MEMO

TO:	Sandy Acchione, CPA, CA-MBS, Chief Financial Officer, Principal AMA Investments Inc. 37 Claridge Drive, Richmond Hill, ON L4C 6G8
FROM:	Lisa Cullen, OALA, AAPQ, ISA Associate Partner, Landscape Architecture (CIMA+) ISA Certified Arborist ON-0741A
DATE:	June 25, 2019
SUBJECT:	Tree Inventory for 84 Nancy St, Bolton
PROJECT:	C14-0252

CIMA Canada Inc. (CIMA+) was retained to conduct a tree inventory at 84 Nancy Street in Bolton, Ontario. The figure below indicates the location of the property.

84 Nancy Street

This memo provides an inventory and assessment of existing trees and stumps, 10cm caliper and over, on the property. Aerial photography was used to determine the former locations of trees on the property in order to identify the location of stumps. A site visit to complete the tree inventory took place on June 18, 2019 using accepted standard arboriculture techniques as outlined in the Council of Tree and Landscape Appraisers Guide for Plant Appraisal, 10th Edition (2018). These techniques include visual examination of above ground parts of each tree, and do not include climbing, coring, dissecting, or excavating for detailed root crown inspections. As the inventory is based on visual inspection, the observations that can be made may be limited by the time of year the trees are inspected.

Since trees are living organisms, their health and vigour continually change over time due to seasonal variations, changes in site conditions, and other factors. For this reason, the assessment presented in this report is valid at the time of inspection, and no guarantee is made about the continued health of trees that are deemed to be in good condition. It is recommended that the trees be re-assessed periodically to identify changes in condition. While every standing tree has the potential for failure and therefore poses some risk, a tree assessment is a good indication of present health and potential problems that could arise in the future.

CIMA+ has prepared this report for the sole use of the client. Any use of this report by a third party, or any decision based on this report, is the singular responsibility of the third party. CIMA+ will not be held responsible for eventual damages towards a third party resulting from decisions taken, or based, on this report.

Trees and stumps were numbered (as shown on Drawing TI-1). For existing trees, the species was identified, size was measured, and general condition was assessed, with any specific observations of structural or health problems recorded if present. For stumps, the size was measured and location shown on Drawing TI-1.

For trees, size refers to trunk diameter (caliper or DBH) measured in centimetres at 1.4m above the ground. For stumps, size refers to trunk diameter measured in centimetres at the saw cut. The stumps are generally close to flush with ground level. It should be noted that DBH size would be smaller than the stump diameters noted in the table.

Trees were given a subjective condition rating of Excellent, Good, Fair, or Poor. Following is a summary of how the ratings are determined (stumps were not given a condition rating):

- Excellent (E): no apparent health problems; good structural form
- Good (G): minor problems with health and/or structural form
- Fair (F): more serious problems with health and/or structural form
- Poor (P): major problems with health and structural form

There were 14 individual trees and 32 stumps included in the inventory.

The Comments column of the tree inventory and assessment table in this report includes details of observations made concerning the structural form and health of trees, where applicable.

Tree Inventory and Assessment Table

Tree No.	Common name	DBH (cm) * approx.	Condition (D), (P), (F), (G), or (E)	Comments
1	Stump	20		
2	Stump	30		
3	Stump	20		
4	Stump	28		
5	Stump	15		
6	Stump	43		
7	Stump	20		
8	Stump	23		
9	Stump	30		
10	Stump	13		
11	Stump	25		
12	Stump	35		
13	Stump	15		
14	Stump	12		
15	Stump	19		
16	Stump	20		
17	Stump	28		
18	Stump	27		
19	Stump	28		
20	Stump	30		
21	Maple sp.	43	F	Moderate deadwood in canopy
22	Maple sp.	41	F	Significant deadwood in canopy
23	Stump	35		
24	Stump	27		
25	Stump	25		
26	Stump	18		
27	Stump	44		
28	Stump	35		
29	Stump	17		
30	Stump	18		
31	Stump	13		
32	Stump	15		
33	Silver Maple	±30	F/P	2 stem
34	Black Walnut	±15	F	
35	Buckthorn	±5	F	Multi-stem
36	Black Walnut	±15	F	
37	Silver Maple	±40	F	Moderate deadwood in canopy
38	Silver Maple	±30	F	Significant deadwood in canopy

