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Tree Inventory and Preservation Plan Report

Subject Property:

825 Garrison Road
Fort Erie, ON

Prepared For:

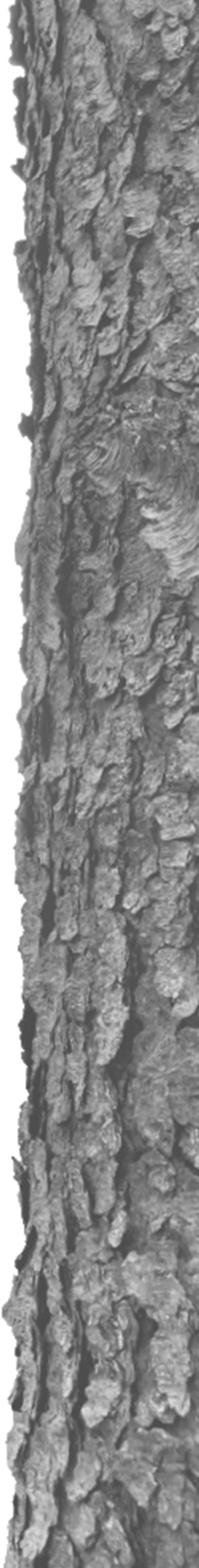
2071380 Ontario Inc.
11 Nicholas Drive
St. Catharines, ON L2S 4C2

Prepared By:

Jackson Arboriculture Inc.
118 Pleasant Ridge Road
Brantford, ON N3R 0B8

7 July 2025

Jackson Arboriculture Inc. Project No. P576



1.0 Introduction

Jackson Arboriculture Inc. was retained by 2071380 Ontario Inc. to complete a Tree Inventory and Preservation Plan report for a property situated at 825 Garrison Road in the Town of Fort Erie, Ontario, hereby referred to as the subject property. It is understood that an application will be filed with the Town for the re-development of the property.

The following study has been completed in accordance with the Town of Fort Erie's Tree Preservation and Replacement Guide, and the Town's Tree By-law 33-2024.

2.0 Methodology

At the onset of the project the scope of work was coordinated with the client and the consulting team. Prior to conducting a site visit, the topographic survey of the subject property and current aerial photography were overlaid, utilizing geographic information system software, for use on site during the completion of the tree inventory. The tree locations, the topographic survey and the development plan were then overlaid and a tree preservation analysis was completed to determine the impacts to each tree included in the inventory.

2.1 Tree Inventory

Site visits were conducted on the 16th of June 2025 to complete the tree inventory. All trees 10 cm in diameter and larger situated on subject property, on neighbouring property within 6 m and within the road allowance were included in the tree inventory. A visual assessment was completed on each tree included in the inventory and the following information is provided in the tree inventory table (Table 1):

- **Tree #**: A number assigned to each tree corresponding to the tree inventory (Table 1) and the Tree Preservation Plan (Sheets 1 and 2).
- **Species**: Common and scientific (Latin) species names.
- **DBH**: The trunk diameter at breast height, measured in centimeters at 1.4 m from the ground.
- **Condition**: The health of the tree considering the trunk integrity, the crown structure and the crown vigour; each rated as good, fair or poor. The condition ratings are based on the signs, symptoms and defects exhibited by each tree, considering the surroundings in which it is growing.
- **Dripline**: The distance from the trunk to the tips of the live branches.
- **mTPZ**: Minimum tree preservation zone, measured from the base of the tree in meters.
- **Location**: The property where the tree is situated, based on the topographic survey and gps locations taken on site.
- **Comments**: Any additional notes relevant to the tree's health or growing conditions.
- **Recommendation**: The recommended removal or preservation of each tree based on the results of the impact assessment.
- **Reason**: The portion of the proposed development that conflicts with the tree location.

The trees included in the inventory were identified with numbers 1-109 and were located using the topographic survey provided, a tablet computer with a GPS receiver and estimates made on site.

2.2 Impact Assessment

A tree preservation analysis was completed on each tree included in the tree inventory considering the impacts from the proposed development and many other factors including, but not limited to, tree condition, species, DBH and the existing site conditions. The impacts from the proposed development will occur where tree roots conflict with construction machinery during pre-grading, construction and servicing.

