

INTEGRATED
FORESTREE
SERVICES INC.



P.O. Box 13593, Kanata, ON K2K 1X6
Telephone: (613) 850-2475; info@forestree.ca
URBAN FORESTRY & FOREST MANAGEMENT

September 28, 2024

Jamie Xiong
FES Group
624 Parkview Road
Ottawa, ON
K1Z 6E5

Committee of Adjustment

Received | Reçu le

2024-10-18

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: TREE INFORMATION REPORT (FULL) FOR 624 PARKVIEW ROAD, OTTAWA

This Tree Information Report (TIR) was prepared by Integrated Forestry Services Inc. (*IFS Inc.*) in support of an application for a minor variance application for 624 Parkview 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 work proposed for this residential lot consists of the demolition of the existing house and construction of two half-long semi-detached dwellings.

Throughout the City of Ottawa, a TIR is required for infill developments and/or demolitions when a 'distinctive' tree is present (*i.e.* 30 cm in diameter at breast height (DBH) or greater). This includes distinctive trees on adjacent properties which have critical root zones (CRZ) extending onto a property slated for development or demolition. 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 TIR by the city and the issuing of a permit authorizes the removal of any approved trees. **Importantly, although this report may be used to support the application for a 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 authorizing the injury or destruction of a tree in accordance with the By-law. Further, the removal of any trees shared with or fully on neighbouring properties will require written permission of the adjacent landowner.**

The inventory in this report details the assessment of all individual distinctive trees on the subject and adjacent private property. One tree was found to be shared with nearby City of Ottawa lands. Field work for this report was completed in June 2024.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 2 through 4 details the individual distinctive trees on the subject and adjacent private property, including one shared between the subject property and city lands. Each of these trees is referenced by the numbers plotted on the tree information plan included on page 5 of this report. Pictures 1 to 6 on pages 7 and 12 through 16 show selected trees on the property.

Table 1. Tree information for 624 Parkview Road

Tree No.	Tree species /Tolerance to Construction ¹	Owner -ship	DBH ² (cm)	CRZ ³ (m)	Distance to excavation (m) ⁴	Tree Condition, Age Class, Condition Notes, Species Origin and Status (to be removed or preserved and protected)	Reason for removal	Forester's Opinion re. Removal
1	White birch (<i>Betula papyrifera</i>) / Moderate	Private	51.1	-	-	Fair; very mature; central stem constricted by branch cluster at 1.5-1.75m; cavity in wound left at 1.5m on northeast from past removal of lateral; recent root damage from water shut off excavation; native species; to be removed	Conflicts with proposed walkway	Tree and stump be removed
2	White elm (<i>Ulmus americana</i>) / Moderate - Good	Shared with City	29.6	2.9	>3	Good; maturing; dominant stem with 18.5cm dbh basal sprout on south; mature <i>Euonymus alatus</i> growing at base; no outward signs of Dutch elm disease (<i>Ophiostoma novo-ulmi</i>); native species; to be preserved and protected	Not applicable	NA
3	Red maple (<i>Acer rubrum</i>) / Moderate - Good	Neighbour	+/-80 (at 0.5m)	+/-8	+/-2 (anticipated to lose 20% of CRZ)	Poor; overmature; central stem constricted (dead and removed) by branch cluster at 1m - advanced decay in pruning wound; native species; to be removed (signed boundary tree declaration included on page 9)	Poor condition; will not survive root loss	Tree be removed
4	Norway maple (<i>Acer platanoides</i>) / Moderate - Good	Neighbour	+/-50	+/-5	<1 (anticipated to lose 50% of CRZ)	Fair; mature; co-dominant stems at 2.25m with weak union due to included bark (single synthetic cable); form divergent towards southwest due to influence of tree #3; introduced invasive species; to be removed (signed boundary tree declaration included on page 10)	Will be destabilized due to root loss	Tree be removed

Table 1. Cont.

