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URBAN FORESTRY & FOREST MANAGEMENT

April 30, 2025

Pam Steacie and Gordon Bourgard
600 Manor Avenue
Rockcliffe, ON
K1M 0K3

RE: TREE INFORMATION REPORT (FULL) FOR 600 MANOR AVENUE, OTTAWA

This Tree Information Report (TIR) was prepared by Integrated Forestry Services Inc. (IFS) in support of a severance application for 600 Manor Avenue. 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 address includes severance of the lot and possible future construction of a new single-family dwelling.

Within the inner urban area 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 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 public (city) property. Field work for this report was completed in April 2025.

TREE SPECIES, CONDITION, SIZE AND STATUS

Table 1 on pages 2 through 7 details the individual distinctive trees on the subject property and adjacent public (city) and private neighbouring lands. Each of these trees is referenced by the numbers plotted on the tree information plan included on page 8 of this report. Pictures 1 to 6 on pages 12 through 16 of this report show selected trees on and adjacent to the subject property.

Committee of Adjustment
Received | Reçu le
2025-05-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Table 1. Tree information for 600 Manor Avenue

Tree No.	Tree species /Tolerance to Construction ¹	Owner ship ²	DBH ³ (cm)	CRZ ⁴ (m)	Distance to excavation (m) ⁵	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	Beech (<i>Fagus grandifolia</i>) / Poor	City	48.1	-	-	Poor; mature; co-dominant stems at 1.6m; signs of beech bark disease complex - scale insect (<i>Cryptococcus fagisuga</i>) present; moderate crown dieback; native species; to be removed	Diseased	Tree be removed
2	Beech (<i>Fagus grandifolia</i>) / Poor	City	35.7	-	-	Poor; mature; multiple competing stems at 2.5-4m; signs of beech bark disease complex – scale insect (<i>Cryptococcus fagisuga</i>) present; moderate crown dieback; native species; to be removed	Diseased	Tree be removed
3	Beech (<i>Fagus grandifolia</i>) / Poor	City	46.2	-	-	Poor; mature; co-dominant stems at 4.5m with competing lateral at 1.6m on southwest; signs of beech bark disease complex - scale insect (<i>Cryptococcus fagisuga</i>) present; moderate crown dieback; native species; to be removed	Diseased	Tree be removed
4	Beech (<i>Fagus grandifolia</i>) / Poor	City	18.3	-	-	Good; maturing; co-dominant stems at 2.5m with suppressed lateral at 1.75m on southeast; no outward signs of beech bark disease complex; native species; to be preserved and protected	Not applicable – to be preserved	NA
5	Sugar maple (<i>Acer saccharum</i>) / Poor - Moderate	Private	81.2	8.1	+/-5	Very poor; overmature; competing stems at 5m (north dominant); major cavities and pruning wounds with decay within lower and mid-bole; native species; to be preserved and protected (though recommended for removal)	Not applicable – to be preserved	NA

Table 1. Cont.

Tree No.	Tree species /Tolerance to Construction ¹	Owner ship ²	DBH ³ (cm)	CRZ ⁴ (m)	Distance to excavation (m) ⁵	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
6	Sugar maple (<i>Acer saccharum</i>) / Poor - Moderate	Private	61.6	6.2	+/-5	Poor; mature; growth form moderately divergent towards north/northwest; cavity in lower bole at 1.5m on east and pruning wounds 3-5m on southwest; native species; to be preserved and protected	Not applicable – to be preserved	NA
7	Sugar maple (<i>Acer saccharum</i>) / Poor - Moderate	Private	45.5	-	-	Good; mature; co-dominant stems at 2.5m; south stem bisects at 4m; strongly upright growth form; native species; may be removed (may conflict with as-of-right zoning buildable area if developed)	Retain during severances	NA
8	Sugar maple (<i>Acer saccharum</i>) / Poor - Moderate	Private	41.4	-	-	Good; mature; central stem with strongly upright competing and suppressed laterals starting at 3m; native species; to be removed (conflicts with footprint of proposed house)	Conflicts with construction	Tree and stump be removed
9	Sugar maple (<i>Acer saccharum</i>) / Poor - Moderate	Private	70.1	-	-	Good; mature; central stem with major competing lateral at 3.5m on southeast; suppressed laterals starting at 3m; broad crown but asymmetric towards south/southeast; native species; to be removed (conflicts with footprint of proposed house)	Conflicts with construction	Tree and stump be removed
10	Sugar maple (<i>Acer saccharum</i>) / Poor - Moderate	Private	57.3	-	-	Good; mature; co-dominant stems at 4m with inclusion ridge at union; both stems bisect at 5.5m; moderately upright growth form; native species; to be removed (conflicts with footprint of proposed house)	Conflicts with construction	Tree and stump be removed

Table 1. Cont.