During the tree preservation analysis the minimum Tree Preservation Zone (mTPZ) distance, as outlined in the Town's Tree Preservation and Replacement Guide, was utilized to determine the potential impacts to each tree included in the inventory. Where encroachment is required within the mTPZ, tree removal may be required.

The mTPZ distance is the minimum distance at which development can safely occur without potentially damaging a tree's root system. The mTPZ distance is based on the diameter of the tree and measured in meters from the base of the stem. Refer to Table 2 for the mTPZ distances based on trunk diameter.

Table 2. Minimum tree preservation zone distances.

DBH (cm)	Min. Tree Preservation Zone Distance (m)*
	Radius
< 10	1.8
11 – 40	2.4
41 – 50	3.0
51 – 60	3.6
61 – 70	4.2
71 – 80	4.8
81 – 90	5.4
91 – 100	6.0
101 – 110	6.6

*As measured from the outside of the tree trunk.

3.0 Existing Conditions

The subject property is currently occupied by a single-family residential dwelling and manicured lawn. A drainage ditch traverses the northeastern corner of the property in a west to east direction, and other woodland and other wetland features have been staked in the southeastern corner. The property is bound by Garrison Road to the north, buckthorn thicket and provincially significant wetland to the east, cultural meadow to the south and an abandoned residential dwelling to the west.

4.0 Tree Inventory Results

The results of the tree inventory indicate that a total of 109 trees reside on subject property, on neighbouring property within 6 m and in the road allowance. The trees included in the inventory appear to be comprised of naturally occurring trees and landscape plantings.

No rare, threatened or endangered tree species were documented in the tree inventory. Refer to Table 1 for the complete tree inventory and Sheets 1 and 2 for the tree locations.

5.0 Proposed Development

The proposed development includes the construction of a 6-storey apartment building and asphalt parking. It is noted that encroachment within setbacks to the other woodland and other wetland will be required to accommodate the proposed building. Light encroachment within the setback to the provincially significant wetland will be required to accommodate the proposed development, however, there will be no permanent built structures within the setback.

6.0 Discussion

The following sections outline the tree removal requirements, tree preservation opportunities and tree protection recommendations.

6.1 Tree Removal

The removal of Trees 2, 5-12, 19-23, 32-35 and 64-109 will be required to accommodate the proposed development. All of the trees identified for removal reside on subject property.

6.2 Tree Preservation

The preservation of Trees 1, 3, 4, 13-18, 24-31 and 36-63 will be possible with the use of appropriate tree protection measures. Tree protection measures must be implemented prior to the commencement of demolition to ensure that the trees identified for preservation are not impacted by the proposed development.

Encroachment within the mTPZ of Tree 13 will be required to accommodate the proposed development. If any tree roots are exposed during construction they must be pruned by a Certified Arborist in accordance with good arboricultural practice to ensure that the root system is not damaged.

Tree protection fence must be installed at the mTPZ distance as outlined in this report and on Sheet 2. Refer to Sheets 1 and 2 for the prescribed tree protection fence locations, additional tree protection plan notes and the tree protection fence detail.

6.3 Tree Protection Recommendations

The following recommendations are made in attempts to reduce the impacts to the trees identified for preservation:

- Tree protection fence must be installed at the mTPZ distance as outlined in this report and on Sheet 2, prior to the commencement of demolition, unless noted otherwise in this report and on Sheet 2.
- Once tree protection fence has been installed it must not be moved, relocated or altered in any way (unless repairing fallen fence etc.) for the duration of the construction period.
- No intrusion into an area identified on Sheet 2 as a tree preservation zone (TPZ) is allowed at anytime during construction, unless noted otherwise in this report and on Sheet 2.
- No storage of machinery, construction debris, materials, waste or any other items is allowed within a TPZ.
- Any tree branches or roots that conflict with proposed development must be pruned by a Certified Arborist in accordance with good arboricultural practice.
- Tree protection fencing should be inspected by a Certified Arborist prior to and during construction to ensure that the fencing remains intact and in good repair throughout the stages of development.