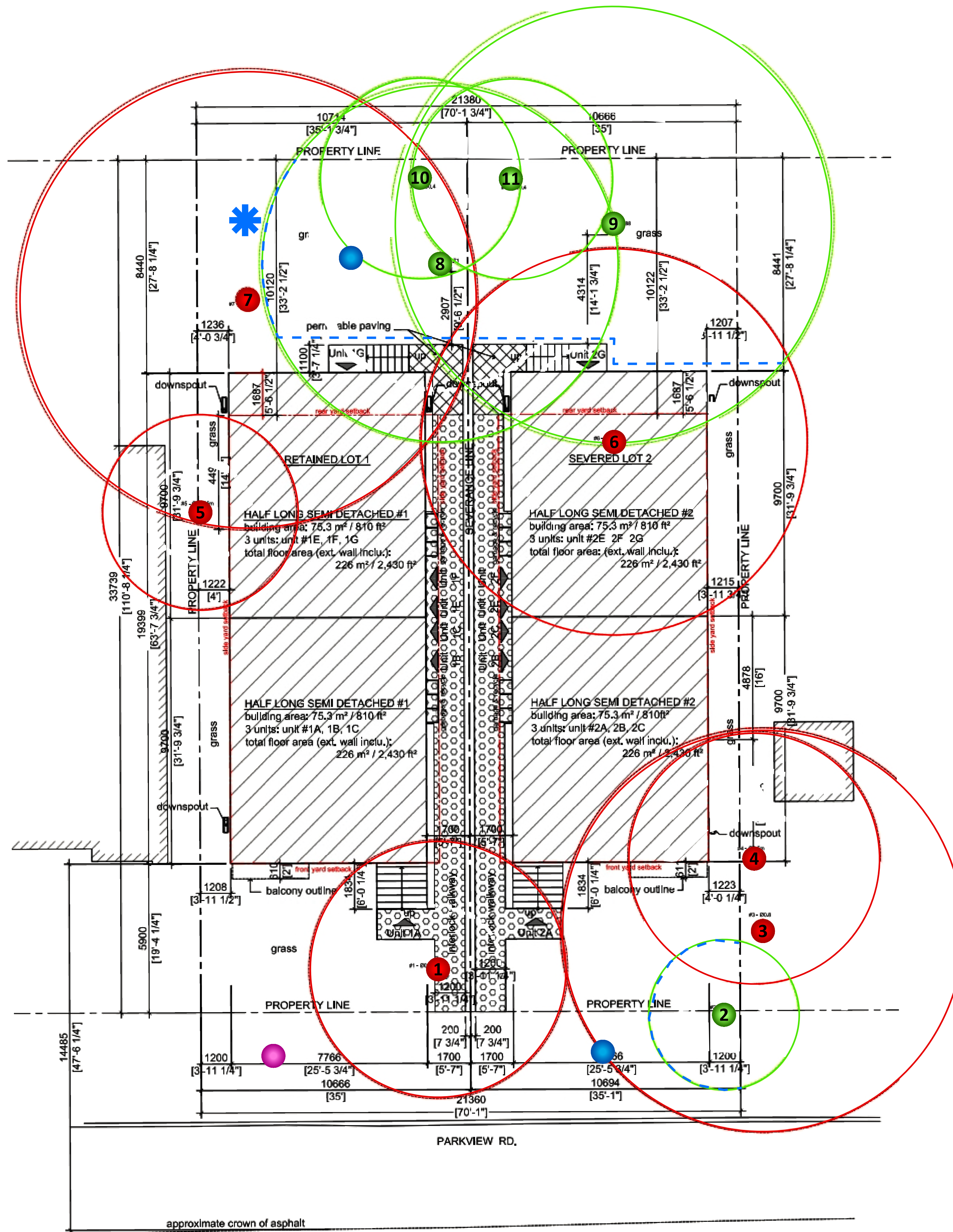
Tree No.	Tree species /Tolerance to Construction ¹	Owner -ship	DBH ² (cm)	CRZ ³ (m)	Distance to excavation (m) ⁴	Tree Condition, Age Class, Condition Notes, Species Origin and Status (to be removed or preserved and protected)	Reason for removal	Forester's Opinion re. Removal
5	Manitoba maple (<i>Acer negundo</i>) / Good	Shared	38.5	3.9	<1 (anticipated to lose more than 50% of CRZ)	Poor; mature; co-dominant stems at 4m – central with competing lateral on east; 40% crown dieback – tree is in decline; naturalized species; to be removed (signed boundary tree declaration included on page 11)	Poor condition; will not survive root loss	Tree be removed
6	Red oak (<i>Quercus rubra</i>) / Moderate - Good	Private	76.7	-	-	Good; very mature; central stem co-dominant leaders at 5.5m; form moderately divergent and crown asymmetric towards east due to influence of tree #9; native species; to be removed	Conflicts with footprint	Tree and stump be removed
7	Red maple (<i>Acer rubrum</i>) / Moderate - Good	Private	91.3 (at 0.6m)	9.1	<2 (anticipated to lose 50% of CRZ)	Fair; very mature; tri-dominant stems at 1m with competing laterals at 1.5m on east and 1m on south; central diminished due to cluster effect; major deadwood present; native species; to be removed	Will not survive root loss	Tree be removed
8	Red maple (<i>Acer rubrum</i>) / Moderate - Good	Private	71.3	7.1	2.9	Poor; very mature; tri-stemmed at 2m – central with two suppressed laterals; each stems bisects at 4-5m; seams in bole; major deadwood present; native species; to be preserved and protected	Not applicable – to be retained	NA
9	Red maple (<i>Acer rubrum</i>) / Moderate - Good	Private	87.4	8.7	4.3	Good; very mature; co-dominant stems at 2m; crown generally symmetric; good root collar; native species; to be preserved and protected	Not applicable – to be retained	NA

