

**TREE INVENTORY AND ASSESSMENT REPORT
FARSIGHT HOMES LAKESHORE ROAD COMMUNITY
BALLANTRAE, ONT.
TOWN OF WHITCHURCH - STOUFFVILLE**



Prepared for:

FARSIGHT HOMES

Prepared By:



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Updated November, 2018

**Tree Inventory and Assessment Report
Farsight Homes, Lakeshore Road Community
Whitchurch - Stouffville, ON**

**Schollen & Company Inc.
November, 2018**

1.0 INTRODUCTION

Schollen & Company Inc. was retained by Farsight Homes to complete an inventory of the existing woodlot contained within the subject site located on Lakeshore Road in Stouffville, Ontario, to assess the trees in the context of the proposed development and to prepare a plan to guide the protection of trees that are designated to be preserved and integrated within the design of the proposed development. Farsight Homes is pursuing plan of subdivision approval for a parcel of land that is situated on the north side of Lakeshore Road. The Subject Property is located on the east side of Highway 48, south of Aurora Road and west of Musselman Lake. The property is bounded on the north by existing rural properties, to the east with existing Single Family Residential, and to the west by agriculture.

The Subject Property is currently occupied by two single family rural properties and a larger agricultural property to the east. The subject of this inventory is a woodlot that is located on the existing 5426 Lakeshore Road

The Subject Property is proposed to be redeveloped into a single-family residential subdivision including woodland/ wetland protection are, conservation areas and a comprehensive trail system. The woodlot is being assessed in order to determine the limits of development encroachment and the health of the existing trees.

The vegetation surveyed and assessed in this report is located within the limits of the proposed development site and are confined to the Existing woodland on 5426 Lakeshore Road.

The basic methodology for completing the tree inventory comprises the following 2 steps:

- Trees over 5 cm caliper were assessed on an individual or group basis by species, size and condition. Trees on adjacent lands will be reviewed to determine tree protection measures where required on a lot by lot basis.
- Each tree that was inventoried was assigned a number and affixed with a tag bearing a number in order to cross reference the plan with the location of each tree in the field.
- Trees were evaluated on the potential merit for retention based on the layout of the proposed site plan.
- Trees can be reviewed more thoroughly once a proposed grading plan has been completed for each site.

The inventory was completed by an ISA Certified Arborist.

The report as well as the Woodlot Tree Removal and Preservation Plan, and the corresponding Table "A", have been prepared in accordance with these requirements. A photographic survey of the property is provided in Appendix D.

The report provides a description, as well as specific comments related to form, health, condition and situation of each tree. In addition, the report defines an overall rating for each tree and sets out recommendations related to the potential for preservation of the trees within the scope of the proposed development.

A Woodlot Tree Removal and Preservation Plan has been prepared to identify vegetation units that have been delineated as "to be retained" and those that are proposed to be removed, based on a review of the proposed conceptual site and grading plan. The Tree Preservation Plan illustrates the trees that are proposed to be retained as well as the location of proposed Tree Protection Fences.

Tree cover within the proposed development site is varied dependent on the current site use. The parcel of land currently in located at 5426 Lakeshore Road exhibits sporadic tree cover around the existing dwelling, and a woodlot towards the north end of the property which is the subject of this inventory. 5452 Lakeshore Road is treed on the north end of the property while the south border fronting Lakeshore Road has individual Red Pine and Sugar Maple along the property line. 5584 Lakeshore Road has several homes and associated out buildings located on the property but is primarily used for agricultural land.

The following summary of the assessment describes the findings and recommendations of the inventory and evaluation exercises. A Tree Inventory drawing has been provided to illustrate the location of the existing trees. Refer to Appendix A for their condition, rating and recommendations related to each.

