

# 827 RIDDELL AVENUE NORTH

## TREE INFORMATION REPORT

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### Committee of Adjustment

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2025-04-29

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

DATE: FEBRUARY 20, 2025

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## OTTAWA TREE REPORTS

SCOTT PETRIE

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## Introduction

Ottawa Tree Reports was retained by Structable Engineering to complete a Tree Information Report in support of a Building Permit Application for the property located at 827 Riddell Avenue North in Ottawa, Ontario.

The work plan for this Tree Information Report included the following:

- Prepare inventory of the tree resources on the subject property and within vicinity of impact on adjacent neighbouring property;
- Evaluate potential tree protection and preservation opportunities based on proposed site plans; and
- Document the findings in a Tree Information Report.

## Documents Reviewed

- 13 November 2024 827 Riddell Demolition Site Plan
- 30 December 2024 ARCH & STR 90\_Design
- GeoOttawa Imagery

## Contact Information

### Owner Information:

Name: Abbas Meziane  
Phone #: 514-923-2203  
Email: abbasmeziane2203@gmail.com

### Arborist Information:

Name: Scott Petrie  
Phone #: 613-204-8687  
Email: info@ottawatreeereports.com

### Contractor Information:

Name:  
Phone #:  
Email:

## Policy Framework

The subject property is subject to the provisions of the City of Ottawa's Tree Protection By-law 2020-340. The purpose of this by-law is for the protection of municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa.

City of Ottawa tree protection requirements were applied during the Tree Information Report planning process. These protection requirements indicate a minimum distance at which the critical root zone (CRZ) must be protected.

The CRZ distances allow for maximum development potential while providing sufficient space to ensure the tree(s) are not subject to any long term adverse due to the impacts of development. In instances where the CRZ will be encroached upon and impacted, an Adjusted Tree Protection Zone (Adj TPZ) has been calculated based upon impacts to the CRZ; further mitigation measure may be required to ensure there are no adverse long-term impacts to the tree(s).

## Tree Information

Field assessments were conducted on February 18, 2025, the results of the assessment are provided in the Tree Information Table found in Appendix "A".

## Tree Inventory and Assessment Methodology

All trees on the subject property and those that maybe impacted on adjacent properties were inventoried and assessed, with specific focus on trees that are protected and thus subject to the provisions of the City of Ottawa's Tree Protection By-law 2020-340.

Tree inspections were limited to visual, on-ground examinations. No boring, probing, or sonic tomography was employed during the assessments. Any data and information collected is based on the conditions at the time of inspection.

## Subject Trees

A total of 15 trees were inventoried and assessed for the project. It was determined that 4 protected trees will be impacted by the proposed works. There are an additional 8 inventoried trees that are afforded no protection under the City's tree by-laws 4 of these trees will be removed due to the proposed works. Please refer to the table below for the number of trees, number of impacted trees, and the distribution of protection status and type of impact.

**Table 1 – Tree Information Dashboard**

# of Trees Inventoried	# of Protected Trees	# Protected Tree Impacts	Protected Tree Removals		Protected Tree Injuries	
			# of City Trees	# of Private Trees	# of City Trees	# of Private Trees
15	7	4	1	2	0	2

## Impacted Trees

4 protected trees are to be impacted by the proposed work, 2 protected trees are to be removed, and 2 protected trees have been identified for CRZ injury. The impacted trees will be further discussed below (See Table 2), based on their location and proximity to proposed work, and the nature of impact to be incurred.

**Table 2 – Tree Impact Table**

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Recommendations
						(Poor/Fair/Good)			
	Common	Botanical				Trunk	Canopy	Canopy	
						Integrity	Structure	Vigour	
1	Ivory Silk Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	5	City	Yes	G	G	F	Removal
2	Austrian Pine	<i>Pinus nigra</i>	40	Private	Yes	G	F	F	Removal
3	Norway Spruce	<i>Picea abies</i>	41	Private	Yes	F	F	F	Injure & Protect
9	Norway Maple	<i>Acer platanoides</i>	48	Adjacent	Yes	F	F	F	Injure & Protect

**Tree 1** is a 5 cm Japanese Tree Lilac *Syringa reticulata*, that is completely located on City property (asset ID 8295150), with a CRZ of 0.5m, this tree is located within the future private approach of the northern residence.

