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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

September 5, 2025

Marietta Ruhland, Principal, BLA, OALA  
RUHLAND & ASSOCIATES LTD.  
Suite 200 - 1750 Courtwood Crescent  
Ottawa, ON  
K2C 2B5

**RE: TREE CONSERVATION REPORT FOR 5431 FERNBANK ROAD, OTTAWA**

This Tree Conservation Report (TCR) was prepared by IFS Associates Inc. (IFS) on behalf of Ruhland & Associates Ltd. in support of the development of 5431 Fernbank Road in Ottawa. The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340). The By-law reflects Section 4.8.2. of the City of Ottawa's Official Plan which calls for the retention of the City's urban forestry canopy and, in particular, large healthy trees.

Under the Tree Protection By-law, a TCR is required for all Plans of Subdivision, Site Plan Control Applications, Common Elements Condominium Applications, and Vacant Land Condominium Applications where there is a tree of 10 cm in diameter at breast height (DBH) or greater on a site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending onto a development site. Trees of any size on adjacent City lands must also be documented in a TCR. A "tree" is defined in the By-law as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as DBH x 10 cm.

The approval of this TCR by the City of Ottawa and the issuing of a permit by them authorize the removal of 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's General Manager authorizing the injury or destruction of a tree in accordance with the by-law.*

The inventory in this report details the assessment of all individual trees on the subject property and adjacent City of Ottawa lands. Field work for this report was completed in August 2025.

The development proposed for this presently open property includes the construction of a high school and related sports fields, amenity areas, drive aisles and surface parking. As all trees but one are located at the periphery of the property, it is likely most will be preserved.

## **METHODOLOGY**

The tree inventory was conducted by systematically travelling through the work areas and the 10m surrounding area, while taking note of any tree which had a diameter at breast height (DBH) of 10cm or greater.

The area surveyed for butternut and black ash consisted of a 50m buffer around the subject property, while the tree survey was restricted to the 10m from the work area.

## **TREE SPECIES, CONDITION, SIZE AND STATUS**

Table 1 on pages 4 through 7 of this report detail the species, size (DBH), health condition, critical root zone, preservation status and ownership of the individual trees found on the subject property ('proponent') and adjacent public property ('city'). Each of these trees is referenced by the numbers plotted on the tree conservation plan within Figure 1 on page 8. Pictures 1 and 2 on page 9 show the general site conditions at the time of the field work for this report.

## **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) The Provincial Endangered Species Act (ESA, 2007) mandates tree species on the Species at Risk in Ontario (SARO) list be identified. Butternut (*Juglans cinerea*) and black ash (*Fraxinus nigra*) are present in Eastern Ontario and are listed as threatened on the SARO. Because of this they are protected from harm. No butternut or black ash trees were found on or near the subject property.
- 2) The Federal Migratory Bird Convention Act (1994) mandates that within the period between April and August of each year nest surveys are required to be performed by a suitably trained person no more than three (3) days before trees or other similar nesting habitat are to be removed.

## **TREE PRESERVATION MEASURES**

To help reduce the potential for stress due to root loss the following measures will be taken in relation to trees which will experience excavation within their CRZs.

1. Hydro or air knife excavation along the closest edge of excavation to carefully expose roots. Any roots should be cleanly cut and sealed before being reburied. Excavation can then resume using traditional mechanical means. Sealing the cleanly cut root ends with a beeswax product will help prevent the loss of moisture and facilitate healing.
2. If the excavation is to be left open for any time a covering of at least three layers of moistened burlap is to be draped over the exposed face of excavation closest to the trees. This will help reduce the loss of soil moisture.

## **TREE PROTECTION MEASURES**

Protection measures intended to mitigate damage during construction will be applied for the trees to be retained. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. As per the City of Ottawa's tree protection barrier specification (included on page 4), erect a fence as close as possible to the CRZ of the tree(s);
2. Do not place any material or equipment within the CRZ of the tree(s);
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 instead of trenching within the CRZ of any 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.

Please do not hesitate to contact me with any questions concerning this report.