Trees within the site were evaluated based on the following parameters:

- Species Quality – Species that are non-native, invasive, characteristically weak-wooded or prone to disease were considered to be of low species quality. In addition, species that are not well-suited for integration into the proposed residential landscape, such as thorn-bearing trees, trees with characteristically poor form and branching characteristics were afforded a lower species quality ranking.
- Condition – Trees exhibiting major limb loss, crown dieback, splitting, trunk cavities and/or bark loss were designated to be in poor condition and were assigned a lower rating. Trees that exhibited some of these characteristics but appear to be otherwise healthy and structurally sound are afforded a ranking of fair.
- Age/Size –Larger trees are assigned a higher merit for retention than saplings or over- mature specimens.
- Conflicts with Proposed Development- conflicts with proposed development have been assessed. A compensation planting plan will be prepared with the objective of offsetting the impacts of the trees removed.

Section 4.1 of the report also sets out recommendations for tree preservation and the mitigation of potential impacts that could arise during the construction period on trees that are designated to be retained. The report provides recommendations to ensure that tree protection measures are implemented throughout the construction period.



FIGURE 1- KEY MAP

2.0 GENERAL SUMMARY OF ASSESSMENT

Refer to the Woodlot Tree Removal and Preservation Plan for the location of trees that are proposed to be retained or removed within the existing woodlot. Trees are labelled numerically on the plan as a means to locate the tree and cross reference it to the report and photographic inventory

Further specific site assessment and evaluation of certain trees designated to remain on lands immediately adjacent to the proposed development will be required prior to the initiation of grading and servicing operations. Recommendations for remedial pruning where required and modifications to maximize the extent of tree preservation will be made based on this site-specific assessment.

3.0 SUMMARY OF ASSESSMENT

General Composition

The following table provides a general description of the vegetation units found within the site, Refer to Appendix “A” for a detailed summary of the inventory and assessment.

General Composition Over-Storey

Species		Size	Condition	Comment
• Aspen	<i>Populus sp.</i>	15-55 cm dbh	F	Numerous naturalized species around the existing drainage channel.
• Generally, there is no understory plant material				

A total of 51 trees were inventoried by Schollen & Company Inc., these trees are documented in Table ‘A’. The following provides a summary of the key findings of the inventory and assessment process:

- 35 trees assigned a rating of ‘Good’
- 6 trees assigned a rating of ‘Fair’.
- 9 Trees recommended for removal due to condition

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The conceptual landscape plan for the development proposes 558 new trees within the new development. Additional trees will be provided within the conservation areas.

4.0 PROTECTION, MANAGEMENT AND MONITORING RECOMMENDATIONS

The following recommendations are set out to direct the protection, management and monitoring of existing vegetation communities that are designated to be retained.

4.1 Construction Impact Mitigation Preservation Recommendations

To mitigate the potential impact from construction activities on trees that have been designated to be retained; the following recommendations are proposed to be implemented:

- A. Prior to the initiation of construction, trees that have been designated to be retained should be flagged in the field by the consultant in accordance with the approved plans.

Prior to the initiation of construction, trees identified for removal should be removed by a qualified tree care company in accordance with the Woodlot Tree Removal and Preservation Plan.

- B. Where selective tree removal is proposed adjacent to trees to remain, trees should be felled with the objective of minimizing damage to trees that have been designated to be retained. Any branches on trees that are to be preserved that are entangled with limbs of trees that are to be removed or that are anticipated to be damaged as a result of the felling process, should be removed utilizing approved arboricultural techniques.

The trunks of trees to be removed should be cut off at grade. Stumps and root systems may have to be left undisturbed where their removal impacts the root systems of adjacent trees.

- C. Cut wood from Manitoba Maple and Buckthorn species should be removed from the site to prevent repropagation of aggressive invasive species.

Where advised, when invasive species such as Buckthorn are located in close proximity to proposed rear yard areas, cut stumps of buckthorn should be treated with herbicide using a wick applicator by a licensed contractor to prevent suckering and regrowth from the cut stump.

- D. Tree protection fence should be installed in accordance with attached details D-1 in the report and installed in the locations illustrated on the plan drawings. Refer to Plan Dwg TP-1 for extent of tree protection fence to be installed around the drip line of trees to remain. Sediment control fence will be installed along base of the tree protection fencing to prevent the migration of sediment and sediment laden runoff from the construction area. For a complete layout of all sediment control fencing for the proposed development, refer to Development Engineer's Plans and Details.