39	Silver Maple	±40	F	
40	Silver Maple	±40	P	Significant deadwood in canopy
41	Dead Deciduous	±30	D	
42	Black Walnut	±30	F	
43	Dead Deciduous	±40	D	2 stem
44	Cedar sp.	13	F	
45	Stump	40		
46	Stump	12		

Several invasive understorey species were observed at the site, as follows:

- *Buckthorn* is a thorny, invasive exotic shrub species that out-competes native vegetation.
- *Grapevines* and *dog-strangling vine* growing over the canopy of trees suppress vigour and eventually kill trees by blocking sunlight and restricting growth. They also add weight that can make trees more susceptible to breakage during storms.

Summary

There were 14 individual trees inventoried, one (1) tree located on site (Tree #44) and thirteen (13) trees located on neighbouring private property within 6.0m of the subject site. There were 32 stumps inventoried, all located on site. A number of stumps have decay which would suggest they have been cut more than 2 years ago. The species of stumps inventoried could not be identified. Aerial photography from 2016-2018 was reviewed to help determine trees that have been removed.

It is apparent that many of the trees (now stumps) were removed by Hydro forces due to condition and proximity to hydro lines. The current owner advises a number of trees cleared were dead or in failing health and a few of the trees had a dangerous overhang on the existing home and garage.

Photographic Inventory

Stump #1

Stump #2


Stump #3


Stump #4


Stump #5


Stump #6


Stump #7


Stump #8


Stumps #9 through #16


Stumps #17 through #20


Tree #21


Tree #22


Stump #23


Stump #24


Stump #25


Stump #26


Stump #27


Stump #28


Stump #29


Stump #30


Stump #31


Stump #32


Tree #33


Tree #34


Tree #35


Tree #36


Tree #37


Tree #38


Trees #39 through #40


Trees #40 through #41


Trees #42 through #43


Tree #44


Stump #45


Stump #46

Conclusion

The trees inventoried do not require removal for the purposes of the development. It is our opinion that all trees identified can be successfully retained if the buffer setback identified on the Tree Inventory and Preservation Plan is maintained and Tree Preservation Fencing is installed along the 10.0m setback. Special care should be taken when working near the tree protection zones.

Should you have any questions regarding this memo, please contact the undersigned directly.

Respectfully submitted,
CIMA+

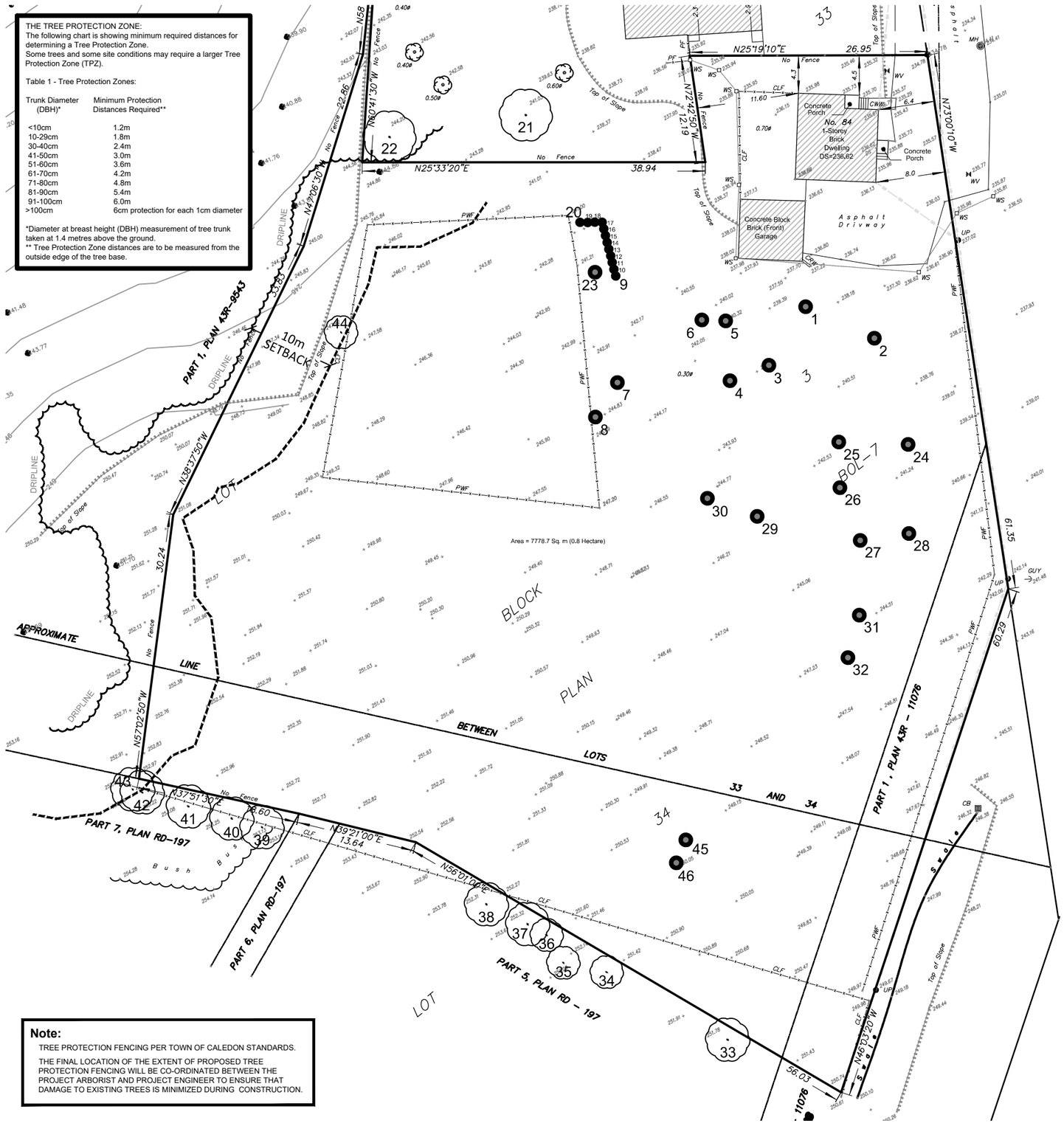
Lisa Cullen, OALA
Associate Partner – Landscape Architecture
ISA Certified Arborist ON-0741A