Tree No.	Tree species /Tolerance to Construction ¹	Owner ship ²	DBH ³ (cm)	CRZ ⁴ (m)	Distance to excavation (m) ⁵	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
11	Sugar maple (<i>Acer saccharum</i>) / Poor - Moderate	Private	38.8	-	-	Very good; mature; central stem and leader; (very) suppressed laterals starting at 2.5m, competing laterals starting 10m with exposure to sunlight; native species; may be removed (may conflict with as-of-right zoning buildable area if developed)	Retain during severances	NA
12	Sugar maple (<i>Acer saccharum</i>) / Poor - Moderate	Private	57.0	-	-	Fair; mature; co-dominant stems at 4m; northeast stem holds ¾ of living crown; crown asymmetric towards northeast due to influence of tree #10; native species; may be removed (may conflict with as-of-right zoning buildable area if developed)	Retain during severances	NA
13	Sugar maple (<i>Acer saccharum</i>) / Poor - Moderate	Private	60.6	-	-	Fair; mature; tri-stemmed at 3-3.5m; suppressed and competing laterals starting at 2m; broad, generally symmetric crown; native species; may be removed (may conflict with as-of-right zoning buildable area if developed)	Retain during severances	NA
14	Sugar maple (<i>Acer saccharum</i>) / Poor - Moderate	Private	45.2	-	-	Good; mature; co-dominant stems at 3.5m with competing lateral at 3m on south; moderately upright growth form; native species; may be removed (may conflict with as-of-right zoning buildable area if developed)	Retain during severances	NA

Table 1. Cont.

Tree No.	Tree species /Tolerance to Construction ¹	Owner ship ²	DBH ³ (cm)	CRZ ⁴ (m)	Distance to excavation (m) ⁵	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
15	Norway maple (<i>Acer platanoides</i>) / Moderate - Good	Private	32.3	-	-	Fair; maturing; growth form moderately divergent towards west; tri-dominant leaders at 9m; introduced invasive species; may be removed (may conflict with as-of-right zoning buildable area if developed)	Retain during severances	NA
16	Norway maple (<i>Acer platanoides</i>) / Moderate - Good	Private	13.9	-	-	Good; immature; single dominant main stem with multiple competing leaders near apex; narrow crown, generally symmetric; introduced invasive species; may be removed (may conflict with as-of-right zoning buildable area if developed)	Retain during severances	NA
17	Norway maple (<i>Acer platanoides</i>) / Moderate - Good	Private	35.4	-	-	Fair; maturing; central stem with competing lateral at 2.5m on east (weak union); early eutypella canker (<i>Eutypella parasitica</i>) at 5m on south; introduced invasive species; may be removed (may conflict with as-of-right zoning buildable area if developed)	Retain during severances	NA
18	Sugar maple (<i>Acer saccharum</i>) / Poor - Moderate	Private	16.7	-	-	Good; immature; single dominant main stem and leader; crown asymmetric towards east/northeast due to influence of tree #17; native species; may be removed (may conflict with as-of-right zoning buildable area if developed)	Retain during severances	NA

Table 1. Cont.