Tree protection fence must be maintained in good repair throughout the duration of the construction period.

Upon completion of construction, tree protection fence may be removed to facilitate the installation of restoration measures; however, sediment control fence should remain in place until adequate groundcover has become established to prevent the erosion of the surface soils.

4.3 Development Interface

Where grading, servicing or site alterations is proposed on lands that are located at the interface of the proposed development and the adjacent existing residential lots, care must be taken to avoid potential impacts on trees that are located on the properties that abut the proposed development. The following actions and recommendations are to be implemented with the objective of mitigating impact on trees that are located along the development interface with surrounding lands.

Tree protection fencing should be installed along the outer edge of the drip line of trees that are located on adjacent properties. Where possible, disturbance should not encroach beyond the limit of the tree protection fence.

Where alterations are required within the limit of the drip line, a detailed assessment of the tree should be completed by an ISA certified Arborist. Recommendation to mitigate potential impacts should be provided and the implementation or remedial measures should be undertaken under the oversight of an arborist.

All tree care works that are recommended including root pruning, limb removal, etc. should be implemented in advance of grading and/ or servicing activities. All works should be performed by a qualified tree care professional.

4.4 Post-Construction Monitoring of Restoration and Proposed Plantings

In conjunction with future landscape proposals for the site including restoration, screen planting and boulevard tree planting, the following are short term warranty and monitoring issues to be implemented, and long-term recommendations for the retained vegetation areas.

- Contractor to warranty plant material for a period of two years.
- Contractor to water planted stock during droughts for a period of two years.
- Weed mats or brush blankets to be installed around plantings where abundant herbaceous competition is expected.
- Monitoring to include a 2-year inspection; once following the first growing season and winter, and again at end of second year. 2-year monitoring to include the removal of invasive species that have resprouted in close proximity to the development site. Landscape Consultant to monitor and report on compliance with approved plans and inspect and certify the condition of planted trees and shrubs within two weeks of planting and at the end of the 2-year maintenance period.

5.0 MIGRATORY BIRDS CONVENTION ACT

Federal legislation prohibits the destruction of nests, eggs and young birds during the migratory bird nesting period between May 1st and July 31st.

All proposed tree removals are to be conducted outside of this window. When the clearing of trees is proposed within this designated period or is proposed to occur outside of this period when nesting activities have been observed in the vicinity, inspections of the trees that are proposed to be removed must be conducted to confirm that no nests are present. These inspections should be conducted by a certified biologist.

The following appendix provides a detailed catalogue of the assessment of the vegetation within the proposed development site.