**Tree 2** is a 40 cm Austrian Pine *Pinus nigra*, that is completely located on the subject property with a 4.0 m CRZ. Tree 2 is located directly within the foot print of proposed structure and will require removal to facilitate the proposed works.

**Tree 3** is a 41 cm Norway Spruce *Picea abies*, that is completely located on the subject property with a 4.1 m CRZ. The CRZ of this will be directly impacted by the excavation for the foundation of the proposed building, approximately 7% of the CRZ will be impacted. Preconstruction root pruning is recommended to occur within the CRZ along excavation limits for the proposed structure. This tree shall be retained and protected.

**Tree 9** is a 48 cm Norway Maple *Acer platanoides*, that is completely located on the adjacent property (821 Riddell Ave S) with a 4.8 m CRZ. The CRZ of this will be directly impacted by the excavation for the foundation of the proposed building, approximately 8% of the CRZ will be impacted. Preconstruction root pruning is recommended to occur within the CRZ along excavation limits for the proposed structure. This tree shall be retained and protected.

## Tree Protection Details

5 protected trees are required to have tree protection measures installed as outlined in the City of Ottawa's Tree Protection Specification in Appendix "B". Tree protection measures are recommended to be installed prior to the commencement of the proposed works to ensure tree resources designated for retention and protection are not impacted by the development. The tree protections should be maintained throughout the duration of the proposed works until final grading and landscaping are complete, or as otherwise directed by City of Ottawa staff.

Unless otherwise indicated, tree protection shall be installed at the minimum extent of the CRZ.

**Table 3 –  
Tree Protection Table**

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Arborist Recommendations	CRZ (m)	CRZ Impacted	Recommended Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations	Notes
	Common	Botanical										
3	Norway Spruce	<i>Picea abies</i>	41	Private	Yes	Injure Protect	4.1	Yes	3	3	Plywood	~ 7% CRZ loss, preconstruction root pruning
4	Norway Spruce	<i>Picea abies</i>	42	Private	Yes	Protect	4.2		NA	NA	Snow fence	contiguous with Tree 3
9	Norway Maple	<i>Acer platanioides</i>	48	Adjacent	Yes	Injure Protect	4.8	Yes	2.6	2.6	Plywood	~8 % CRZ loss, preconstruction root pruning
10	Norway Maple	<i>Acer platanioides</i>	46	Adjacent	Yes	Protect	4.6		NA	NA	Snow fence	contiguous with Tree 9
11	Norway Maple	<i>Acer platanioides</i>	38	Adjacent	Yes	Protect	3.8		NA	NA	Snow fence	contiguous with Tree 9

**Tree 3** is a 41 cm Norway Spruce *Picea abies*, that is completely located on the subject property with a 4.1 m CRZ. The CRZ of this will be directly impacted by the excavation for the foundation of the proposed building, with approximately 7% of the CRZ will be impacted. Preconstruction root pruning is recommended to occur within the CRZ along excavation limits or 3m west from the base of the tree. Rigid tree protection measures shall be installed along the preconstruction pruning line perpendicular (north) from the property line and parallel to the eastern wall of the proposed structure for 4.1m, then east for 7.1 m until it meets the tree protection measures of Tree 4.

**Tree 4** is a 42 cm Norway Spruce *Picea abies*, that is completely located on the subject property with a 4.2 m CRZ. Tree protection measures shall be installed in contiguous fashion from the eastern limits of Tree 3, continuing east for 8m at the CRZ limit.