Table 1. Cont.

Tree No.	Tree species /Tolerance to Construction ¹	Owner -ship	DBH ² (cm)	CRZ ³ (m)	Distance to excavation (m) ⁴	Tree Condition, Age Class, Condition Notes, Species Origin and Status (to be removed or preserved and protected)	Reason for removal	Forester's Opinion re. Removal
10	Red pine (<i>Pinus resinosa</i>) / Moderate - Good	Private	39.8	4.0	>5	Poor; mature; form moderately divergent and crown very asymmetric towards south southwest due to influence of trees #8 and 9; poor crown density, annual increment and needle colour; utility lines embedded in main stem; native species; to be preserved and protected	Not applicable – to be retained	NA
11	Red pine (<i>Pinus resinosa</i>) / Moderate - Good	Private	40.0	4.0	>5	Poor; mature; form moderately divergent and crown very asymmetric towards south southwest due to influence of trees #8 and 9; poor crown density, annual increment and needle colour; native species; to be preserved and protected	Not applicable – to be retained	NA

¹As taken from Managing Trees during Construction; 2nd Ed., Fite and Smiley; ²Diameter at breast height, or 1.3m from grade (unless otherwise indicated); ³Critical root zone (CRZ) is considered as being 10 centimetres from the trunk of a tree for every centimetre of DBH. The CRZ is calculated as DBH x 10 cm;

⁴Approximate distances only.



GENERAL NOTES

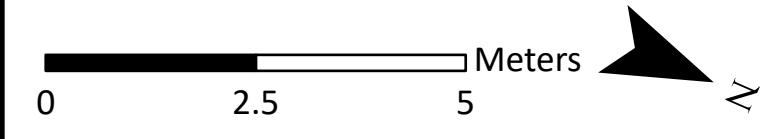
PLANS COMPLETED BY BING PROFESSIONAL ENGINEERING (11/02/24)

LEGEND

- TREE TO REMAIN
- CRITICAL ROOT ZONE
- PROTECTIVE BARRIER DURING DEMOLITION AND CONSTRUCTION
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- PROPOSED NEW MEDIUM-SIZED DECIDUOUS TREE
- PROPOSED NEW LARGE-SIZED DECIDUOUS TREE
- ★ PROPOSED NEW MEDIUM-SIZED CONIFEROUS TREE

REPLACEMENT TREE OPTIONS

Large-sized Coniferous Trees
White pine (<i>Pinus strobus</i>)
White spruce (<i>Picea glauca</i>)
Larch species (<i>Larix</i> spp.)
Norway spruce (<i>Picea abies</i>)
Large-sized Deciduous Trees
Bur oak (<i>Quercus macrocarpa</i>)
Red oak (<i>Quercus rubra</i>)
Sugar maple (<i>Acer saccharum</i>)
Red maple (<i>Acer rubrum</i>)
Black walnut (<i>Juglans nigra</i>)
Medium-sized Deciduous Trees
Kentucky coffee tree (<i>Gymnocladus dioica</i>)
Hackberry (<i>Celtis occidentalis</i>)
Red mulberry (<i>Morus rubra</i>)
Honey-locust (<i>Gleditsia triacanthos</i>)
Ginkgo (<i>Ginkgo biloba</i>)
Ohio buckeye (<i>Aesculus glabra</i>)
Pin cherry (<i>Prunus pensylvanica</i>)



