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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

September 17, 2021

Gino J. Aiello
GJA Inc.
110 Didsbury Road Unit #9
Ottawa, ON
K2T 0C2

RE: TREE CONSERVATION REPORT FOR 1037 CARP ROAD

Dear Gino,

This report details a pre-construction tree conservation report (TCR) for the above-noted property located in Ottawa. The need for this TCR is related to the proposed construction of a commercial building with associated asphalt entranceway and parking area. A septic field is proposed for the southern portion of the subject property.

The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law No. 2020-340. Tree conservation reports are required for all site plan control applications for properties on which a tree of 10 centimetres in diameter or greater is present. The approval of this TCR by the City of Ottawa authorizes site clearing activities, including the removal of any approved trees. **Importantly, although this report may be used to support the application for a City tree removal permit, it does not by itself constitute permission to remove trees or begin site clearing activities. No such work should occur before a tree removal permit is issued by the City of Ottawa. Further, if any trees fully on or shared with adjacent properties are to be removed permission from adjacent land owners must first be obtained.**

In terms of existing vegetation, very few trees are left as the site was almost entirely cleared previous to the current ownership. The only remaining trees on the property itself are four individual trees and a tree line along the southeast property line. On the southwest property line there is a line of trees shared with City of Ottawa property. None of these trees were planted, all are remnants from the original forest. Under the current site plan no existing trees can be retained, including those on city property as grades changes are required around the entire periphery of the property. Field work for this report was completed in September 2020.

TREE SPECIES, SIZE AND CONDITION

All current vegetation is shown on the tree conservation plan on page 3 of this report. By the numbers and letters indicated on the plan, each tree and grouping of trees is detailed below:



Tree #1: A bur oak (*Quercus macrocarpa*) 55cm in diameter and in good condition (broad, dense crown with good leaf size and colour once above surrounding canopy).

Tree #2: A sugar maple (*Acer saccharum*) 19cm in diameter and in good condition. Crown is top heavy and stem is prone to sunscald damage and breakage now that surrounding trees have been removed.

Tree #3: A sugar maple 35cm in diameter and in good condition. As above.

Tree #4: A bur oak 24cm in diameter and in good condition. Presence of nearby scattered trees provides some protection. Upright crown with good leaf size and colour.

Tree grouping #A: Overstory dominated by six mature multi-stemmed white cedars (*Thuja occidentalis*). Understory of staghorn sumac (*Rhus typhina*) and sugar maple. Shared with city property.

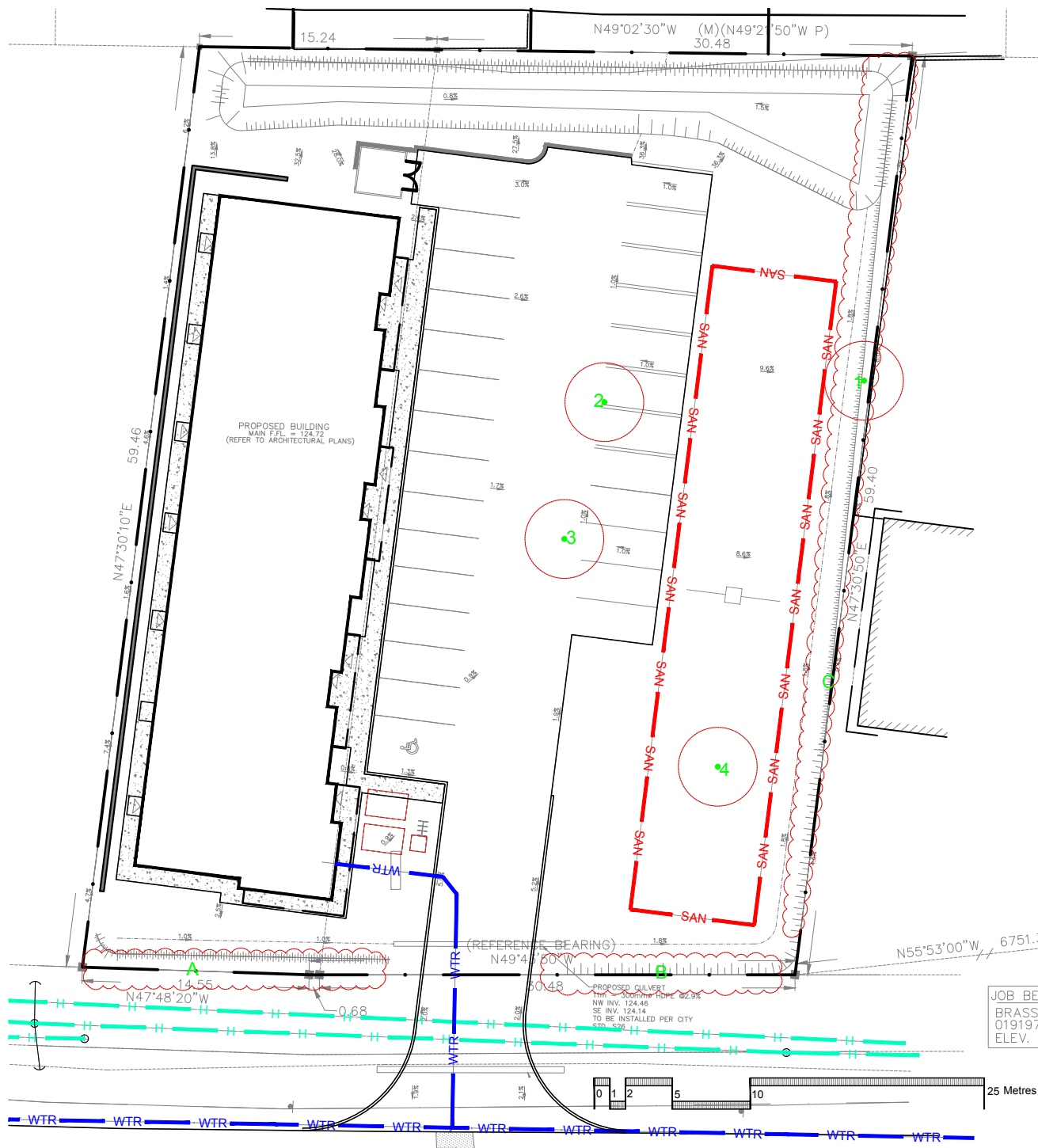
Tree grouping #B: Overstory dominated by four mature single- and multi-stemmed white cedars, one 17cm white elm (*Ulmus americana*) and one 30cm crab apple (*Malus* spp.). Several cedars are declining due to deep piles of woodchips against their base (woodchips resulting from previous clearing of lot). Understory of staghorn sumac (*Rhus typhina*), sugar maple and buckthorn (*Rhamnus* spp.). Shared with city property.

