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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

March 5, 2025

Nathan Adams  
Escape Homes  
254 Lake Avenue  
Carleton Place, ON K2C 2S9

## **RE: TREE PRESERVATION PLAN FOR 254 LAKE AVENUE, CARLETON PLACE**

This report details a pre-construction Tree Preservation Plan (TPP) for 254 Lake Avenue in Carleton Place, Ontario. Such reports are required for all development applications within the Town of Carleton Place. In this instance, the need for a TPP is related to the proposed construction of one semi-detached dwelling, two single detached dwellings, and four quadplexes on the subject property. The approval of this TPP by the Town of Carleton Place is considered authorization for the removal of approved trees. No removal of trees should occur before such authorization is received.

The inventory in this report provides an overview of the vegetation on the site and details the assessment of all individual trees within the development zone which are 20 centimeters or greater in diameter (as per the Town's Terms of Reference for Tree Preservation Plans).

The size and location of the proposed construction, driveways and parking will result in the removal of all vegetation on the subject property (see plan on page 5). All trees fully on or shared with adjacent private and town property will be retained.

Field work for this report was completed in November 2024. Site conditions at that time are shown in the photos included in Appendix A.

### **METHODOLOGY**

An inventory of the site was completed via a reconnaissance survey in which all individual trees were assessed for species, size (diameter), crown radius (canopy size) and general health condition.

### **TREE INVENTORY**

A total of thirty-three trees which meet the TPP minimum diameter threshold were found within and in proximity to the development zone. Most of these trees are privately owned. Four were found on town property and nine on private land adjacent to the subject property (including a single endangered butternut tree). Tables 1 and 2 on pages 3 and 4 detail the species, size, canopy and ownership of each tree.

### **FEDERAL AND PROVINCIAL REGULATIONS**

Federal and provincial regulations can be applicable to trees on private and public property. In particular, the following regulations have been considered for this property:

1. Endangered Species Act (2007): A single butternut tree (*Juglans cinerea*) was identified on an adjacent property. This species of tree is listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so is protected from harm. This tree will be assessed through a butternut health expert's report (BHE) in May 2025 to determine its category, and therefore compensation required (if any) for disturbing its habitat.
2. Migratory Bird Convention Act (1994): In the period between April and August of each year nest surveys are required to be performed by a suitably trained person no more than five (5) days before trees or other similar nesting habitat are to be removed.

### **TREE PRESERVATION AND PROTECTION MEASURES**

Preservation and protection measures intended to mitigate damage during construction will be applied for the trees to be retained on properties adjacent to the proposed development. The following measures are the minimum recommended to ensure tree survival during and following construction:

1. Erect a fence at the critical root zone (CRZ<sup>1</sup>) of trees.
2. Do not place any material or equipment within the CRZ of the tree.
3. Do not attach any signs, notices or posters to any tree.
4. Do not raise or lower the existing grade within the CRZ without approval.
5. Tunnel or bore when digging within the CRZ of a tree.
6. Do not damage the root system, trunk or branches of any tree.
7. Ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.

<sup>1</sup> The critical root zone (CRZ) is commonly established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter at breast height (DBH). The CRZ is calculated as DBH x 10 cm.

### **REFORESTATION**

To compensate for the loss of canopy it is suggested a mix of twenty (20) coniferous and deciduous trees be planted in the new landscape. Coniferous trees should be a minimum of 2m in height and deciduous trees 60mm in caliper at planting.

This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

Please do not hesitate to contact the undersigned with any questions regarding this tree preservation plan.

Yours,



Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)  
Certified Arborist #ON-0496A  
Consulting Urban Forester

TABLE 1: BUTTERNUT TREES

ID	UTM NAD83	SPECIES	DBH (CM)	CATEGORY	COMMENTS	OWNERSHIP
1	18 T 409585 4998186	Butternut	27	2	Multistem	Neighbor