Tree No.	Tree species /Tolerance to Construction ¹	Owner ship ²	DBH ³ (cm)	CRZ ⁴ (m)	Distance to excavation (m) ⁵	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
19	Norway maple (<i>Acer platanoides</i>) / Moderate - Good	Private	35.1	3.5	>4	Good; mature; single dominant main stem with co-dominant leaders at 9m; suppressed lateral at 6m; growth form slightly divergent towards west; introduced invasive species; to be preserved and protected	Not applicable – to be preserved	NA
20	Norway maple (<i>Acer platanoides</i>) / Moderate - Good	Private	33.0	-	-	Tree is dead; previously topped at 5m; to be removed	Dead	Tree be removed
21	Black walnut (<i>Juglans nigra</i>) / Poor	Neighbour	+/-50 & +/- 65	+/-6.5	>10	Fair; mature; double-stemmed from grade; both stems mildly divergent and very asymmetric; larger stem with competing and suppressed laterals starting at 6m and competing leaders at 14m - broad crown; smaller stem with competing lateral at 6m on east; native species; to be preserved and protected	Not applicable – to be preserved	NA
22	Hackberry (<i>Celtis occidentalis</i>) / Moderate - Good	Neighbour	+/- 25	2.5	>10	Good; maturing; single dominant stem with three competing leaders at 6m; native species; to be preserved and protected	Not applicable – to be preserved	NA
23	Common lilac (<i>Syringa vulgaris</i>) / Unknown	Private	7 avg.	0.7	>3	Fair; mature; four-stemmed from grade; introduced invasive species; to be preserved and protected	Not applicable – to be preserved	NA

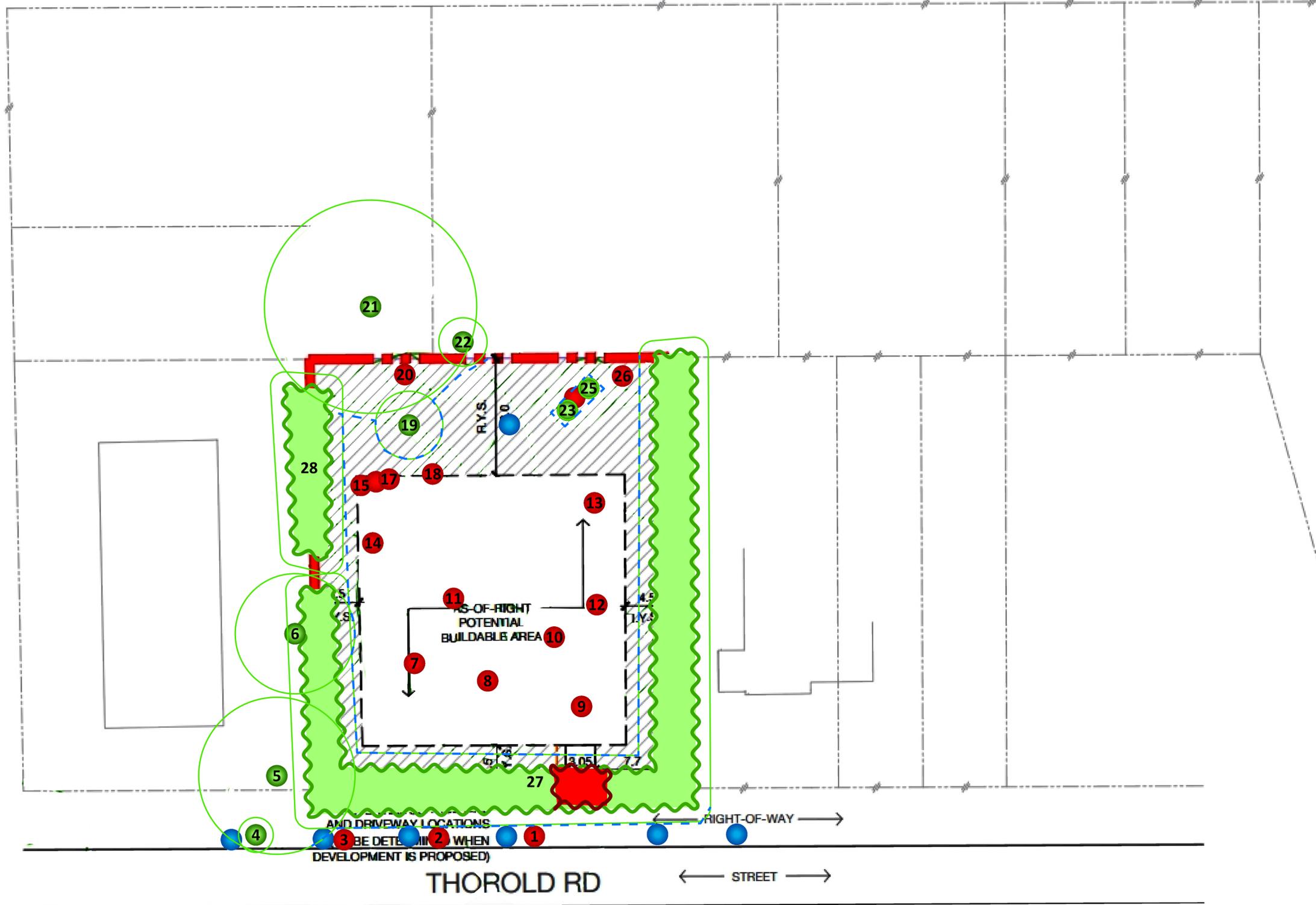
Table 1. Cont.