7.0 Summary

Jackson Arboriculture Inc. was retained by 2071380 Ontario Inc. to complete a Tree Inventory and Preservation Plan report for a property situated at 825 Garrison Road in the Town of Fort Erie, Ontario. A tree inventory was conducted and an impact assessment was completed in the context of the proposed development plan.

The tree inventory documented a total of 109 Trees on subject property, on neighbouring property within 6 m and within the road allowance. The results of the impact assessment indicate that the removal of 64 Trees will be required to accommodate the proposed development.

Respectfully submitted,
Jackson Arboriculture Inc.

Jeremy Jackson

Jeremy Jackson, H.B.Sc.,
ISA Certified Arborist #ON-1089A
GIS Analyst

8.0 Limitations of Assessment

It is our policy to attach the following limitations of assessment to ensure that the client, municipalities and agencies are fully aware of what is technically and professionally realistic when visually assessing and retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above ground parts of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree and direction of any lean, the general condition of the trees and the surrounding site, and the proximity of property and people.

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. They are not immune to changes in site conditions, or seasonal variations in the weather conditions, including severe storms with high-speed winds.

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 any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree of group of trees or their component parts in al circumstances. Inevitably a standing tree will always pose some risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of the inspection.

Table 1. Tree Inventory

Location: 825 Garrison Rd, Fort Erie Date: 16 June 2025 Surveyors: JJJ

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	mTPZ	Location	Comments	Action	Reason
1	Black Walnut	*Juglans nigra*	34	G	FG	F	5	2.4	Subject Property	20% crown dieback	Preserve	
2	Willow species	*Salix spp.*	68	G	F	F	4	4.2	Subject Property	Broken branches - top of crown failed	Remove	Concrete Sidewalk
3	White Spruce	*Picea glauca*	30	P	P	P	4	2.4	Subject Property	Root plate failure, snagged in tree #4	Preserve	
4	Black Walnut	*Juglans nigra*	23	G	G	G	3	2.4	Subject Property	Spruce snagged in crown	Preserve	
5	Norway Spruce	*Picea abies*	38	G	F	PF	4	2.4	Subject Property	Sparse crown	Remove	Asphalt Parking
6	Norway Spruce	*Picea abies*	26	G	G	FG	3	2.4	Subject Property		Remove	Foundation Excavation
7	Norway Spruce	*Picea abies*	27	P	P	P	3	2.4	Subject Property	90% crown dieback	Remove	Foundation Excavation
8	Norway Spruce	*Picea abies*	19	G	F	F	2	2.4	Subject Property	20% crown dieback	Remove	Foundation Excavation
9	Copper Beech	*Fagus sylvatica f. purpurea*	65	P	P	P	8	4.2	Subject Property	Heavy stem wound with heart rot	Remove	Foundation Excavation
10	Black Walnut	*Juglans nigra*	59	G	G	G	9	3.6	Subject Property		Remove	Foundation Excavation
11	Black Walnut	*Juglans nigra*	53	G	G	G	7	3.6	Subject Property		Remove	Foundation Excavation
12	Norway Spruce	*Picea abies*	18	G	G	G	3	2.4	Subject Property		Remove	Foundation Excavation
13	Black Walnut	*Juglans nigra*	31	G	G	G	5	2.4	Subject Property		Preserve	
14	Red Maple	*Acer rubrum*	37, 14, 16, 17	PF	PF	PF	5	3.0	Subject Property	Unions at ground, 0.5 and 1.1 m, 37 cm stem dead	Preserve	
15	Black Walnut	*Juglans nigra*	~25	G	G	G	5	2.4	Subject Property		Preserve	
16	White Elm	*Ulmus americana*	~35	G	G	G	8	2.4	Subject Property		Preserve	
17	White Elm	*Ulmus americana*	31	G	G	G	5	2.4	Subject Property		Preserve	
18	Silver Maple	*Acer saccharinum*	77	FG	FG	FG	6	4.8	Subject Property	Union at base of crown with included bark, frass - carpenter ants	Preserve	
19	Norway Spruce	*Picea abies*	34	G	G	G	4	2.4	Subject Property		Remove	Foundation Excavation
20	Norway Spruce	*Picea abies*	24	G	FG	FG	3	2.4	Subject Property		Remove	Foundation Excavation
21	White Mulberry	*Morus alba*	27, 25, 23	F	FG	G	8	2.4	Subject Property	Union at 1 m, bowed south	Remove	Foundation Excavation
22	White Spruce	*Picea glauca*	19	G	G	FG	3	2.4	Subject Property		Remove	Foundation Excavation
23	Silver Maple	*Acer saccharinum*	44	FG	FG	F	5	3.0	Subject Property	10% crown dieback, pruning wounds	Remove	Foundation Excavation
24	Norway Spruce	*Picea abies*	25	G	G	G	4	2.4	Subject Property		Preserve	
25	Silver Maple	*Acer saccharinum*	48	G	FG	FG	8	3.0	Subject Property	Sparse crown	Preserve	
26	White Spruce	*Picea glauca*	19	F	F	F	3	2.4	Subject Property	Stem wound, 20% crown dieback	Preserve	
27	White Spruce	*Picea glauca*	24	G	G	G	4	2.4	Subject Property		Preserve	
28	Silver Maple	*Acer saccharinum*	68	FG	P	P	7	4.2	Subject Property	Main stem failed in crown, 40% crown dieback	Preserve	