TABLE 2: TREE LOCATONS

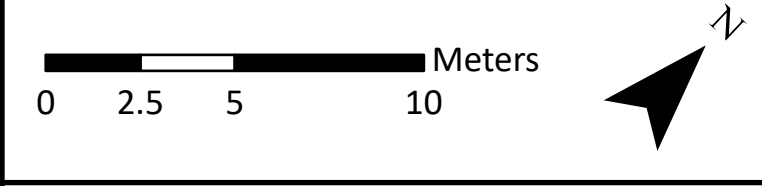
TREE ID	SPECIES	UTM NAD83	DBH (cm)				AVG DBH (cm)	CRITICAL ROOT ZONE (m)	CANOPY SIZE (m)	HEALTH	COMMENTS	OWNERSHIP
1	Sugar Maple	18 T 409581 4998228	68	49	37		51.3	5.13333	9	Good	One Branch Dead. Multistem	Private
2	Sugar Maple	18 T 409588 4998237	75	11	23		36.3	3.63333	8	Good	Multistem	Private
3	Unknown	18 T 409598 4998247	46				46	4.6	4	Good	Single Stem	Private
4	Sugar Maple	18 T 409600 4998254	27				27	2.7	5	Good	Single Stem	Town
5	Sugar Maple	18 T 409603 4998259	38	28			33	3.3	4	Good	Multistem	Town
6	Sugar Maple	18 T 409604 4998257	29				29	2.9	4	Good	Single Stem	Town
7	Sugar Maple	18 T 409609 4998260	35				35	3.5	4	Good	Deck Built Around Tree. Single Stem	Town
8	White Ash	18 T 409641 4998240	24				24	2.4	1	Poor	Cut @3m, still live epicormics	Private
9	Sugar Maple	18 T 409642 4998232	85				85	8.5	10	Good	On Adjacent Lands. Single Stem	Neighbour
10	Cherry Species	18 T 409622 4998232	34				34	3.4	4	Good	One Branch Cut. Single Stem	Private
11	Black Walnut	18 T 409613 4998241	38	28			33	3.3	10	Good	Multistem	Private
12	Manitoba Maple	18 T 409617 4998217	33	15			24	2.4	6	Good	Multistem	Private
13	Sugar Maple	18 T 409611 4998212	27				27	2.7	5	Good	Single Stem	Private
14	Red Cedar	18 T 409610 4998211	21	19			20	2	4	Fair	19cm Stem Leaning Over Fence. Multistem	Private
15	Siberian Elm	18 T 409606 4998210	31				31	3.1	6	Good	Single Stem	Private
16	Red Cedar	18 T 409605 4998208	23				23	2.3	3	Good	Single Stem	Private
17	Red Cedar	18 T 409599 4998208	21	19			20	2	4	Good	Multistem	Private
18	Siberian Elm	18 T 409590 4998203	21	20	19		20	2	7	Good	Multistem	Private
19	Red Cedar	18 T 409588 4998191	21	23			22	2.2	5	Good	Multistem	Private
20	White Cedar	18 T 409587 4998192	25				25	2.5	5	Good	Single Stem	Private
21	Butternut	18 T 409585 4998186	20	18			27	2.7	5	Good	Just on Other Side of Fence. Multistem	Neighbour
22	Manitoba Maple	18 T 409582 4998187	20	21			20.5	2.05	6	Good	Multistem	Private
23	Red Cedar	18 T 409578 4998184	25				25	2.5	5	Good	Single Stem	Private

TREE ID	SPECIES	UTM NAD83	DBH (cm)				AVG DBH (cm)	CRITICAL ROOT ZONE (m)	CANOPY SIZE (m)	HEALTH	COMMENTS	OWNERSHIP	
24	Manitoba Maple	18 T 409576 4998178	23				23	2.3	4	Poor	Branch Dieback. On Adjacent Lands. Single Stem	Neighbour	
25	White Ash	18 T 409572 4998182	30				30	3	6	Poor	Branch and Bark Dieback. Ash Borer. Single Stem	Private	
26	Siberian Elm	18 T 409568 4998175	66				66	6.6	10	Fair	Branches Leaning. Single Stem	Private	
27	Manitoba Maple	18 T 409569 4998172	23	19	20		20.7	2.06667	7	Good	Just on Other Side of Fence. Multistem	Neighbour	
28	White Ash	18 T 409565 4998168	20	18	10	17	20	17	1.7	7	Good	Just on Other Side of Fence. Multistem	Neighbour
29	Manitoba Maple	18 T 409556 4998167	33	47			40	4	1	Poor	Cut @2m. Live Epicormics. Multistem	Private	
30	Black Walnut	18 T 409547 4998156	29				29	2.9	6	Good	On Adjacent Lands. Single Stem	Neighbour	
31	White Spruce	18 T 409548 4998165	30				30	3	4	Good	On Adjacent Lands. Single Stem	Neighbour	
32	White Cedar	18 T 409541 4998174	30	25	20		25	2.5	5	Good	On Adjacent Lands. Multistem	Neighbour	
33	White Cedar	18 T 409530 4998186	26	25	18	24	22	23	2.3	7	Good	On Adjacent Lands. Multistem	Neighbour