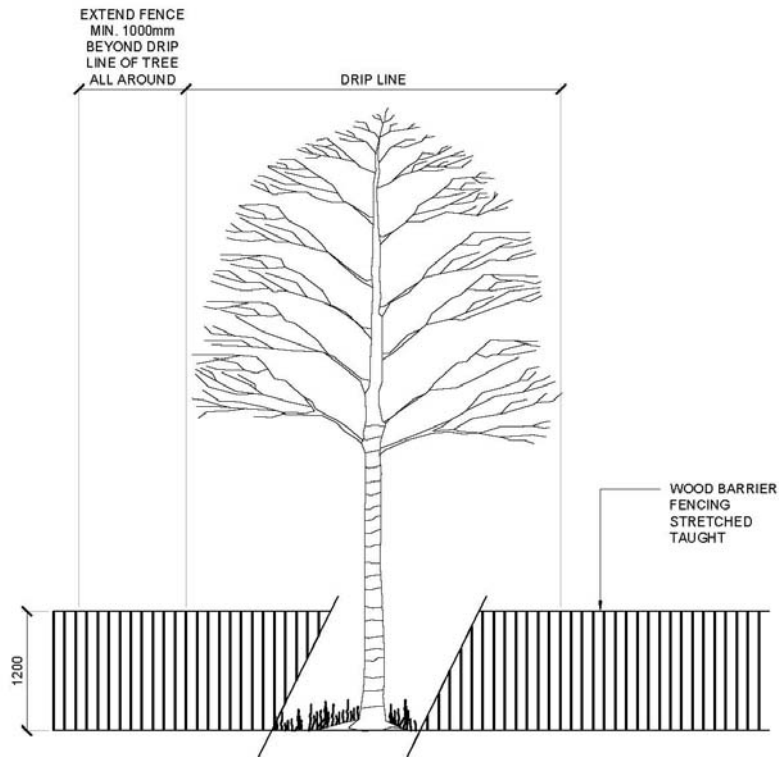
APPENDICES

Appendix A – Detailed Inventory Matrix Table A and Table B

Appendix B – Woodlot Tree Removal and Preservation Plan

Appendix C – Photographic Inventory

Appendix D – Tree Preservation Fence Detail - The final page of this report



NOTES:

1. ALL DIMENSIONS SHOWN IN MILLIMETRES
2. T-BAR FENCING SUPPORTS TO BE SPACED MAXIMUM 1800 O.C.
3. THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR TREE SPECIES
4. DO NOT STOCKPILE OR STORE CONSTRUCTION MATERIALS WITHIN PROTECTED AREA

SECTION



TREE PROTECTION FENCE - TYPE 2

SCALE N.T.S.



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Farsight Homes- Lakeshore Road
Lakeshore Road Community - Ballantrae
Whitchurch Stouffville

Table 1

Appendix A

Tree Inventory and Assessment within the Property Development

Prepared By

SCHOLLEN & COMPANY INC.

Drawing Reference: (Woodlot Tree Removal And Preservation Plan, November 2018)

PROJECT NO. 16050

Date: November 11, 2016

Updated: November 2018

- A - Removal required due to conflict with proposed development and grading
- B - Removal recommended due to health and rating of species
- C - Tree to be retained due to location outside limit of development
- D - Tree to be retained where proposed grading allows
- E - Existing small trees and shrubs to be transplanted as directed
- F - Tree on adjacent property recommended to be removed or pruned by Arborist
- H - Hazard, dead or dying tree