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	mTPZ	Location	Comments	Action	Reason
29	Black Walnut	*Juglans nigra*	22	G	G	G	4	2.4	Subject Property		Preserve	
30	Black Walnut	*Juglans nigra*	42	G	F	F	4	3.0	Subject Property	20% crown dieback	Preserve	
31	Basswood	*Tilia americana*	12	G	G	G	2	2.4	Subject Property		Preserve	
32	Basswood	*Tilia americana*	34	G	F	F	4	2.4	Subject Property	Poor form	Remove	Foundation Excavation
33	Pear species	*Pyrus spp.*	19	G	FG	FG	3	2.4	Subject Property		Remove	Foundation Excavation
34	Pear species	*Pyrus spp.*	11	G	G	G	2	2.4	Subject Property		Remove	Foundation Excavation
35	Pear species	*Pyrus spp.*	52	FG	FG	FG	5	3.6	Subject Property	Branch wound with heart rot	Remove	Foundation Excavation
36	Basswood	*Tilia americana*	29, 24	F	F	F	4	2.4	Neighbouring	Union at ground, 20 crown dieback	Preserve	
37	Basswood	*Tilia americana*	36	G	FG	FG	5	2.4	Neighbouring	10% crown dieback	Preserve	
38	Basswood	*Tilia americana*	21, 36, 26	F	FG	G	5	2.4	Subject Property	Union at ground with included bark	Preserve	
39	Basswood	*Tilia americana*	26	G	G	G	3	2.4	Boundary		Preserve	
40	Basswood	*Tilia americana*	18, 18, 13	F	FG	G	3	2.4	Neighbouring	Union at ground	Preserve	
41	Black Walnut	*Juglans nigra*	24	G	F	F	3	2.4	Neighbouring	20% crown dieback	Preserve	
42	Basswood	*Tilia americana*	28, 16	F	F	F	3	2.4	Neighbouring	Union at ground, seam, broken branches, understorey	Preserve	
43	Basswood	*Tilia americana*	30	FG	G	G	4	2.4	Subject Property	Lean east	Preserve	
44	Eastern Cottonwood	*Populus deltoides*	31	G	G	G	5	2.4	Subject Property		Preserve	
45	Eastern Cottonwood	*Populus deltoides*	53	G	G	G	6	3.6	Subject Property		Preserve	
46	Basswood	*Tilia americana*	24, 17	P	F	F	4	2.4	Subject Property	Union at ground, canker, understorey	Preserve	
47	Basswood	*Tilia americana*	28	F	F	F	3	2.4	Subject Property	Understorey - sparse crown	Preserve	
48	Pin Oak	*Quercus palustris*	~28	G	G	G	4	2.4	Neighbouring		Preserve	
49	Eastern Cottonwood	*Populus deltoides*	41	G	G	G	6	3.0	Boundary		Preserve	
50	Silver Maple	*Acer saccharinum*	~25	G	G	G	5	2.4	Neighbouring		Preserve	
51	Pin Oak	*Quercus palustris*	~20	G	G	G	4	2.4	Neighbouring		Preserve	
52	Pin Oak	*Quercus palustris*	~11	G	G	G	3	2.4	Neighbouring		Preserve	
53	Silver Maple	*Acer saccharinum*	~11	G	G	G	2	2.4	Neighbouring		Preserve	
54	Silver Maple	*Acer saccharinum*	~31	G	G	G	4	2.4	Neighbouring		Preserve	
55	Silver Maple	*Acer saccharinum*	~31	G	G	G	4	2.4	Neighbouring		Preserve	
56	Silver Maple	*Acer saccharinum*	~10	G	G	G	2	2.4	Neighbouring		Preserve	
57	Silver Maple	*Acer saccharinum*	~12	G	G	G	2	2.4	Neighbouring		Preserve	
58	Silver Maple	*Acer saccharinum*	~14	G	G	G	3	2.4	Neighbouring		Preserve	
59	Silver Maple	*Acer saccharinum*	~17	G	G	G	3	2.4	Neighbouring		Preserve	
60	Silver Maple	*Acer saccharinum*	~17	G	G	G	3	2.4	Neighbouring		Preserve	