GENERAL NOTES

LEGEND

-  TREE SURVEY AREA
-  TREE TO REMAIN
-  TREE TO BE REMOVED
-  EXTENT OF CANOPY
-  PROTECTIVE FENCING



DRAWING: Tree Location Plan

PROJECT: 254 LAKE AVENUE  
CARLETON PLACE



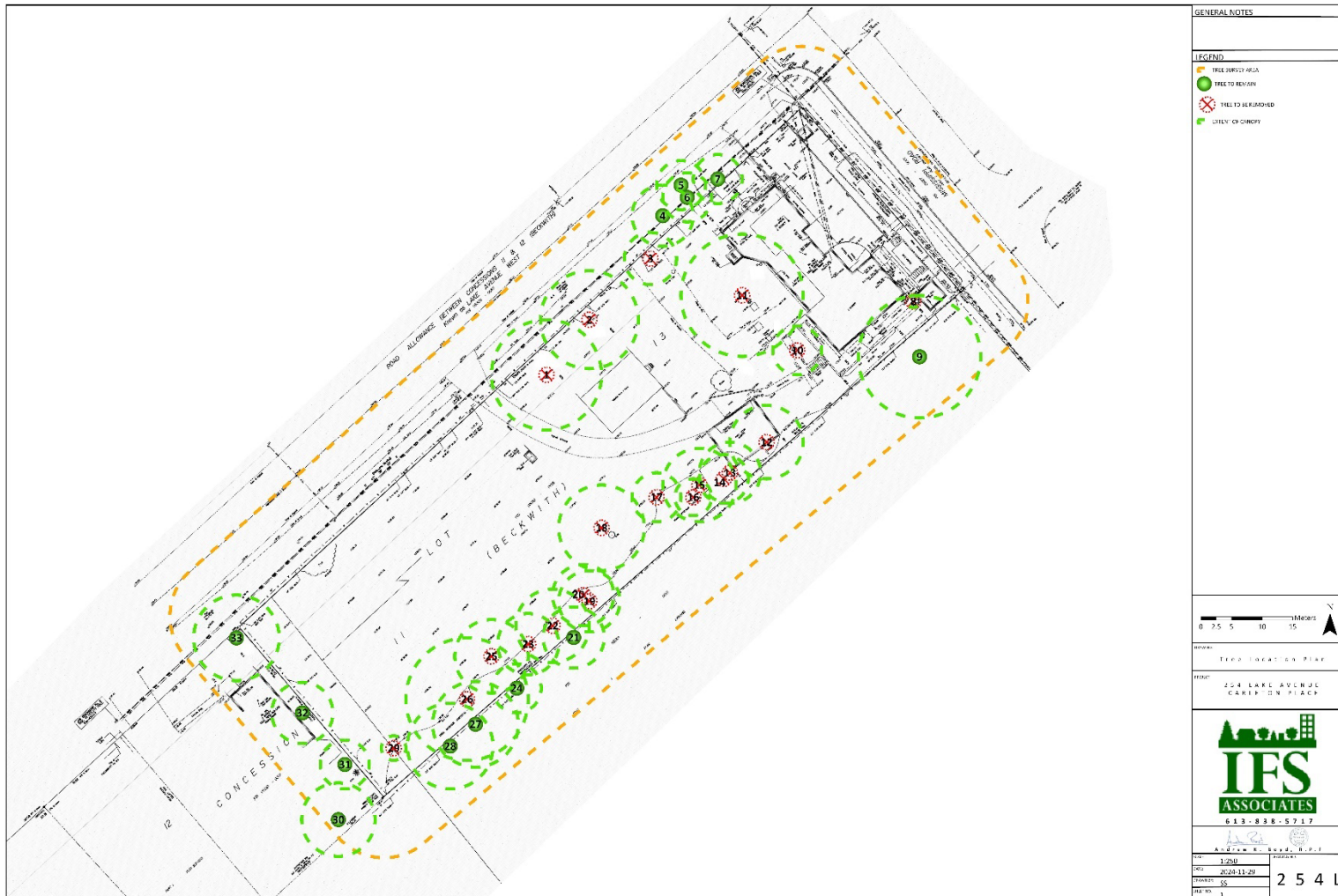
Andrew K. Boyd, R.P.F.