THE TREE PROTECTION ZONE:
The following chart is showing minimum required distances for determining a Tree Protection Zone.
Some trees and some site conditions may require a larger Tree Protection Zone (TPZ).

Table 1 - Tree Protection Zones:

Trunk Diameter (DBH)*	Minimum Protection Distances Required**
<10cm	1.2m
10-29cm	1.8m
30-40cm	2.4m
41-50cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100cm	6.0m
>100cm	6cm protection for each 1cm diameter

*Diameter at breast height (DBH) measurement of tree trunk taken at 1.4 metres above the ground.
** Tree Protection Zone distances are to be measured from the outside edge of the tree base.



Note:
TREE PROTECTION FENCING PER TOWN OF CALEDON STANDARDS.
THE FINAL LOCATION OF THE EXTENT OF PROPOSED TREE PROTECTION FENCING WILL BE CO-ORDINATED BETWEEN THE PROJECT ARBORIST AND PROJECT ENGINEER TO ENSURE THAT DAMAGE TO EXISTING TREES IS MINIMIZED DURING CONSTRUCTION.

Tree Inventory Notes

Tree No.	Common name	DBH (cm) * approx.	Condition (C), (P), (F), (G), or (E)	Comments
1	Stump	20		
2	Stump	30		
3	Stump	20		
4	Stump	28		
5	Stump	15		
6	Stump	43		
7	Stump	20		
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43	Dead Deciduous	±40	D	2 stem
44	Cedar sp.	13	F	
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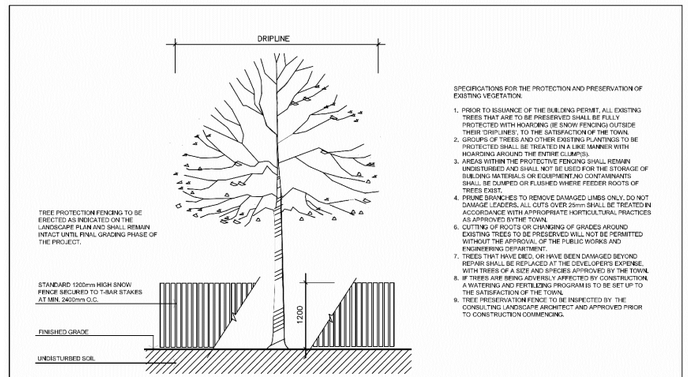
46	Stump	12		



SPECIFICATIONS FOR THE PROTECTION AND PRESERVATION OF EXISTING VEGETATION.