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	mTPZ	Location	Comments	Action	Reason
61	Silver Maple	*Acer saccharinum*	~13	G	G	G	3	2.4	Neighbouring		Preserve	
62	Silver Maple	*Acer saccharinum*	~17	G	G	G	3	2.4	Neighbouring		Preserve	
63	Silver Maple	*Acer saccharinum*	~16	G	G	G	3	2.4	Neighbouring		Preserve	
64	White Elm	*Ulmus americana*	39	G	FG	FG	5	2.4	Subject Property		Remove	Grading
65	White Spruce	*Picea glauca*	25	G	P	P	3	2.4	Subject Property	40% crown dieback	Remove	Grading
66	White Spruce	*Picea glauca*	21	G	FG	FG	3	2.4	Subject Property	10% crown dieback	Remove	Grading
67	White Spruce	*Picea glauca*	27	G	FG	FG	3	2.4	Subject Property	10% crown dieback	Remove	Asphalt Parking
68	White Pine	*Pinus strobus*	41	G	G	G	6	3.0	Subject Property		Remove	Asphalt Parking
69	White Pine	*Pinus strobus*	46	G	G	G	7	3.0	Subject Property		Remove	Asphalt Parking
70	White Spruce	*Picea glauca*	31	G	G	G	4	2.4	Subject Property		Remove	Asphalt Parking
71	Pear species	*Pyrus spp.*	17, 17	FG	F	F	3	2.4	Subject Property	Union at ground, 20% crown dieback	Remove	Asphalt Parking
72	Apple species	*Malus spp.*	23, 17	FG	G	G	4	2.4	Subject Property	Union at 0.6 m	Remove	Asphalt Parking
73	Silver Maple	*Acer saccharinum*	94	G	F	F	13	6.0	Subject Property	Sparse crown	Remove	Asphalt Parking
74	Apple species	*Malus spp.*	11, 9	FG	G	G	3	2.4	Subject Property	Union at 0.4 m	Remove	Asphalt Parking
75	Apple species	*Malus spp.*	13	FG	G	G	3	2.4	Subject Property	Pruning wounds	Remove	Asphalt Parking
76	Norway Spruce	*Picea abies*	51	G	G	G	6	3.6	Subject Property		Remove	Asphalt Parking
77	Norway Spruce	*Picea abies*	24	G	G	G	5	2.4	Subject Property		Remove	Asphalt Parking
78	Norway Spruce	*Picea abies*	36	G	G	G	5	2.4	Subject Property		Remove	Asphalt Parking
79	Norway Spruce	*Picea abies*	27	G	G	G	5	2.4	Subject Property	Girdling root	Remove	Asphalt Parking
80	Norway Spruce	*Picea abies*	34	G	G	G	5	2.4	Subject Property	Girdling root	Remove	Asphalt Parking
81	Norway Spruce	*Picea abies*	11	G	G	G	2	2.4	Subject Property		Remove	Asphalt Parking
82	Norway Spruce	*Picea abies*	31	G	G	G	5	2.4	Subject Property		Remove	Asphalt Parking
83	Norway Spruce	*Picea abies*	17	G	G	G	5	2.4	Subject Property		Remove	Asphalt Parking
84	Norway Spruce	*Picea abies*	33	P	F	F	5	2.4	Subject Property	Root plate failure - tree leaning east	Remove	Asphalt Parking
85	Silver Maple	*Acer saccharinum*	44	G	G	G	7	3.0	Subject Property		Remove	Asphalt Parking
86	Silver Maple	*Acer saccharinum*	42	G	F	F	6	3.0	Subject Property	Sparse crown	Remove	Asphalt Parking
87	Norway Spruce	*Picea abies*	23, 9	FG	G	G	4	2.4	Subject Property	Union at ground	Remove	Asphalt Parking
88	Norway Spruce	*Picea abies*	34	G	G	G	4	2.4	Subject Property		Remove	Asphalt Parking
89	Norway Spruce	*Picea abies*	31	G	G	G	3	2.4	Subject Property		Remove	Asphalt Parking
90	White Spruce	*Picea glauca*	23	G	G	G	2	2.4	Subject Property		Remove	Asphalt Parking
91	Norway Spruce	*Picea abies*	27	G	G	G	4	2.4	Subject Property		Remove	Asphalt Parking
92	Norway Spruce	*Picea abies*	41	G	G	G	5	3.0	Subject Property		Remove	Asphalt Parking
93	Norway Spruce	*Picea abies*	22	G	G	G	4	2.4	Subject Property		Remove	Asphalt Parking