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

Yours,



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

TABLE 1: INDIVIDUAL TREE LOCATIONS

ID	SPECIES	UTM NAD83	DBH (cm)			AVG. DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP
1	18 T 431444 5013617	Manitoba Maple	16	19	20	18.33333	1.833333	Good	Multistem	Proponent
2	18 T 431369 5013562	Bur Oak	3			3	0.3	Good	Single Stem	City
3	18 T 431371 5013560	Bur Oak	4			4	0.4	Good	Single Stem	City
4	18 T 431374 5013557	Bur Oak	3			3	0.3	Good	Single Stem	City
5	18 T 431376 5013559	Bur Oak	3			3	0.3	Good	Single Stem	City
6	18 T 431377 5013558	Bur Oak	4			4	0.4	Good	Single Stem	City
7	18 T 431386 5013551	Bitternut Hickory	4			4	0.4	Good	Single Stem	City
8	18 T 431406 5013546	Bur Oak	3			3	0.3	Good	Single Stem	City
9	18 T 431410 5013543	Bur Oak	3			3	0.3	Good	Single Stem	City
10	18 T 431409 5013540	American Elm	5			5	0.5	Good	Single Stem	City
11	18 T 431413 5013542	Bur Oak	3			3	0.3	Good	Single Stem	City
12	18 T 431423 5013531	Bur Oak	3			3	0.3	Good	Single Stem	City
13	18 T 431423 5013528	White Mulberry	1			1	0.1	Good	Single Stem	City
14	18 T 431427 5013523	Bur Oak	3			3	0.3	Good	Single Stem	City
15	18 T 431357 5013570	Maple Species	5			5	0.5	Good	Single Stem	City
16	18 T 431351 5013584	Crab Apple Species	5			5	0.5	Good	Single Stem	City
17	18 T 431341 5013595	Crab Apple Species	5			5	0.5	Good	Single Stem	City
18	18 T 431332 5013605	Crab Apple Species	3			3	0.3	Good	Single Stem	City
19	18 T 431324 5013615	Maple Species	4			4	0.4	Good	Single Stem	City
20	18 T 431316 5013626	American Elm	5			5	0.5	Good	Single Stem	City
21	18 T 431307 5013639	Crab Apple Species	5			5	0.5	Good	Single Stem	City
22	18 T 431301 5013652	Crab Apple Species	4			4	0.4	Good	Single Stem	City
23	18 T 431297 5013662	Crab Apple Species	5			5	0.5	Good	Single Stem	City
24	18 T 431295 5013663	Crab Apple Species	5			5	0.5	Good	Single Stem	City

ID	SPECIES	UTM NAD83	DBH (cm)			AVG. DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP
25	18 T 431290 5013674	American Elm	5			5	0.5	Good	Minor Leaf Dieback. Single Stem	City
26	18 T 431284 5013689	Maple Species	5			5	0.5	Good	Single Stem	City
27	18 T 431279 5013700	Crab Apple Species	5			5	0.5	Good	Single Stem	City
28	18 T 431272 5013716	Crab Apple Species	4			4	0.4	Good	Single Stem	City
29	18 T 431265 5013731	Crab Apple Species	5			5	0.5	Good	Single Stem	City
30	18 T 431265 5013761	Maple Species	4			4	0.4	Good	Single Stem	City
31	18 T 431282 5013766	Lilac Species	4			4	0.4	Good	Single Stem	City
32	18 T 431297 5013772	Maple Species	5			5	0.5	Good	Single Stem	City
33	18 T 431312 5013780	Maple Species	6			6	0.6	Good	Single Stem	City
34	18 T 431325 5013788	Maple Species	6			6	0.6	Good	Single Stem	City
35	18 T 431339 5013795	Maple Species	6			6	0.6	Good	Single Stem	City
36	18 T 431352 5013804	Maple Species	4			4	0.4	Good	Single Stem	City
37	18 T 431363 5013812	Maple Species	4			4	0.4	Good	Single Stem	City
38	18 T 431375 5013821	Siberian Elm	4			4	0.4	Poor	Leaf Dieback. Single Stem	City
39	18 T 431388 5013830	Siberian Elm	4			4	0.4	Poor	Leaf Dieback. Single Stem	City
40	18 T 431399 5013840	Maple Species	4			4	0.4	Good	Single Stem	City
41	18 T 431410 5013848	Maple Species	4			4	0.4	Good	Single Stem	City
42	18 T 431424 5013864	Crab Apple Species	4			4	0.4	Good	Single Stem	City
43	18 T 431455 5013866	Lilac Species	13			13	1.3	Good	Single Stem	City
44	18 T 431462 5013857	Lilac Species	13			13	1.3	Good	Single Stem	City
45	18 T 431459 5013851	Cottonwood	21			21	2.1	Good	Single Stem	Proponent
46	18 T 431469 5013850	Lilac Species	13			13	1.3	Good	Single Stem	City
47	18 T 431467 5013843	Cottonwood	18			18	1.8	Good	Single Stem	Proponent
48	18 T 431475 5013842	Lilac Species	15			15	1.5	Good	Single Stem	City
49	18 T 431482 5013834	Lilac Species	13			13	1.3	Good	Single Stem	City