SCALE: 1:200	DRAWING NO. 254L
DATE: 2025-01-24	
DRAWN BY: SS	
SHEET NO. 1	

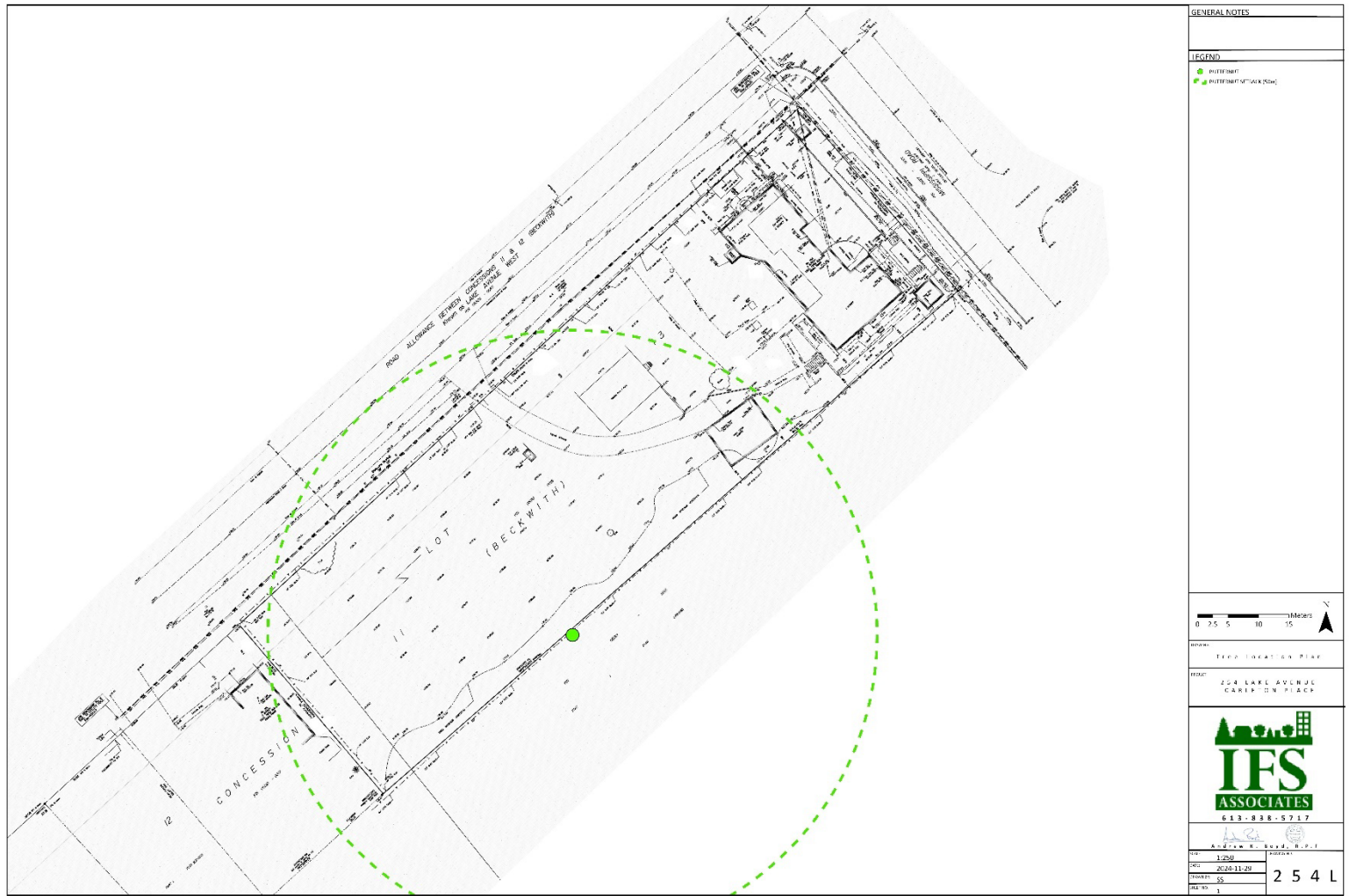
Figure 2 AERIAL PLAN/TREE LOCATIONS & SEARCH AREA



**Figure 3 TREE LOCATIONS/SURVEY & SEARCH AREA**



**Figure 4 SAR SEARCH AREA & BUTTERNUT LOCATION**





APPENDIX A: PHOTOS OF THE GENERAL SITE CONDITIONS





# LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

## GENERAL

It is the policy of IFS Inc. to attach the following clause regarding limitations. We do this to ensure that our clients are clearly aware of what is technically and professionally realistic in assessing trees for retention.