DRAWING: Tree Information Plan

PROJECT: 624 PARKVIEW ROAD
CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:90
DATE: 2024-09-27
DRAWN BY: SS
SHEET NO.: 1

6 2 4 P

PROVINCIAL REGULATIONS

Certain provincial regulations are applicable to trees on private property. In particular, the Endangered Species Act – ESA (2007) mandates that 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 both species are protected from harm. No trees of these species were found on or near the subject property.

TREE PROTECTION MEASURES

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

1. Erect a fence as close as possible to the critical root zone (CRZ) of trees (City of Ottawa tree protection barrier detail included on page 8).
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 crown.

TREE PRESERVATION MEASURES

As excavation occurs within or close to the CRZs of tree #8 and 9, the following measures will be taken:

1. Air knife or hydro excavation along the edge of excavation in proximity to the tree to carefully expose roots. Exposed roots will then 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 length of time a covering of at least three layers of moistened burlap is to be draped over the exposed face of excavation closet to the tree. A final covering of clear plastic will help retain moisture within the burlap. The use of burlap and plastic coverings will help reduce the loss of moisture from the soil surrounding the remaining roots.

REPLACEMENT TREE PLANTING OR COMPENSATION

As the property is within the inner urban area, the following replacement tree planting ratios are used: 2:1 for each removed distinctive tree measuring 30-49 cm in diameter and 3:1 for each distinctive tree measuring 50 cm or greater in diameter. Replacement trees must be at least

50mm in caliper if deciduous and 2m in height if coniferous. The loss of one (1) tree 30-49 cm in diameter and five (5) trees greater than 50 cm in diameter requires seventeen (17) replacement trees. As noted on the plan on page 5, the limited available planting area post-construction will allow for two (2) medium-sized deciduous trees, one (1) medium-sized coniferous tree and one (1) large deciduous tree. The remaining thirteen (13) trees will be compensated monetarily. At the prescribed cost of \$400 per tree this will amount to \$5200.

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 me with any questions concerning this report.

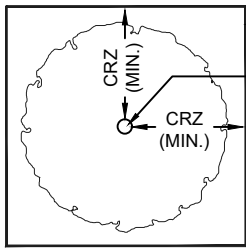
Yours,



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



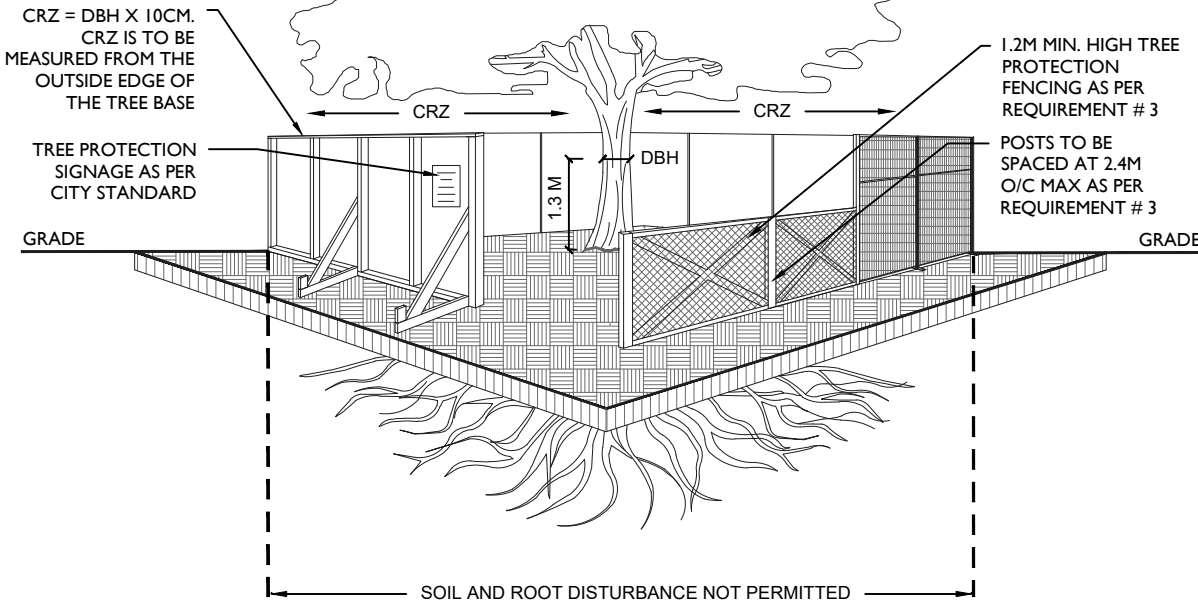
Picture 1. Trees #2, 3 and 4 (left to right), shared elm and neighbouring maples at 624 Parkview Road.