Tree grouping #C: A line of remnant trees dominated by sugar maple (*Acer saccharum*) with small amounts of ash (*Fraxinus* spp.) and bur oak (including tree #4). The maples average 21cm in diameter and the ash are all dead due to emerald ash borer (*Agrilus planipennis*). Importantly, several of these trees appear to be shared with the private property to the southeast. The neighbouring property owner's written permission is required prior to their removal.

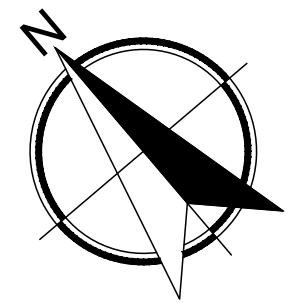
FEDERAL AND PROVINCIAL REGULATIONS

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

- 1) Endangered Species Act (2007): A butternut (*Juglans cinerea*) was identified as having been on the subject property. It is presumed that it was removed as part of the previous clearing operation. The diameter of the remaining stump was 44cm and the tree appeared to have been alive when cut. This species of tree is listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so is protected from harm. It is not known whether a butternut health assessment (BHA) was completed prior to the tree being cut.
- 2) Migratory Bird Convention Act (1994): In the period between April and August of each year nest surveys must be performed by a suitably trained person no more than five (5) days before trees or other similar nesting habitat are to be removed.



1 Existing Tree to be Removed



Project
**PROPOSED
 COMMERCIAL
 BUILDING**
 1037 CARP ROAD

Drawing
**Tree
 Conservation
 Report**

JOB BEN
 BRASS
 019197
 ELEV. =

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to mitigate damage during construction will be applied for the trees which are fully on or shared with adjacent private property. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. Erect a fence at the critical root zone (CRZ¹) 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.

¹ The critical root zone (CRZ) is 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.

REPLACEMENT TREE PLANTING OR COMPENSATION

As shown in the landscape plan for the proposed development, numerous trees are proposed for planting within the new landscape. As their numerous will not achieve parity with what was lost, monetary compensation may be required.

Compensation for the removal of city trees will be determined through an appraisal of their value prepared by city staff.

Pictures 1 through 5 on pages 5, 6 and 7 of this report show trees on and adjacent to the subject property.

This report is subject to the attached Limitations of Tree Assessments to which the reader's attention is directed. Please do not hesitate to contact the undersigned with any questions concerning this report.

Yours,



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





Picture 1. Current conditions (as of September 2020) at 1037 Carp Road (tree #3 is right of centre)



Picture 2. Tree grouping C at 1037 Carp Road.



Picture 3. Understory of tree grouping B at 1037 Carp Road (note deep piles of woodchips left from lot clearing)



Picture 4. Very mature cedar cluster previously removed from 1037 Carp Road



Picture 5. Stump of butternut previously removed from 1037 Carp Road

LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

GENERAL

It is the policy of *IFS Associates 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 carried out by *IFS Associates 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. *IFS Associates 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 Associates 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 Associates Inc.* be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

ASSUMPTIONS

Statements made to *IFS Associates Inc.* in regards to 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. *IFS Associates 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 Associates Inc.*

LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates 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.

INDEMNIFICATION

An applicant for a permit or other approval based on this report shall agree to indemnify and save harmless *IFS Associates Inc.* from any and all claims, demands, causes of action, losses, costs or damages that affected private landowners and/or the City of Ottawa may suffer, incur or be liable for resulting from the issuance of a permit or approval based on this report or from the performance or non-performance of the applicant, whether with or without negligence on the part of the applicant, or the applicant's employees, directors, contractors and agents.

Further, under no circumstances may any claims be initiated or commenced by the applicant against *IFS Associates 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

IFS Associates 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. In the event that examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.