ID	SPECIES	UTM NAD83	DBH (cm)			AVG. DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP
50	18 T 431489 5013826	Lilac Species	14			14	1.4	Good	Single Stem	City
51	18 T 431483 5013822	Cottonwood	15			15	1.5	Good	Single Stem	Proponent
52	18 T 431495 5013818	Ornamental Tree	13			13	1.3	Good	Single Stem	City
53	18 T 431502 5013811	Lilac Species	13			13	1.3	Good	Single Stem	City
54	18 T 431509 5013802	Lilac Species	13			13	1.3	Good	Single Stem	City
55	18 T 431505 5013793	Cottonwood	12			12	1.2	Good	Single Stem	Proponent
56	18 T 431517 5013793	Lilac Species	12			12	1.2	Good	Single Stem	City
57	18 T 431524 5013784	Lilac Species	12			12	1.2	Good	Single Stem	City
58	18 T 431532 5013775	Lilac Species	13			13	1.3	Good	Single Stem	City
59	18 T 431526 5013766	Cottonwood	12			12	1.2	Good	Single Stem	Proponent
60	18 T 431546 5013759	Chokecherry Species	16			16	1.6	Good	Single Stem	City
61	18 T 431546 5013745	Cottonwood	15			15	1.5	Good	Single Stem	Proponent
62	18 T 431559 5013743	Chokecherry Species	13			13	1.3	Good	Single Stem	City
63	18 T 431557 5013732	Cottonwood	14	15		14.5	1.45	Good	Multistem	Proponent
64	18 T 431565 5013736	Chokecherry Species	12			12	1.2	Good	Single Stem	City
65	18 T 431571 5013728	Chokecherry Species	15			15	1.5	Good	Single Stem	City
66	18 T 431578 5013720	Lilac Species	13			13	1.3	Good	Single Stem	City
67	18 T 431584 5013712	Lilac Species	13			13	1.3	Good	Single Stem	City
68	18 T 431591 5013705	Lilac Species	14			14	1.4	Good	Single Stem	City
69	18 T 431597 5013697	Lilac Species	15			15	1.5	Good	Single Stem	City
70	18 T 431602 5013690	Littleleaf Linden	15			15	1.5	Good	Single Stem	City
71	18 T 431609 5013683	Lilac Species	11			11	1.1	Good	Single Stem	City
72	18 T 431615 5013675	Lilac Species	13			13	1.3	Good	Single Stem	City
73	18 T 431618 5013671	Lilac Species	14			14	1.4	Good	Single Stem	City
74	18 T 431622 5013667	Lilac Species	13			13	1.3	Good	Single Stem	City
75	18 T 431626 5013662	Lilac Species	14			14	1.4	Good	Single Stem	City
76	18 T 431629 5013659	Lilac Species	15			15	1.5	Good	Single Stem	City