Rating

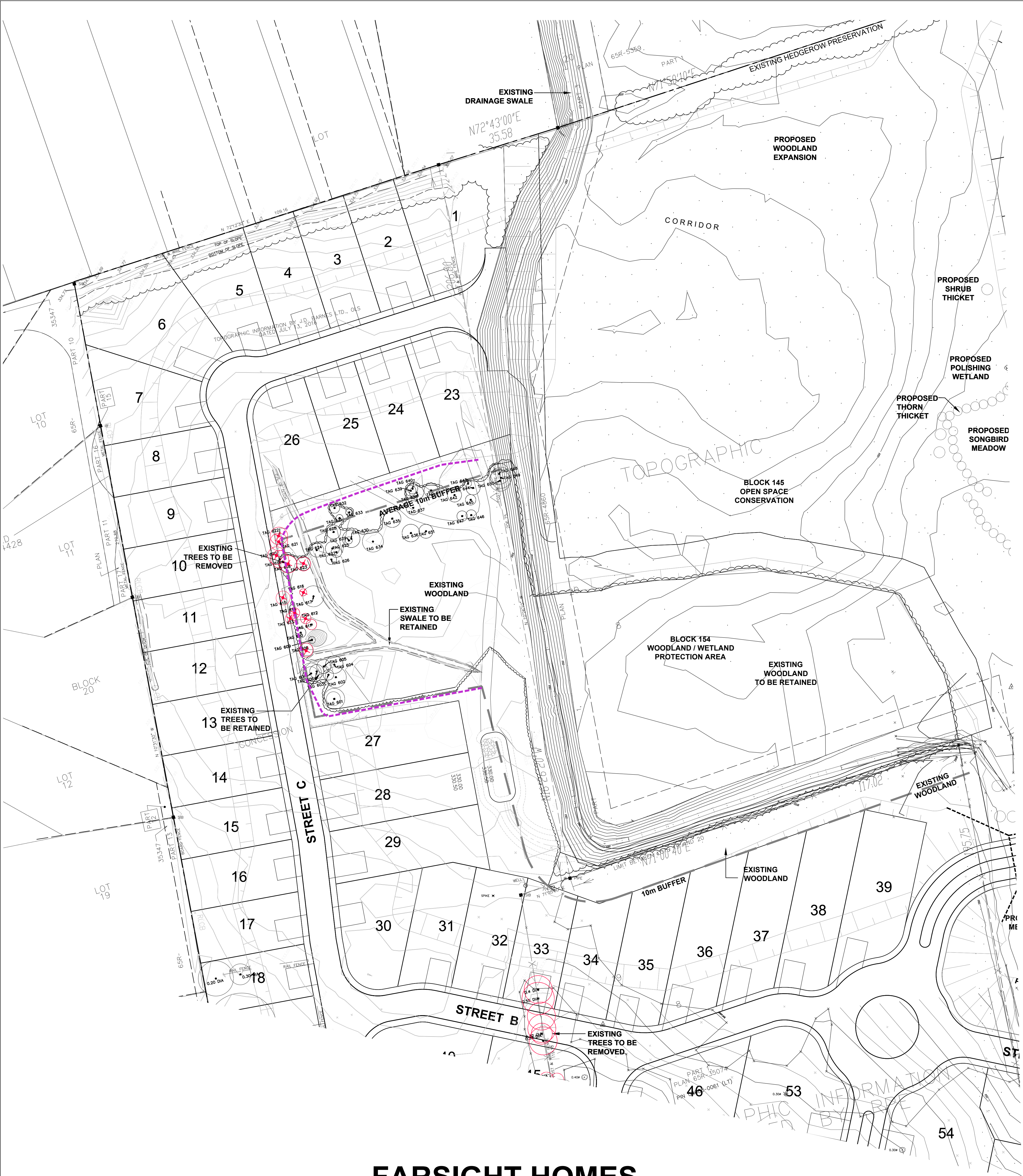
G= Good

F=Fair

P=Poor

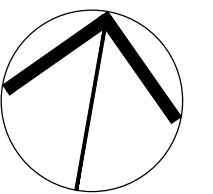
Tree Number	Location Within Development Property	Species		Approx. Size (cm dia.)	Canopy Width (metres)	Condition / Comments	Rating	Potential For Preservation		Recommendations
		Botanical Name	Common Name	D.B.H. •				High	Low	
601	West edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	55cm		Slight lean one side, broken branches	Good	X		D
602	West edge of woodlot	<i>Betula papyrifera</i>	Paperbark Birch	30.000		Health	Good	X	-	D
603	West edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	31.500		Straight, healthy	Good	X		D
604	West edge of woodlot	<i>Betula papyrifera</i>	Paperbark Birch	26.500		Full crown,	Good	X		Retain
605	West edge of woodlot	<i>Betula papyrifera</i>	Paperbark Birch	24.000		40% dead in canopy	Fair	X		B
606	West edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	25.500		Dead limbs off of lower, lean	Fair	X		D
607	West edge of woodlot	<i>Quercus rubra</i>	Red Oak	27.000		Healthy, leaning away from woodlot	Good	X	-	D
608	West edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	36.000		Poor	Poor		X	H
609	West edge of woodlot	<i>Ulmus americana</i>	American Elm	21.500		Some bar lifting	Good	X		D
610	West edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	37.500		Some dead limbs 20%	Good	X		D
611	West edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	37		Poor	Poor		X	H
612	West edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	28.000		Poor	Poor		X	A
613	West edge of woodlot	<i>Betula papyrifera</i>	Paperbark Birch	21.000		Removed from woodlot due to health	N/A			
614	West edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	28.500		Poor	Poor		X	H
615	West edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	43.500		Fallen Tree - in woodlot	DEAD		-	
616	West edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	21.000		Tree takes a 80 degree bend at top- tree form does not affect proposed development	Fair	X		Retain
617	West edge of woodlot	<i>Ulmus americana</i>	American Elm	20.500		Healthy, good vigor	Good	X		Retain
618	West edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	48.000		Poor	Poor		X	H