**Tree 9** is a 48 cm Norway Maple *Acer plantanoides*, completely located on the adjacent property to the north (821 Riddell Ave S) with a 4.8m CRZ. The CRZ of this will be directly impacted by the excavation for the foundation of the proposed building, with approximately 7% of the CRZ will be impacted. Preconstruction root pruning is recommended to occur within the CRZ along excavation limits or 2.6 west from the base of the tree. Rigid tree protection measures shall be installed along the preconstruction pruning line perpendicular (south) from the property line and parallel to the eastern wall

of the proposed structure for 4.8m, then east for 7.4 m until it meets the tree protection measures of Tree 10.

**Tree 10** is a 46 cm Norway Maple *Acer plantanoides*, completely located on the adjacent property to the north (821 Riddell Ave S) with a 4.6m CRZ. Tree protection measures shall be installed in contiguous fashion from the eastern limits of Tree 9, continuing east for 9m at the CRZ limit.

**Tree 11** is a 38 cm Norway Maple *Acer plantanoides*, completely located on the adjacent property to the north (821 Riddell Ave S) with a 3.8m CRZ. Tree protection measures shall be installed in contiguous fashion from the eastern limits of Tree 10, continuing north east for 5m until the tree protection measures meet the property line.

## Tree Compensation and Replanting

**Table 4 – Tree Planting and Compensation**

Trees being removed	2
Trees Exempt	0
Trees Being Replanted	3
Trees Cash in Lieu of Planting	1

To compensate for the loss of **Trees 1 and 2**, 4 compensatory tree plantings are required in accordance with the by-law. Please see the Tree Planting Plan in Appendix “B”.

As per the by-law a replacement tree when planted, *must be a minimum of 50 mm measured no less than 15 cm above ground level for deciduous trees, and no less than 200 cm in height as measured from ground level to midway between the tip of the leader and the uppermost whorl, or as otherwise approved by the General Manager.*

Recommended species for the front and rear yard tree planting, include but not limited to:

- Amur Maple *Acer ginnala*
- Japanese Maple *Acer palmatum*
- Japaense Lilac *Syringa reticulata*
- Oakleaf mountain ash *Sorbus thuringiaca 'Fastigiata'*
- Serviceberry *Amelanchier canadensis*

## Summary

Ottawa Tree Reports was retained by Structable Engineering to complete a Tree Information Report in support of a Building Permit Application for the property located at 827 Riddell Avenue North in Ottawa, Ontario.

The findings of the tree inventory indicate a total of 7 protected trees on the subject property or within vicinity of impact on neighbouring property. Removal of 2 protected trees will be required to accommodate the proposed works. The remaining tree resources may be preserved and retained provided appropriate tree protection measures are implemented.

The following recommendations are suggested to minimize impacts to trees identified for protection. Refer to Tree Protection Drawing in Appendix “B” for additional tree preservation plan notes and the tree protection fence details.

- Tree protection barriers and fencing should be erected at locations prescribed on Tree Protection Drawing in accordance to the Tree Protection Specification in Appendix “B”.
- Tree protection measures will have to be implemented prior to construction phase to ensure the trees identified for preservation and protection are not impacted by the development.
- Branches and roots that extend past prescribed critical root zone and/or adjusted tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with good arboricultural practices.
- Site visits, pre, during and post construction is recommended by Ottawa Tree Reports to ensure proper utilization of tree protection barriers.

Trees should also be inspected for damage incurred during construction to ensure appropriate corrective pruning or other mitigation measures are implemented.

## Application Fees

Application fees are required to be paid at the time of application, if a City of Ottawa Tree requires removal further fees will be administered by the City. Application fees outlined in the following table are not considered final until confirmed by the City of Ottawa.

