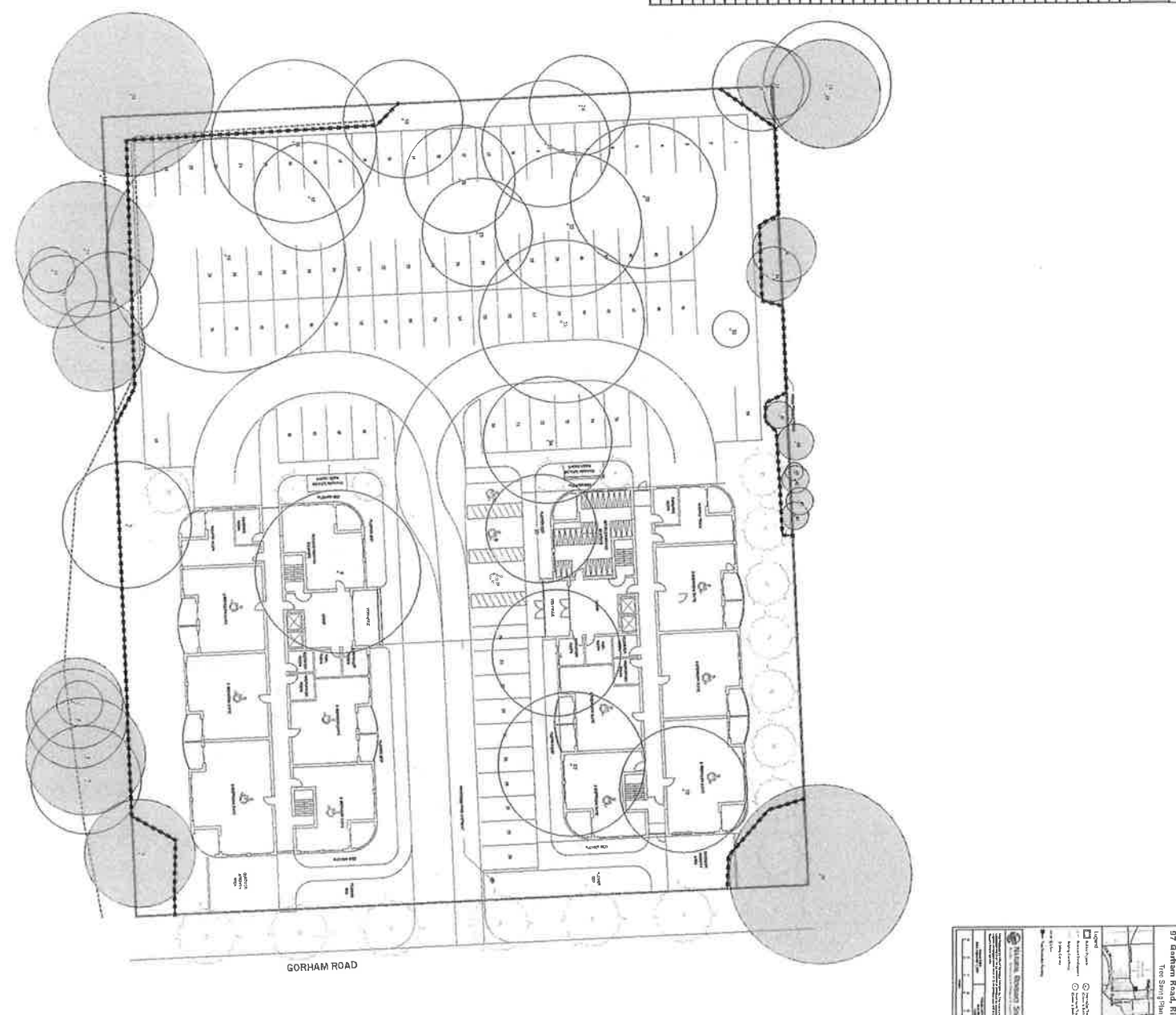
Tree Number	Common Name	Scientific Name	Native Name	DBH (cm)	Stem (m)	Crown (m)	Health	Structural Consideration	Overall Condition	Proposed Action
1	Eastern White Pine	Pinus strobus	White Pine	61	1	7.0	Good	Good	Good	Retain
2	Black Spruce	Picea mariana	Black Spruce	41	1	5.5	Good	Good	Good	Retain
3	Thuja occidentalis	Thuja occidentalis	Norfolk Island	38	1	5.0	Good	Good	Good	Retain
4	Thuja occidentalis	Thuja occidentalis	Norfolk Island	38	1	5.0	Good	Good	Good	Retain
5	Thuja occidentalis	Thuja occidentalis	Norfolk Island	38	1	5.0	Good	Good	Good	Retain
6	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
7	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
8	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
9	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
10	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
11	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
12	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
13	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
14	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
15	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
16	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
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44	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
45	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
46	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
47	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
48	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
49	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain
50	White Birch	Betula papyrifera	White Birch	34	1	4.5	Good	Good	Good	Retain

Migratory Birds Convention Act

- The destruction of migratory birds and their nests is prohibited under the *Migratory Birds Convention Act, 1994*. It is also prohibited to destroy, injure, or remove any nest, egg, or young bird, or to damage or destroy any nest, egg, or young bird, or to damage or destroy any nest, egg, or young bird.
- Vegetation clearing is recommended to occur outside the bird nesting season (March 31 – August 27) so as to limit disturbance to nesting activities of birds within the proposed work zone.
- Species to non-worked areas, if vegetation clearing cannot be avoided during the bird nesting season, should be carried out a nest search area of clearing activities.
- Nest areas will be identified in the field. There shall be no construction activity in identified nesting areas until sign-off is obtained from the biologist.
- Areas identified as having no bird nesting activity can be cleared, however, clearing must occur within 48 hours of any searching. If vegetation clearing is not performed within 48 hours, additional nest searches must be conducted.

Species at Risk (SAR) Bar Habitat

- The destruction of SAR bars and their habitat is prohibited under the *Endangered Species Act (ESA)*.
- Vegetation clearing has the potential to directly impact the nesting habitat.
- Tree removal should occur outside of the active nesting season (April 1 to October 31) to avoid destruction of potential bar habitat, and therefore conservation of the ESA.



GORHAM ROAD



Stacey Hunter B.Sc.
 Corporate Administrative Manager
Natural Resource Solutions Inc.
 415 Phillip Street, Unit C
 Waterloo, ON N2L 3X2
 (p) 519-725-2227 Ext. 224 (f) 519-725-2575
 (m) 519-503-4811
 (w) www.nrsi.on.ca (e) shunter@nrsi.on.ca
 @nrsinews

NATURAL RESOURCE SOLUTIONS INC.

415 PHILLIP STREET, UNIT "C"
 WATERLOO, ONTARIO, N2L 3X2
 PH: (519) 725-2227 FX: (519) 725-2575
 HST/GST # 870083086RT0001

Invoice To
 Boncore Management Ltd
 302 Merritt St.
 St. Catharines, ON L2T 1J 4

Invoice

Date	Invoice #
2020-05-31	200770

P.O. No.	Terms	Project	Project Manager
	2% 15 Net 30	2399 - TPP Gorham Rd. Ridgeway	BDW

Description	Qty	Rate	Amount
Jason Sousa	1	65.00	65.00
Jeremy Bannan	6.75	70.00	472.50
Brett Woodman	2	120.00	240.00
Joseph Lance	2	70.00	140.00
office costs: phone, fax, administration		45.88	45.88
HST (21) on Sales		13.00%	125.24