1. PRIOR TO ISSUANCE OF THE BUILDING PERMIT, ALL EXISTING TREES THAT ARE TO BE PRESERVED SHALL BE FULLY PROTECTED WITH HOARDING (IE SNOW FENCING) OUTSIDE THEIR 'DRIPLINES', TO THE SATISFACTION OF THE TOWN.
2. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER WITH HOARDING AROUND THE ENTIRE CLUMP(S).
3. AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT.NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
4. PRUNE BRANCHES TO REMOVE DAMAGED LIMBS ONLY, DO NOT DAMAGE LEADERS. ALL CUTS OVER 25mm SHALL BE TREATED IN ACCORDANCE WITH APPROPRIATE HORTICULTURAL PRACTICES AS APPROVED BY THE TOWN.
5. CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES TO BE PRESERVED WILL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PUBLIC WORKS AND ENGINEERING DEPARTMENT.
6. TREES THAT HAVE DIED, OR HAVE BEEN DAMAGED BEYOND REPAIR SHALL BE REPLACED AT THE DEVELOPER'S EXPENSE, WITH TREES OF A SIZE AND SPECIES APPROVED BY THE TOWN.
7. IF TREES ARE BEING ADVERSELY AFFECTED BY CONSTRUCTION, A WATERING AND FERTILIZING PROGRAM IS TO BE SET UP TO THE SATISFACTION OF THE TOWN.
8. TREE PRESERVATION FENCE TO BE INSPECTED BY THE CONSULTING LANDSCAPE ARCHITECT AND APPROVED PRIOR TO CONSTRUCTION COMMENCING.

TOWN OF CALEDON						
TREE PRESERVATION					APPD: C.C.	DATE: JUNE 08
	2	STANDARD No. 1135 NOW 707, NOTES EDIT		JUNE 08	DRAWN: abal	SCALE: NTS
	1	NOTE NO. 6 ADDED		MARCH 08	STANDARD No. 707	
	NO.	REVISION	APR'D	DATE		

NORTH

GENERAL NOTES

1. Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.
2. This drawing is to be read in conjunction with project site plan, landscape drawings and engineering plans.
3. The tree inventory includes assessment of all trees and stumps >10cm DBH on site and within 6.0m of the subject property. The trees have been assessed based on species, size and condition.
4. The contractor is to have required Municipality Tree Removal Permits in hand prior to the removal of any trees.
5. The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any removals.
6. The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
7. This drawing is to be used for development approval only. No trees are to be removed unless permits have been issued by the Town of Caledon.
8. Do not leave any holes open overnight.
9. Keep area outside construction zone clean and useable by others at all times. Contractor shall throughly clean areas surrounding the construction zone at the end of each work day.
10. Contractor shall maintain a detailed record of all authorized changes in the form of a redline mark-up drawing. These records shall be submitted to the the Landscape Architect as a condition of obtaining substantial completion.
11. Contractor to make good any and all damages outside of the development area that may occur as a result of tree removals at no extra cost.
12. This drawing is Copyright CIMA+, 2019.

LEGEND

EXISTING TREES TO BE RETAINED

EXISTING STUMPS

TREE PROTECTION FENCING

CIMA+
2nd Floor - 415 Baseline Road West, Bowmanville, ON L1C 5M2
Phone: 905-697-4464 www.cima.ca

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
LISA J. CULLEN
06/25/2019
OALA
MEMBER

No.	DATE	BY	ISSUES / REVISIONS
1	June 25-19	SN	Issued for Review

PROJECT:

84 NANCY STREET
Bolton, Ontario
Town of Caledon

DRAWING:

TREE INVENTORY AND PRESERVATION PLAN

DRAWN BY :	CHECKED BY :	PROJECT
S. NAILER	L. CULLEN	C14-0252
DESIGNED BY :	APPROVED BY :	DRAWING No.
	L. CULLEN	TI-1
SCALE : 1:500	DATE : JUNE 2019	

2:\Cima-Cit\Projects\C14-0252-84 Nancy Street, ES (Bolton)\AAA investments\100-Drawings and Sketches\100-dwg\ AutoCAD\C14-0252-Tree Inventory-June 25-2019.dwg