Tree No.	Tree species /Tolerance to Construction ¹	Owner ship ²	DBH ³ (cm)	CRZ ⁴ (m)	Distance to excavation (m) ⁵	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
24	Common buckthorn (<i>Rhamnus cathartica</i>) / Unknown	Private	10 avg.	-	-	Fair; mature; multi-stemmed from grade; introduced highly invasive species; to be removed	Highly invasive	Tree and stump be removed
25	Common lilac (<i>Syringa vulgaris</i>) / Unknown	Private	7 avg.	0.7	>3	Fair; mature; four-stemmed from grade; introduced invasive species; to be preserved and protected	Not applicable – to be preserved	NA
26	Common buckthorn (<i>Rhamnus cathartica</i>) / Unknown	Private	10 avg.	-	-	Fair; mature; multi-stemmed from grade; introduced highly invasive species; to be removed	Highly invasive	Tree and stump be removed
27	White cedar (<i>Thuja occidentalis</i>) / Good	Shared with city and neighbour	12 avg.	1.2	>2	Fair; maintained hedge; lower crowns thin due to shading from adjacent mature deciduous trees; native species; to be preserved and protected (except portion which conflicts with proposed driveway)	Not applicable – to be preserved	NA
28	White cedar (<i>Thuja occidentalis</i>) / Good	Private	12 avg.	1.2	>2	Fair; maintained hedge; lower crowns thin due to shading from adjacent mature deciduous trees; native species; to be preserved and protected	Not applicable – to be preserved	NA

¹As taken from Managing Trees during Construction; 2nd Ed., Fite and Smiley; ² As taken from topographic survey prepared by J.D. Barnes Ltd; ³ Diameter at breast height, or 1.4m from grade (unless otherwise indicated); ⁴ Critical 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; ⁵Approximate distances only.

COLTRIN RD

MANOR AVE



AND DRIVEWAY LOCATIONS
BE DETERMINED WHEN
DEVELOPMENT IS PROPOSED)

THOROLD RD

← STREET →

GENERAL NOTES

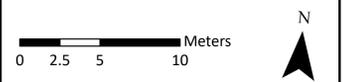
PLANS COMPLETED BY FOTERN PLANNING AND DESIGN
(15/04/25)

LEGEND

- TREE TO REMAIN
- TREES TO BE RETAINED
- CRITICAL ROOT ZONE
- PROTECTIVE FENCING
- TREE TO BE REMOVED
- TREES TO BE REMOVED
- PROPOSED NEW MEDIUM-SIZED TREE

REPLACEMENT TREE OPTIONS

Small/medium-sized Coniferous Trees
Serbian spruce (<i>Picea omorika</i>)
Hemlock (<i>Tsuga canadensis</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: 600 MANOR AVENUE
CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

SCALE: 1:208	DRAWING NO. 600M
DATE: 2025-04-30	
DRAWN BY: SS	
SHEET NO. 1	

SELF-DECLARATION STATEMENT (TO BE SIGNED BY PROPERTY OWNER OR REPRESENTATIVE):

Pam Steacie

By signing the application, you are acknowledging and understanding that a city forestry inspector or municipal law enforcement officer may enter the property at a reasonable time for the purpose of carrying out an inspection. You also acknowledge and understand that through failure to abide by the recommendations of the approved Tree Information Report, damaging or destructing trees identified for protection, you alone will be responsible to bear fully the cost of compensation, removal, and replacement.