**Table 5 - Tree Removal Fees**

	<b>Fees</b>	<b>(\$)</b>
<b>Removal Fee</b>	<b>\$1055/tree</b>	<b>\$2110</b>
<b>Planting in lieu Fee</b>	<b>\$400/tree</b>	<b>\$400</b>
<b>Public Tree Evaluation</b>	<b>YTD*</b>	<b>YTD</b>
	<b>TOTAL</b>	<b>\$2510</b>

\*To be determined by City Forestry Staff

Respectfully Submitted,

*Scott Petrie*

**Scott Petrie, Dip EMT, EDDM**  
**Ottawa Tree Reports**

## **APPENDIX A**

Tree Information Table

Table 6 – Tree Information Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Rec	Tree Planting Required	Planting #s	CRZ (m)	CRZ Impacted	Rec Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations	Notes
						(Poor/Fair/Good)											
	Common	Botanical				Trunk	Canopy	Canopy									
						Integrity	Structure	Vigour									
1	Ivory Silk Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	5	City	Yes	G	G	F	Removal	Yes	2	0	Yes	NA	NA		8295150
2	Austrian Pine	<i>Pinus nigra</i>	40	Private	Yes	G	F	F	Removal	Yes	2	0	Yes	NA	NA		
3	Norway Spruce	<i>Picea abies</i>	41	Private	Yes	F	F	F	Injure & Protect	No	0	4.1	Yes	2.05	2.05	Plywood	~ 7% CRZ loss, preconstruction root pruning
4	Norway Spruce	<i>Picea abies</i>	42	Private	Yes	G	F	F	Protect	No	0	4.2		NA	NA	Snow fence	contiguous with Tree 3
5	Balsam Fir	<i>Abies balsamea</i>	24	Private	No	F	F	F	NA	No	0	2.4		NA	NA		
6	Hemlock	<i>Tsuga canadensis</i>	14	Private	No	F	F	F	NA	No	0	1.4		NA	NA		
7	Hemlock	<i>Tsuga canadensis</i>	16	Private	No	F	F	F	NA	No	0	1.6		NA	NA		
8	Balsam Fir	<i>Abies balsamea</i>	12	Private	No	F	F	p	NA	No	0	1.2		NA	NA		
9	Norway Maple	<i>Acer plataniodes</i>	48	Adjacent	Yes	F	F	F	Injure & Protect	No	0	4.8	Yes	2.4	2.4	Plywood	~8 % CRZ loss, preconstruction root pruning
10	Norway Maple	<i>Acer plataniodes</i>	46	Adjacent	Yes	P	F	F	Protect	No	0	4.6		NA	NA	Snow fence	contiguous with Tree 9
11	Norway Maple	<i>Acer plataniodes</i>	38	Adjacent	Yes	P	P	F	Protect	No	0	3.8		NA	NA	Snow fence	contiguous with Tree 9
12	Hemlock	<i>Tsuga canadensis</i>	18	Private	No	F	F	F	Removal	No	0	0	Yes	NA	NA		
13	White Cedar	<i>Thuja occidentalis</i>	10	Private	No	F	F	F	Removal	No	0	0	Yes	NA	NA		
14	White Cedar	<i>Thuja occidentalis</i>	10	Private	No	F	F	F	Removal	No	0	0	Yes	NA	NA		
15	White Cedar	<i>Thuja occidentalis</i>	10	Private	No	F	F	F	Removal	No	0	0	Yes	NA	NA		

# 827 Riddell Avenue North

## Tree Identification Plan



Tree Information Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Arborist Recommendations
	Common	Botanical				
1	Ivory Silk Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	5	City	Yes	Removal
2	Austrian Pine	<i>Pinus nigra</i>	40	Private	Yes	Removal
3	Norway Spruce	<i>Picea abies</i>	41	Private	Yes	Injure Protect
4	Norway Spruce	<i>Picea abies</i>	42	Private	Yes	Protect
5	Balsam Fir	<i>Abies balsamea</i>	24	Private	No	NA
6	Hemlock	<i>Tsuga canadensis</i>	14	Private	No	NA
7	Hemlock	<i>Tsuga canadensis</i>	16	Private	No	NA
8	Balsam Fir	<i>Abies balsamea</i>	12	Private	No	NA
9	Norway Maple	<i>Acer platanoides</i>	48	Adjacent	Yes	Injure Protect
10	Norway Maple	<i>Acer platanoides</i>	46	Adjacent	Yes	Protect
11	Norway Maple	<i>Acer platanoides</i>	38	Adjacent	Yes	Protect
12	Hemlock	<i>Tsuga canadensis</i>	18	Private	No	Removal
13	White Cedar	<i>Thuja occidentalis</i>	10	Private	No	Removal
14	White Cedar	<i>Thuja occidentalis</i>	10	Private	No	Removal
15	White Cedar	<i>Thuja occidentalis</i>	10	Private	No	Removal