Tree Number	Location Within Development Property	Species		Approx. Size (cm dia.) D.B.H. •	Canopy Width (metres)	Condition / Comments	Rating	Potential For Preservation		Recommendations
		Botanical Name	Common Name					High	Low	
619	West edge of woodlot	<i>Acer saccharum</i>	Sugar Maple	21.500		Healthy, good vigor	Good	X		A
620	West edge of woodlot	<i>Populus tremuloides</i>	Trembling aspen	40.000		Removed from woodlot due to health	N/A			
621	West edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	42.000		Removed from woodlot due to health	N/A			
622	North west corner of woodlot	<i>Betula papyrifera</i>	Paperbark Birch	22cm		Removed from woodlot due to health	N/A			
623	North west corner of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	34 cm		Dead	Dead		X	H
624	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	31		Healthy, good vigor	Good	X		B
625	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	39.500		Healthy, good vigor	Good	X		D
626	North edge of woodlot	<i>Betula papyrifera</i>	Paperbark Birch	20.000		Healthy, good vigor	Good	X		D
627	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	31.500		Healthy, good vigor	Good	X		D
628	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	41.000		Healthy, good vigor	Good	X		D
629	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	29.000		Healthy, good vigor	Good	X		D
630	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	39.000		Healthy, good vigor	Good	X		D
631	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	27.000		Healthy, good vigor	Good	X		D
632	North edge of woodlot	<i>Betula papyrifera</i>	Paperbark Birch	27.000		Healthy, good vigor	Good	X		D
633	North edge of woodlot	<i>Betula papyrifera</i>	Paperbark Birch	15.500		Healthy, good vigor	Good	X		D
634	North edge of woodlot	<i>Betula papyrifera</i>	Paperbark Birch	35,20		2 trunk specimen, Healthy, good vigor	Good	X		D
635	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	32.000		Healthy, good vigor	Good	X		D
636	North edge of woodlot	<i>Quercus rubra</i>	Red Oak	26.000		Healthy, good vigor	Good	X		D
637	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	34.500		Healthy, good vigor	Good	X		D
638	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	34.500		Healthy, good vigor	Good	X		D
639	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	32.000		Healthy, good vigor	Good	X		D
640	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	31.500		Healthy, good vigor	Good	X		D
641	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	29.5, 26.5		2 Stem, smaller stem dead- Remove dead stem	Fair	X		B/D
642	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	22.000		Healthy, good vigor	Good	X		D
643	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	21.000		Healthy, good vigor	Good	X		D
644	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	25.000		Healthy, good vigor	Good	X		D
645	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	25.500		50% of crown dead	Fair	X		D
646	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	19.500		Healthy, good vigor	Good	X		D
647	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	22.000		Healthy, good vigor	Good	X		D
648	East edge of property	<i>Pinus resinosa</i>	Red Pine	51.500		Healthy, good vigor	Good	X		D
649	East edge of property	<i>Quercus rubra</i>	Red Oak	23.000		Healthy, good vigor	Good	X		D
650	East edge of property	<i>Pinus resinosa</i>	Red Pine	40.000		Healthy, good vigor	Good	X		D
651	North edge of woodlot	<i>Populus tremuloides</i>	Trembling Aspen	34.000		Healthy, good vigor	Good	X		D



FARSIGHT HOMES
LAKE SHORE ROAD COMMUNITY
BALLANTRAE
TOWN OF WHITCHURCH-STOUFFVILLE
WOODLOT TREE REMOVAL
AND PRESERVATION PLAN

 EXISTING TREES TO BE REMOVED
 TREE PRESERVATION FENCE



0m 10m 20m 30m 40m 50m



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SCALE: 1:500
PROJECT NO: 16050
NOVEMBER 29, 2018

PHOTOGRAPHIC TREE INVENTORY

FARSIGHT HOMES: LAKEHSORE ROAD, WHITCHURCH - STOUFFVILLE, ON.



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IMG_2096.JPG

NOTE: PHOTOGRAPHS TAKEN NOVEMBER 2016