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 they are both protected from harm. No trees of this species were found on or near the subject property.

TREE PROTECTION MEASURES

Protection measures intended to mitigate damage during construction will be applied to the trees 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 11).
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

Excavation for the future foundation will occur within the CRZs of several trees to be preserved. When that occurs, the following measures will be taken:

1. 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

The following ratios are used in terms of replacement tree planting: 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. As noted on the plan on page 8, suggested locations of seven (7) medium-sized deciduous trees are proposed in partial compensation for the possible loss of many trees from the site. Due to space limitations compensation or replacement plantings elsewhere will be negotiated at the time of construction.

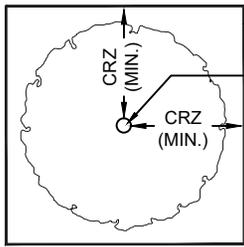
This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

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

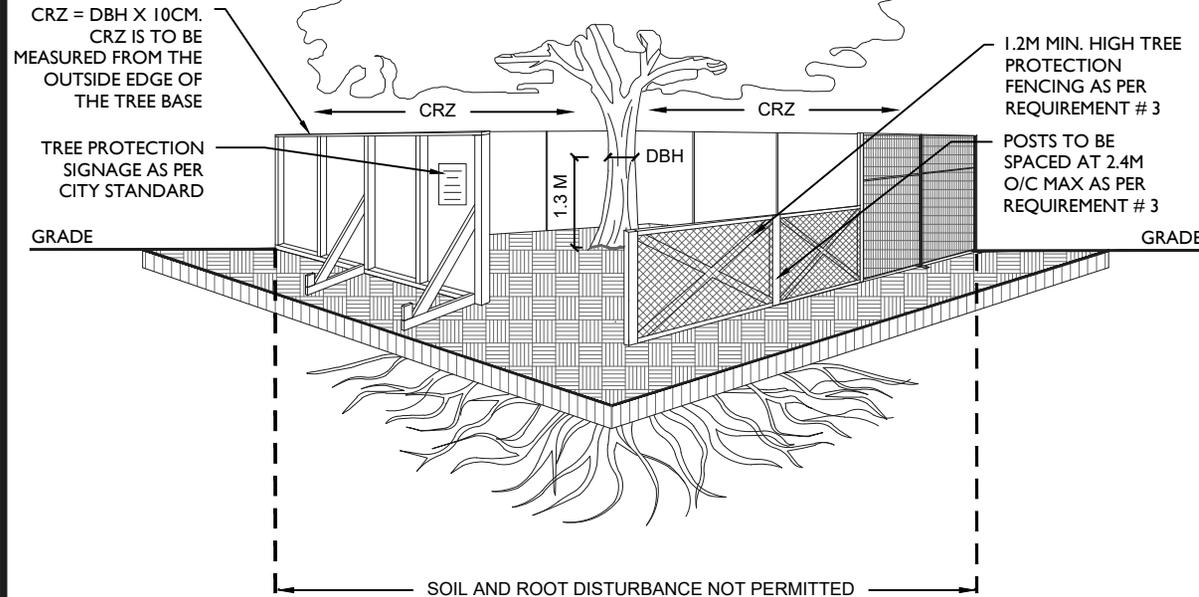
Yours,



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



PLAN VIEW



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



Picture 1. Trees #1 to 4 (right to left), beech trees on City of Ottawa property in front 600 Manor Avenue.



Picture 2. Trees #27 (hedge foreground), #6 (sugar maple background) and #14 (sugar maple on right) at 600 Manor Avenue.



Picture 3. Trees #7, 14, 11 and 8 (left to right) private sugar maples at 600 Manor Avenue.



Picture 4. Trees #13, 12, 10 and 9 (left to right) private sugar maples at 600 Manor Avenue.



Picture 5. Trees #15-20 (left to right) private sugar and Norway maples at 600 Manor Avenue.



Picture 6. Trees #22-26 (left to right) neighbouring hackberry and private lilacs and buckthorn at 600 Manor Avenue.

LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

GENERAL

It is the policy of *Integrated Forestree Services Inc. (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. *Integrated Forestree Services 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. *Integrated Forestree Services 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

Integrated Forestree Services 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 further examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.