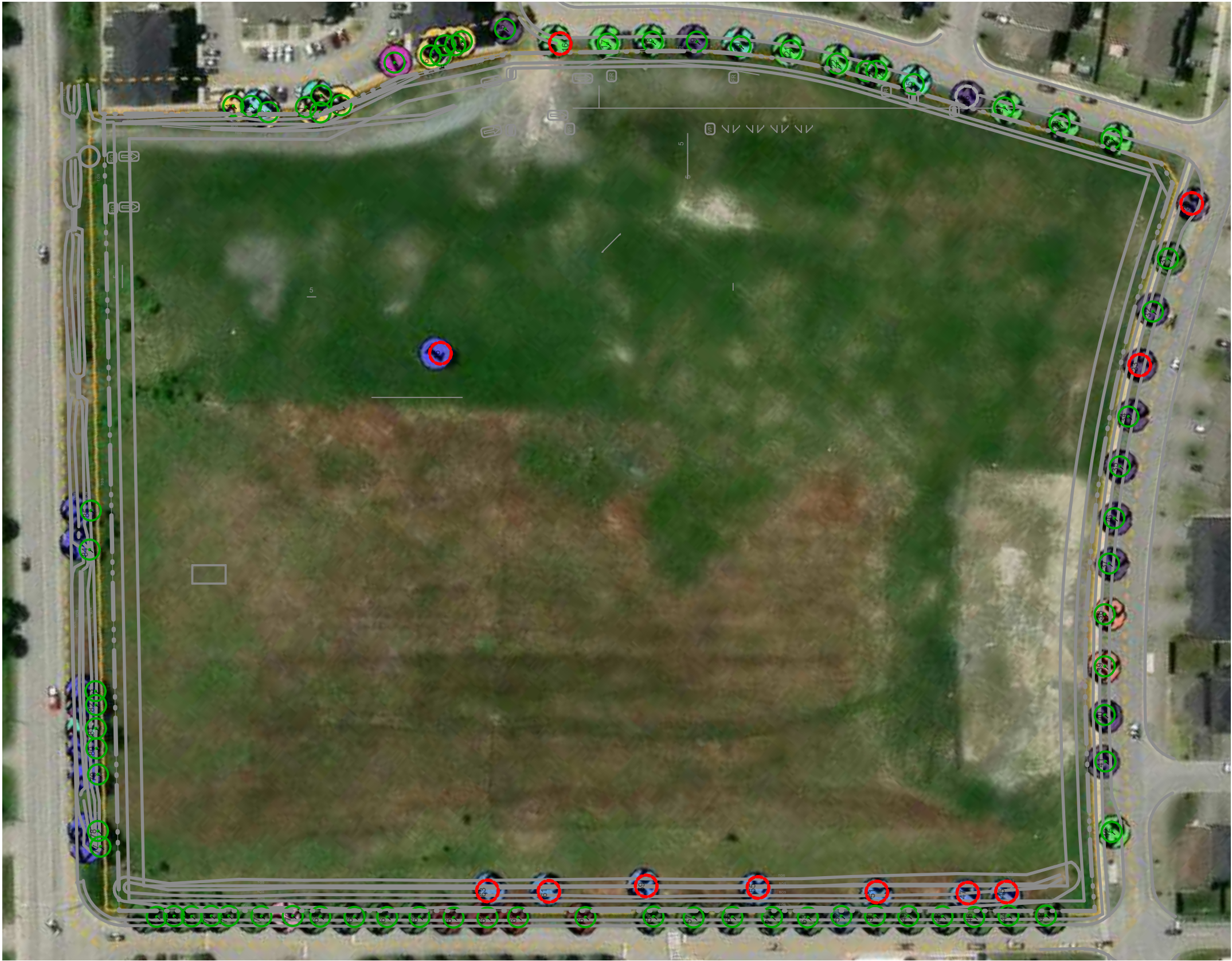
ID	SPECIES	UTM NAD83	DBH (cm)			AVG. DBH (cm)	CRITICAL ROOT ZONE (m)	HEALTH	COMMENTS	OWNERSHIP
77	18 T 431625 5013632	Manitoba Maple	25	23	13	20.33333	2.033333	Good	Multistem	Proponent
78	18 T 431621 5013628	Manitoba Maple	40	15	19	24.66667	2.466667	Good	Multistem	Proponent
79	18 T 431609 5013617	Manitoba Maple	28	24	18	23.33333	2.333333	Good	Multistem	Proponent
80	18 T 431603 5013612	Manitoba Maple	16			16	1.6	Good	Single Stem	Proponent
81	18 T 431598 5013608	American Elm	29			29	2.9	Good	Single Stem	Proponent
82	18 T 431593 5013603	Manitoba Maple	25	24		24.5	2.45	Good	Multistem	Proponent
83	18 T 431590 5013601	Manitoba Maple	23			23	2.3	Good	Single Stem	Proponent
84	18 T 431557 5013571	Manitoba Maple	15	18	22	18.33333	1.833333	Good	Multistem	Proponent
85	18 T 431549 5013565	Manitoba Maple	13	18	16	15.66667	1.566667	Good	Multistem	Proponent