This report was prepared by IFS Inc. at the request of the client. The information, interpretation and analysis expressed in this report are for the sole benefit and exclusive use of the client. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is addressed. Unless otherwise required by law, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through public relations, news or other media, without the prior expressly written consent of the author, and especially as to value conclusions, identity of the author, or any reference to any professional society or institute or to any initialed designation conferred upon the author as stated in his qualifications.

This report and any values expressed herein represent the opinion of the author; his fee is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported.

Details obtained from photographs, sketches, *etc.*, are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys. Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be reassessed at least annually. The assessment presented in this report is valid at the time of the inspection only. The loss or alteration of any part of this report invalidates the entire report.

## LIMITATIONS

The information contained in this report covers only the tree(s) in question and no others. It reflects the condition of the assessed tree(s) at the time of inspection and was limited to a visual examination of the accessible portions only. Integrated Forestry Services Inc. has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the forestry and arboricultural professions, subject to the time limits and physical constraints applicable to this report. The assessment of the tree(s) presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground portions of each tree for structural defects, scars, cracks, cavities, external indications of decay such as fungal fruiting bodies, evidence of insect infestations, discoloured foliage, 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 proximity of people and property. Except where specifically noted in the report, the tree(s) examined were not dissected, cored, probed or climbed to gain further evidence of their structural condition. Also, unless otherwise noted, no detailed root collar examinations involving excavation were undertaken.

While reasonable efforts have been made to ensure that the tree(s) proposed for retention are healthy, no warranty or guarantee, expressed or implied, are offered that these trees, or any parts of them, will remain standing. This includes other trees on or off the property not examined as part of this assignment. It is both professionally and practically impossible to predict with

absolute certainty the behaviour of any single tree or groups of trees or their component parts in all circumstances, especially when within construction zones. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of root loss due to excavation and other construction-related impacts. This risk can only be eliminated through full tree removal.

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 over time. They are not immune to changes in site conditions, or seasonal variations in the weather. It is a condition of this report that IFS Inc. be notified of any changes in tree condition and be provided an opportunity to review or revise the recommendations within this report. Recognition of changes to a tree's condition requires expertise and extensive experience. It is recommended that IFS Inc. be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

### ASSUMPTIONS

Statements made to IFS Inc. regarding the condition, history and location of the tree(s) are assumed to be correct. Unless indicated otherwise, all trees under investigation in this report are assumed to be on the client's property. A recent survey prepared by a Licensed Ontario Land Surveyor showing all relevant trees, both on and adjacent to the subject property, will be provided prior to the start of field work. The final version of the grading plan for the project will be provided prior to completion of the report. Any further changes to this plan invalidate the report on which it is based. Integrated Forestry Services Inc. must be provided the opportunity to revise the report in relation to any significant changes to the grading plan. The procurement of said survey and grading plan, and the costs associated with them both, are the responsibility of the client, not IFS Inc.

### LIABILITY

Without limiting the foregoing, no liability is assumed by IFS Inc. for:

- 1) Any legal description provided with respect to the property.
- 2) Issues of title and/or ownership with respect to the property.
- 3) The accuracy of the property line locations or boundaries with respect to the property.
- 4) The accuracy of any other information provided by the client or third parties.
- 5) 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,
- 6) The unauthorized distribution of the report.

Further, under no circumstances may any claims be initiated or commenced by the client against IFS Inc. or any of its directors, officers, employees, contractors, agents or assessors, in contract or in tort, more than 12 months after the date of this report.

### ONGOING SERVICES

Integrated Forestry Services Inc. accepts no responsibility for the implementation of any or all parts of the report, unless specifically requested to supervise the implementation or examine the results of activities recommended herein. If examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.