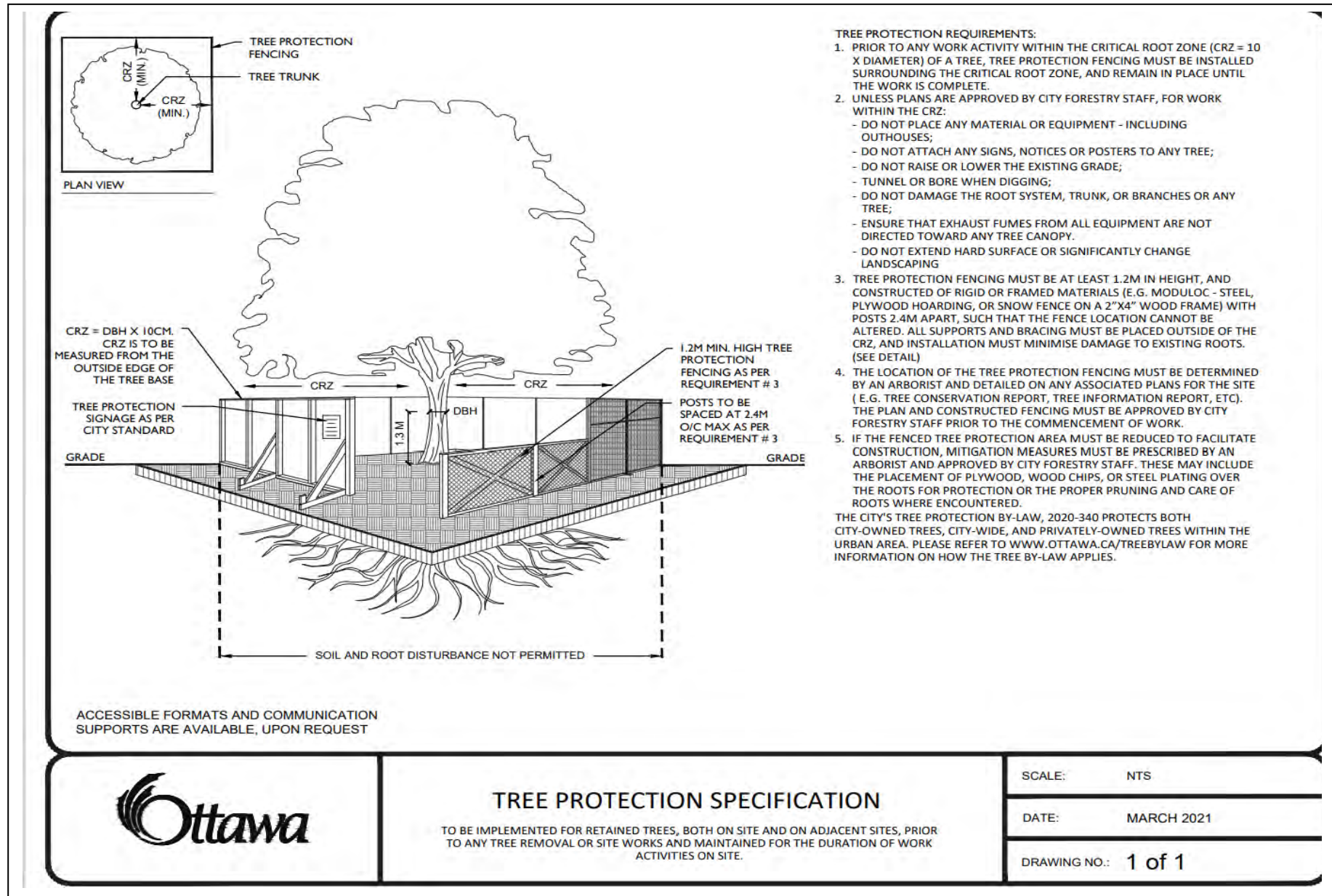
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[www.ottawatreereports.com](http://www.ottawatreereports.com)  
[info@ottawatreereports.com](mailto:info@ottawatreereports.com)