**FIGURE 1: SUBJECT LANDS AND TREE LOCATIONS**





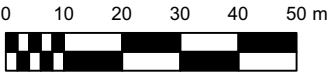


NOTE:  
REFER DWG.NUMBER - FEHI FOR  
TREE ID.

-  EXISTING TREES TO BE PRESERVED
-  EXISTING TREES TO BE REMOVED
-  INVENTORY BOUNDARY

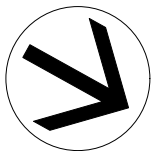
1  
Map #1

MAP 1  
Scale: 1:1300



**Ruhland & Associates Ltd**  
landscape architecture • urban design • site planning  
Ph 613-224-4744 Fx 613-224-1131 info@rala.ca www.rala.ca

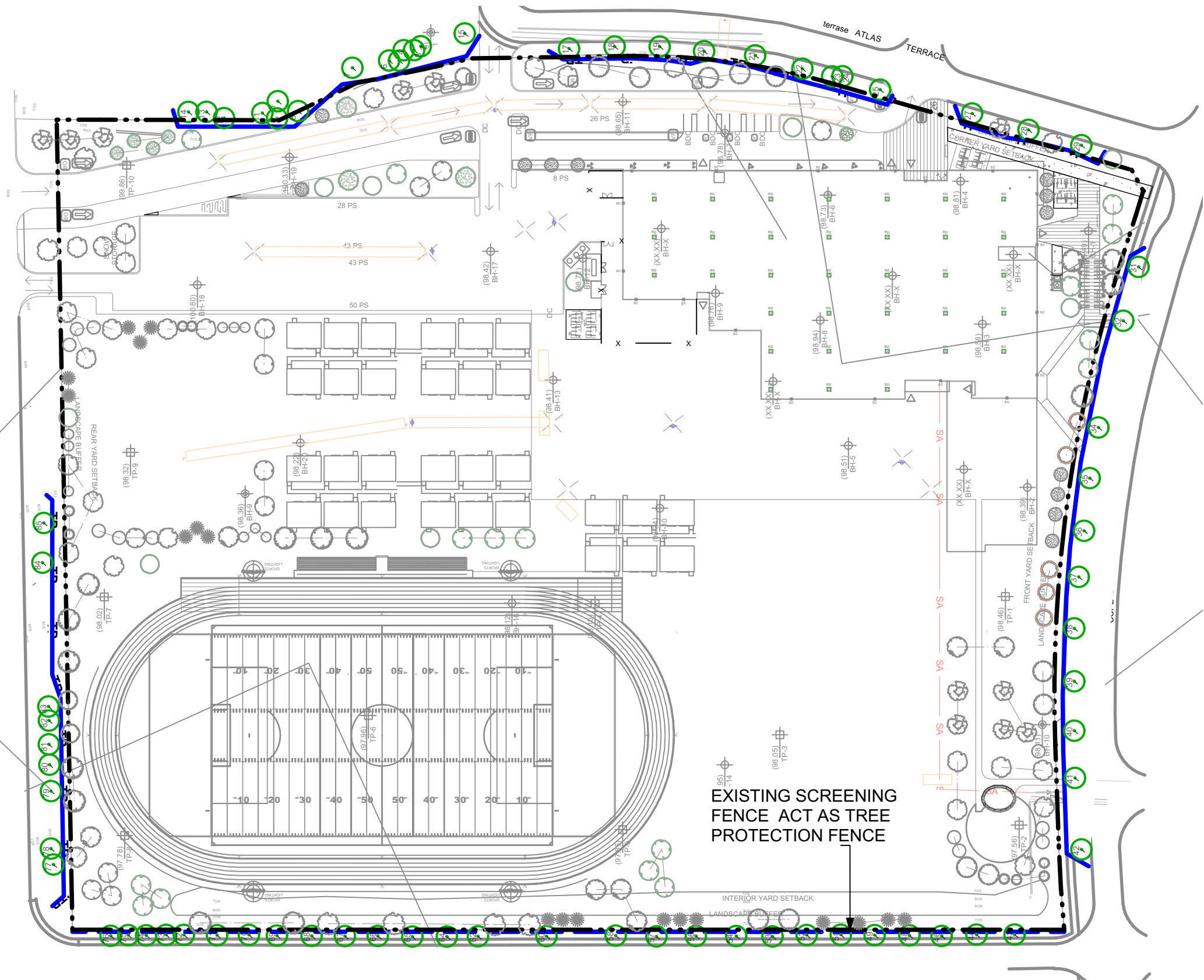
project  
FERNBANK HIGH SCHOOL  
OCDSB 5431 Fernbank Road, Ottawa, ON