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	mTPZ	Location	Comments	Action	Reason
94	Norway Spruce	*Picea abies*	29	G	G	G	5	2.4	Subject Property		Remove	Asphalt Parking
95	Norway Spruce	*Picea abies*	27	G	G	G	5	2.4	Subject Property		Remove	Asphalt Parking
96	Norway Spruce	*Picea abies*	33	G	G	G	5	2.4	Subject Property		Remove	Asphalt Parking
97	Norway Spruce	*Picea abies*	21	G	G	G	5	2.4	Subject Property	Girdling root	Remove	Asphalt Parking
98	Norway Spruce	*Picea abies*	37	G	G	G	5	2.4	Subject Property		Remove	Asphalt Parking
99	Norway Spruce	*Picea abies*	29	G	G	G	5	2.4	Subject Property		Remove	Asphalt Parking
100	Norway Spruce	*Picea abies*	34	G	G	G	5	2.4	Subject Property		Remove	Asphalt Parking
101	Norway Spruce	*Picea abies*	31	G	FG	G	4	2.4	Subject Property		Remove	Asphalt Parking
102	Norway Spruce	*Picea abies*	31	G	FG	G	5	2.4	Subject Property		Remove	Asphalt Parking
103	White Spruce	*Picea glauca*	18	FG	G	G	3	2.4	Subject Property	Stem wound	Remove	Asphalt Parking
104	White Spruce	*Picea glauca*	11	FG	G		2	2.4	Subject Property	Stem wound	Remove	Asphalt Parking
105	Black Walnut	*Juglans nigra*	31	G	G	G	4	2.4	Subject Property		Remove	Asphalt Parking
106	Silver Maple	*Acer saccharinum*	78	G	G	G	9	4.8	Subject Property	Vertical scaffold limb	Remove	Asphalt Parking
107	Silver Maple	*Acer saccharinum*	61	FG	FG	FG	6	4.2	Subject Property	Union at 1.8 m, sparse crown	Remove	Asphalt Parking
108	Silver Maple	*Acer saccharinum*	66	F	FG	G	8	4.2	Subject Property	Union at 2 m, stem wound at flare	Remove	Asphalt Parking
109	Silver Maple	*Acer saccharinum*	83	FG	G	G	7	5.4	Subject Property	Union at 3 m	Remove	Asphalt Parking

Legend		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
Con.	Overall Condition	(G, F, P)
DL	Dripline	(m)
mTPZ	Minimum Tree Preservation Zone	(m)
G	Good	
F	Fair	
P	Poor	
EAB	emerald ash borer	
~	Estimate	