613-204-8687

## **APPENDIX B**

# Tree Protection Specification



# 827 Riddell Avenue North

## Tree Protection Plan

### LEGEND

- Plywood
- Snow fence
- - - Root Pruning & Plywood
-  Deciduous Tree
-  Coniferous Tree

Tree Protection Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Arborist Recommendations	CRZ (m)	CRZ Impacted	Recommended Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations
	Common	Botanical									
3	Norway Spruce	<i>Picea abies</i>	41	Private	Yes	Injure Protect	4.1	Yes	3	3	Plywood
4	Norway Spruce	<i>Picea abies</i>	42	Private	Yes	Protect	4.2	NA	NA	NA	Snow fence
9	Norway Maple	<i>Acer platanoides</i>	48	Adjacent	Yes	Injure Protect	4.8	Yes	2.6	2.6	Plywood
10	Norway Maple	<i>Acer platanoides</i>	46	Adjacent	Yes	Protect	4.6	NA	NA	NA	Snow fence
11	Norway Maple	<i>Acer platanoides</i>	38	Adjacent	Yes	Protect	3.8	NA	NA	NA	Snow fence

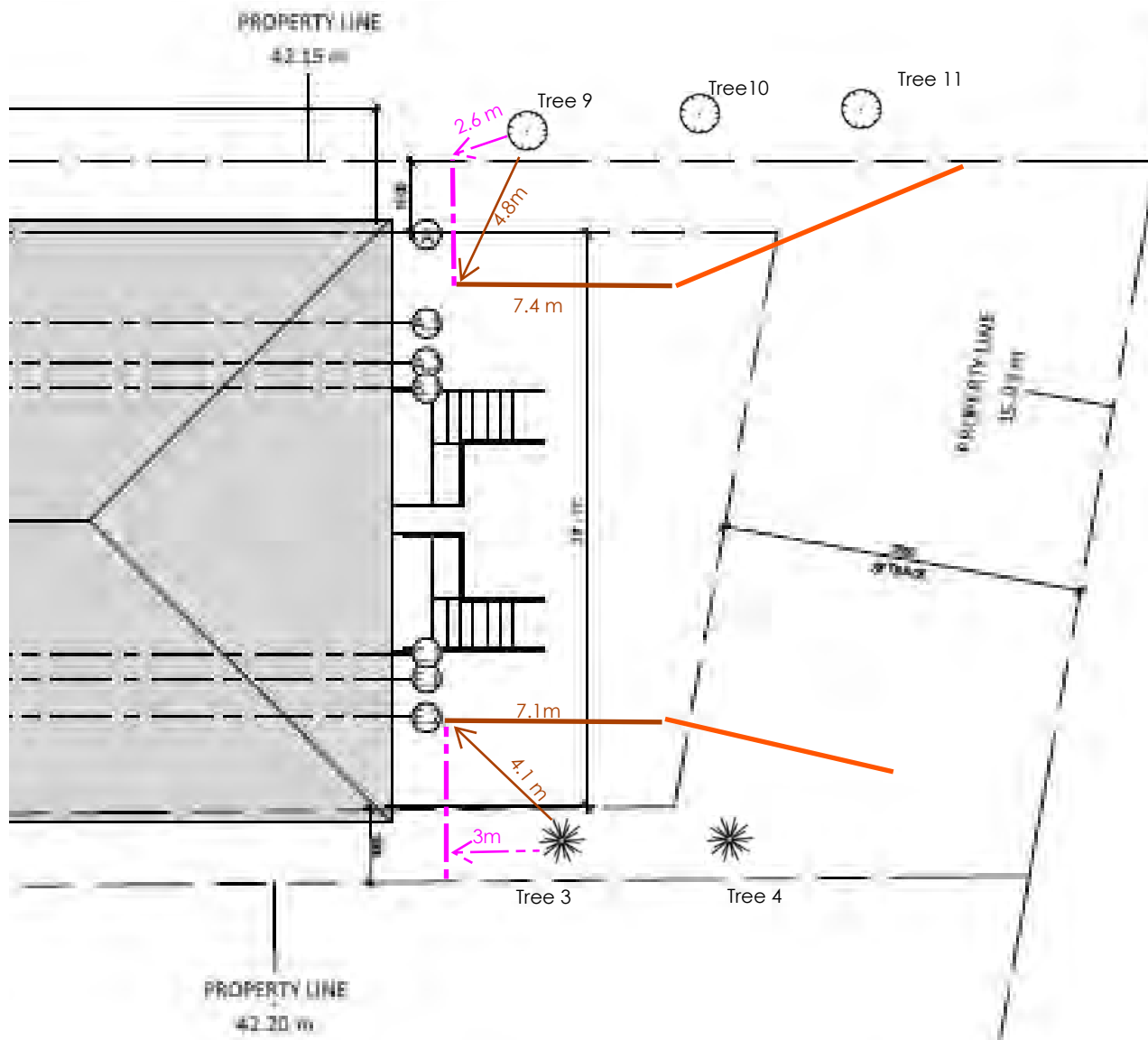
### NOTES:

Tree Protection Zones identified on this plan are for graphical representation only and should not be used for scaling purposes. Where not outlined Tree Protection should be installed at the CRZ limit.

Tree Protection measures shall be installed according to City of Ottawa Specifications



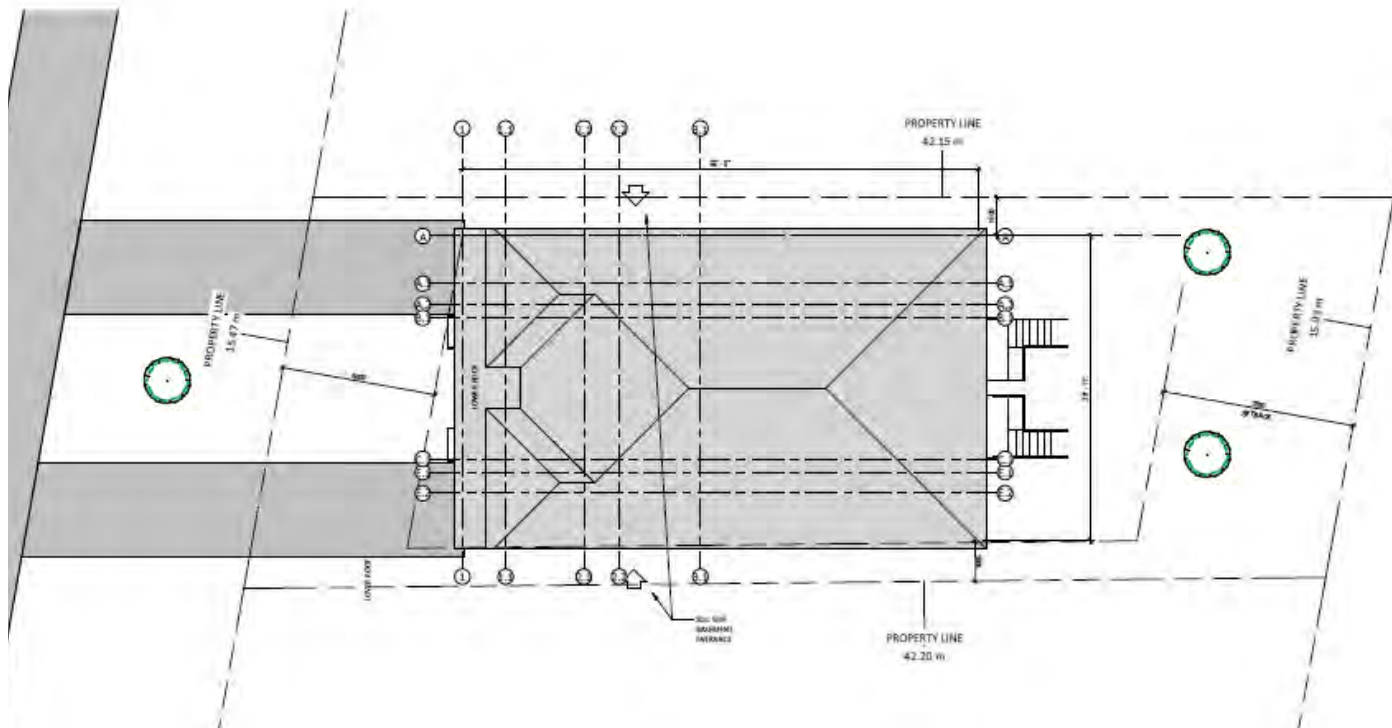
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# 827 Riddell Avenue North