drawing  
**EXISTING VEGETATION PLAN**

date 2025 10 27	drawn by D.A.	project no. <b>25-1759</b>	dwg. no.
scale 1:1300	checked by M.R.	revision no.	<b>Map #1</b>





PLAN VIEW

**TREE PROTECTION SPECIFICATION**

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

DATE: MAY 2019

DRAWING NO.: 1 of 1

**TREE PROTECTION REQUIREMENTS:**

- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
- UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
  - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTRIGGERS;
  - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
  - DO NOT RAISE OR LOWER THE EXISTING GRADE;
  - TUNNEL OR BORE WHEN DIGGING;
  - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OF ANY TREE;
  - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY;
  - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING.
- TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC® STEEL, PLYWOOD SHEATHING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMIZE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
- THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLAN FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
- IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

**BY-LAWS**  
ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA, PRIVATELY OWNED TREES GREATER THAN 50CM DIAMETER ON LOTS >1HA IN SIZE OR LESS, AND TREES GREATER THAN 100CM DIAMETER ON LOTS >1HA, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).

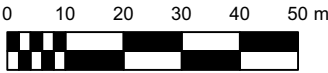
**NOTE:**  
SITE SERVICING  
ELEMENTS SHOWN ON  
THIS SHEET ARE FOR  
REFERENCE ONLY.  
SEE CIVIL DRAWINGS  
FOR SITE SERVICING /  
GRADING.

EXISTING TREES TO BE PRESERVED

PROPOSED PLANTING

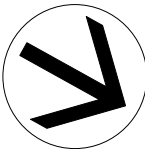
TREE PROTECTION FENCE (PROJECT HOARDING  
ACT AS A TPF)

1 MAP 1  
Map #2 Scale: 1:1300



**Ruhland & Associates Ltd**  
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project  
**FERNBANK HIGHSCHOOL**  
OCDSB 5431 Fernbank Road, Ottawa, ON



drawing	<b>TREE CONSERVATION PLAN</b>			
date	2025 10 27	drawn by	D.A.	project no. <b>25-1759</b>
scale	1:1000	checked by	M.R.	revision no.
				<b>Map #2</b>

## PICTURES OF GENERAL SITE CONDITIONS



Picture 1: Subject Lands



Picture 2: City Planted Trees

# 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.