TREE PROTECTION FENCING

TREE TRUNK

PLAN VIEW



CRZ = DBH X 10CM.
CRZ IS TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE

TREE PROTECTION SIGNAGE AS PER CITY STANDARD

GRADE

1.2M MIN. HIGH TREE PROTECTION FENCING AS PER REQUIREMENT # 3

POSTS TO BE SPACED AT 2.4M O/C MAX AS PER REQUIREMENT # 3

GRADE

SOIL AND ROOT DISTURBANCE NOT PERMITTED

TREE PROTECTION REQUIREMENTS:

1. 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.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - 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 OR 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
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, 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 MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. 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.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



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: MARCH 2021

DRAWING NO.: 1 of 1



Declaration of Boundary Tree Co-owner

Declaration

I Lorie Carson and Christine Peacock, the property owner (s) / authorized
Print name
 representative(s) of the property owner(s) at 616 Parkview Rd Ottawa ON K1Z 6E5 hereby acknowledge
Address
 that an Application for Tree Permit is being submitted to the City of Ottawa pursuant to the Tree Protection By-law No. 2020-340 by the owner(s) of 624 Parkview Rd (the "Applicant").
Address

I declare that I am the co-owner of the Red Maple tree of
Tree Species
 size dia. 80 cm DBH (the "Boundary Tree"). I have read and understand the required procedures and provisions under the
Diameter at breast height
 City of Ottawa's Tree Protection By-law and I consent to the intentions respecting the proposed work for which this Application for Tree Removal Permit is being made and that the statements made in this application are, to the best of my knowledge, true and complete.

- I certify that I am the legal owner(s) / authorized representative(s) of the legal owner(s) of the property where the Boundary Tree listed above is located.
- I am the co-owner of the Boundary Tree that is the subject of the application. I am aware of the content of this application and I have read and agreed to the terms of this application.
- Personal information on this form is collected under the authority of section 135 of the Municipal Act, 2001, S.O. 2001, c25 and will be used for the administration and enforcement of Tree Protection By-law 2020-340, as amended. Questions about this collection should be directed to 311.
- The City is subject to the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended ("MFIPPA") with respect to, and protection of, information under its custody and control. Accordingly, all documents provided to the City by the Applicant pursuant to this application, including this Declaration, may be available to the public unless the Party submitting the information requests that it be treated as confidential. All information is subject to MFIPPA and may be subject to release under MFIPPA, notwithstanding the applicant's request to keep the information confidential.
- I understand and acknowledge that a permit may be issued in accordance with City of Ottawa Tree Protection By-law No. 2020-340, as amended, to allow for the removal of the Boundary Tree listed above. I further understand and agree that the removal of a tree under any permit issued pursuant to this application is done at the owner's risk, and that the City of Ottawa assumes no responsibility for the removal and/or any residual effects of the removal.**

Signed on July 23, 2024
 Signature of Boundary Tree Co-owner Lorie Carson Christine Peacock
 Address: 616 Parkview Rd, Ottawa, ON K1Z6E5



Declaration of Boundary Tree Co-owner

Declaration

I Chris Peacock, Lorie Carson, the property owner (s) / authorized
Print name
 representative(s) of the property owner(s) at 616 Parkview Rd. hereby acknowledge
Address
 that an Application for Tree Permit is being submitted to the City of Ottawa pursuant to the Tree Protection By-law No. 2020-340 by the owner(s) of 624 Parkview Rd (the "Applicant").
Address

I declare that I am the co-owner of the Norway Maple tree of
Tree Species
 size dia. 50 cm DBH (the "Boundary Tree"). I have read and understand the required procedures and provisions under the
Diameter at breast height
 City of Ottawa's Tree Protection By-law and I consent to the intentions respecting the proposed work for which this Application for Tree Removal Permit is being made and that the statements made in this application are, to the best of my knowledge, true and complete.