## Tree Replacement Plan

LEGEND  Proposed Deciduous Tree



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613-204-8687

## Self-Declaration Statement

By signing this application declaration, the owner, arborist and contractor (if known at time of application) which confirms that all parties agree with the information provided and will respect the proposed work and mitigation measures (if required). Furthermore, the signature of the owner is also acknowledging and understanding that a City of Ottawa Forestry Staff may enter your property at a reasonable time for the purpose of carrying out an inspection. You also acknowledge and understand that failure to abide by the recommendations of the approved Tree Information Report, damaging or destructing trees identified for protection, you will be responsible to bear fully the cost of compensation, removal and replacement.

It is the owner/applicant's responsibility to ensure that all protection and mitigation measures described in the Tree Information Report are followed, and where necessary are done so under the supervision of an arborist.

## Owner/Applicant

---

Print Name

Signature

## Arborist

Scott Petrie

Print Name

*Scott Petrie*

Signature

## Contractor

---

Print Name

## **APPENDIX C**

### **ASSUMPTIONS AND LIMITING CONDITIONS**

#### **Intended Use of the Report**

This Report was prepared by Ottawa Tree Reports (hereafter "OTR") at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

#### **Intended User of the Report**

This Report was prepared by OTR for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

#### **Limitations of this Report**

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to OTR. On-site conditions may limit the extent of the on-site inspection(s) conducted by OTR, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. OTR and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which OTR relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by OTR. OTR and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by OTR as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result, the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

#### **No Opinion regarding ownership of the Tree**

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the

information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

### **Assumptions**

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to OTR. Where documents, records, site and grading plans, permits, representations, and any other information was provided to OTR for the purpose of preparing this Report, OTR assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. OTR and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. OTR and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which OTR relied in preparing this Report.

For the purpose of preparing this Report, OTR and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. OTR and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies. For the purpose of preparing this Report, OTR and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

### **No Publication**

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with OTR. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where OTR has given its prior written consent. Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of OTR.

#### **Implementing the Report Recommendations**

OTR and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties. OTR and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

### **Further Services**

Neither OTR nor any assessor employed or retained by OTR for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

## Limits of Liability

In carrying out this Report, OTR and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by OTR for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to OTR by the Client or third parties;
- e) 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
- f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against OTR, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to OTR pursuant to the Contract for Services dated February 14, 2025 for which this Assessment was carried out. Further, under no circumstance may any claims be initiated or commenced by the Client against OTR or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

## No Third-Party Liability

This Report was prepared by OTR exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. OTR accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

## General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. OTR accepts no liability for misunderstandings due to a black and white copy of the report. Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.