I certify that I am the legal owner(s) / authorized representative(s) of the legal owner(s) of the property where the Boundary Tree listed above is located.

I am the co-owner of the Boundary Tree that is the subject of the application. I am aware of the content of this application and I have read and agreed to the terms of this application.

Personal information on this form is collected under the authority of section 135 of the Municipal Act, 2001, S.O. 2001, c25 and will be used for the administration and enforcement of Tree Protection By-law 2020-340, as amended. Questions about this collection should be directed to 311.

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I understand and acknowledge that a permit may be issued in accordance with City of Ottawa Tree Protection By-law No. 2020-340, as amended, to allow for the removal of the Boundary Tree listed above. I further understand and agree that the removal of a tree under any permit issued pursuant to this application is done at the owner's risk, and that the City of Ottawa assumes no responsibility for the removal and/or any residual effects of the removal.

This declaration is only valid in conjunction with the Addendum.

Signed on July 16, 2024

Signature of Boundary Tree Co-owner Chris Peacock, Lorie Carson

Address: 616 Parkview Rd, Ottawa, ON K1Z 6E5



Declaration of Boundary Tree Co-owner

Declaration

I WEI XIE, the property owner (s) / authorized
Print name
 representative(s) of the property owner(s) at 628 Parkview Rd Ottawa ON K1Z 6E5 hereby acknowledge
Address
 that an Application for Tree Permit is being submitted to the City of Ottawa pursuant to the Tree Protection By-law No. 2020-340 by the owner(s) of 624 Parkview Rd (the "Applicant").
Address

I declare that I am the co-owner of the Manitoba Maple tree of
Tree Species
 size dia. 38.5 cm DBH (the "Boundary Tree"). I have read and understand the required procedures and provisions under the
Diameter at breast height
 City of Ottawa's Tree Protection By-law and I consent to the intentions respecting the proposed work for which this Application for Tree Removal Permit is being made and that the statements made in this application are, to the best of my knowledge, true and complete.

- I certify that I am the legal owner(s) / authorized representative(s) of the legal owner(s) of the property where the Boundary Tree listed above is located.
- I am the co-owner of the Boundary Tree that is the subject of the application. I am aware of the content of this application and I have read and agreed to the terms of this application.
- Personal information on this form is collected under the authority of section 135 of the Municipal Act, 2001, S.O. 2001, c25 and will be used for the administration and enforcement of Tree Protection By-law 2020-340, as amended. Questions about this collection should be directed to 311.
- The City is subject to the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended ("MFIPPA") with respect to, and protection of, information under its custody and control. Accordingly, all documents provided to the City by the Applicant pursuant to this application, including this Declaration, may be available to the public unless the Party submitting the information requests that it be treated as confidential. All information is subject to MFIPPA and may be subject to release under MFIPPA, notwithstanding the applicant's request to keep the information confidential.
- I understand and acknowledge that a permit may be issued in accordance with City of Ottawa Tree Protection By-law No. 2020-340, as amended, to allow for the removal of the Boundary Tree listed above. I further understand and agree that the removal of a tree under any permit issued pursuant to this application is done at the owner's risk, and that the City of Ottawa assumes no responsibility for the removal and/or any residual effects of the removal.**

Signed on July 9, 2024
 Signature of Boundary Tree Co-owner [Signature]
 Address: 628 Parkview Rd Ottawa ON K1Z 6E5



Picture 2. Tree #1, private white birch at 624 Parkview Road.



Picture 3. Tree #6, private red oak at 624 Parkview Road.



Picture 4. Tree #7, private red maple at 624 Parkview Road.



Picture 5. Trees #8 (centre), 10 and 11 (left and right in background), private red maple and red pines at 624 Parkview Road.



Picture 6. Tree #9, private red maple at 624 Parkview Road.

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. *IFS 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. *IFS Inc.* must be provided with 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

IFS 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.