



1176 Crumlin Sideroad

Tree Preservation Report

Project Location:

1176 Crumlin Sideroad, London, ON

Prepared for:

Peter Drankowsky
367 Edgeworth Avenue
London, ON N5W 5C3

Prepared by:

MTE Consultants Inc.
123 St. George Street
London, ON N6A 3A1

February 9, 2023

MTE File No.: 51594-100





Contents

1.0	Introduction	1
2.0	Criteria.....	1
3.0	Tree Inventory	2
4.0	Development Proposal	5
5.0	Tree Protection Measures	5
5.1	Standard Protection Measures.....	5
5.2	Tree Removals.....	5
5.3	Pruning	5
5.4	Excavations	5
6.0	Conclusions and Recommendations	5

Figures

Figure 1.0 – Site Location	1
----------------------------------	---

Tables

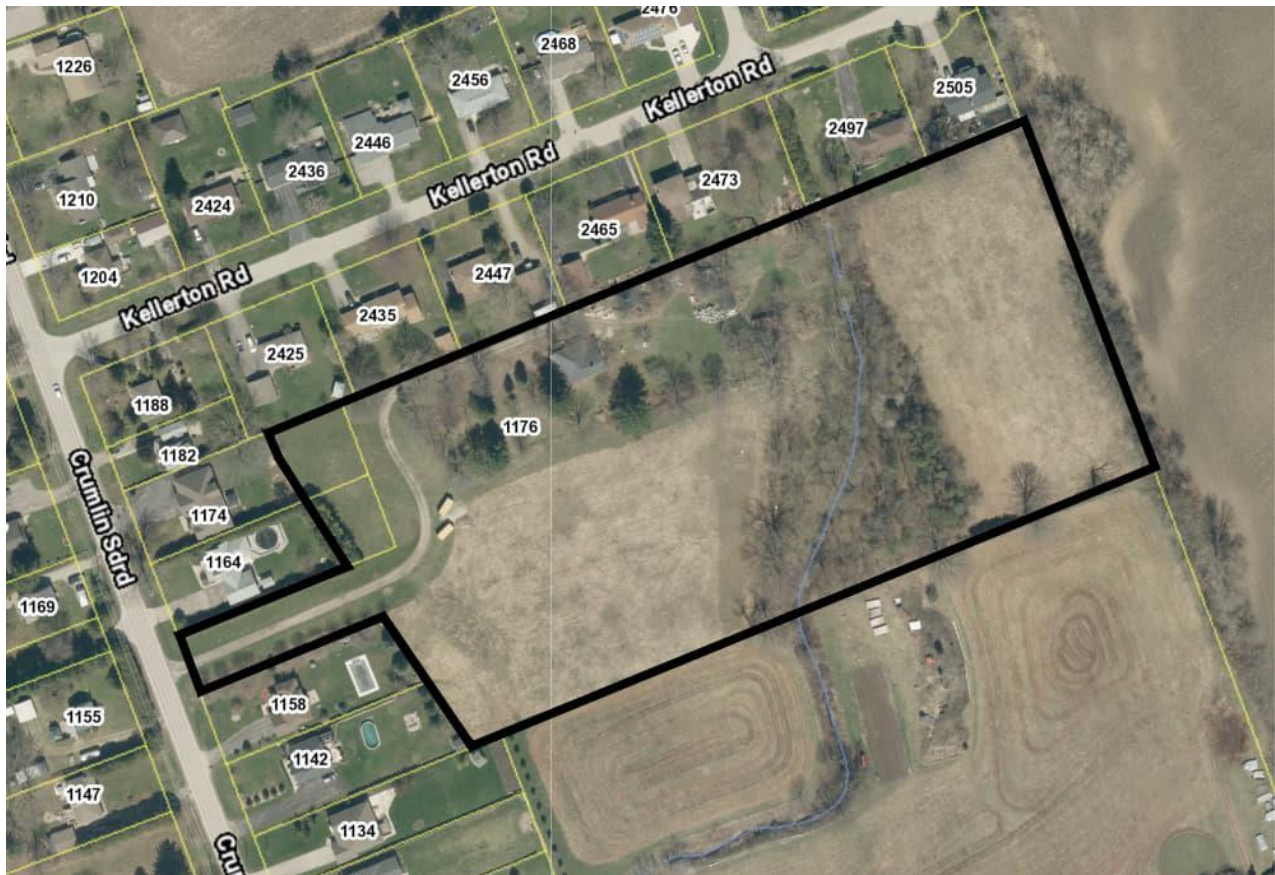
Table 3.1 - Tree Inventory	3
----------------------------------	---

1.0 Introduction

MTE Consultants Inc. (MTE) was retained by Peter Drankowsky to complete the Tree Assessment Report for the proposed property severance at 1176 Crumlin Sideroad in London, ON [Figure 1.0].

The area of study and tree assessment details for the site are illustrated on the enclosed MTE drawing: Tree Inventory Plan TP1.1.

Figure 1.0 – Site Location



2.0 Criteria

This Tree Assessment Report has been prepared as a requirement for the Zoning By-Law Amendment approval process for the severance of the lot at 1176 Crumlin Sideroad into three parcels.

This report is intended to identify tree ownership within 3m of the site boundaries to anticipate potential impacts to off-site or boundary trees. In addition, the entire site was investigated for the presence of tree species protected under the *Endangered Species Act, 2007*. The area of study for this report is shown on drawing TP1.1. The scope of this report was confirmed with the City of London prior to conducting field investigations.

3.0 Tree Inventory

On August 4, 2022 all trees $\geq 10\text{cm}$ DBH and within 3m of the existing and proposed property lines were tagged and inventoried. The 30 inventoried trees were surveyed by AGM Surveyors at a later date. No shrubs were found.

No tree species protected under the *Endangered Species Act* are present on the property based on the field assessment. Aside from Tree 16, a cedar (*Thuja occidentalis*) hedge of about 60 individual trees, the most dominant live species surveyed is Norway Maple (*Acer platanoides*) (11). Other species inventoried include Manitoba Maple (*Acer negundo*) (2), Sugar Maple (*Acer saccharum*) (3), Black Walnut (*Juglans nigra*) (1), Blue Spruce (*Picea pungens*) (2), Ornamental Pear (*Pyrus calleryana*) (2), White Willow (*Salix alba*) (3), Emerald Cedar (*Thuja occidentalis* 'Smaragd') (2) and Siberian Elm (*Ulmus pumilia*) (3).

Trees 9, 10, 11 and 12 are boundary trees as defined by the Forestry Act:

(2) Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands. 1998, c. 18, Sched. I, s. 21

Boundary trees are protected by the Forestry Act:

(3) Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the landowners is guilty of an offence under this Act. 1998, c. 18, Sched. I, s. 21.

Table 3.1, below, summarizes the information collected for the boundary trees inventory. Metrics include species, height (ht.), canopy radius, health, tree structure, and other noted characteristics. Health was scored on a scale of 1 (healthy) to 6 (dead) based on percent (%) of live canopy. The assessment of structure was based on each tree's trunk, limb, and branch condition (ex: lean, asymmetry, poor development) and measured on a scale of 1 (excellent structure) to 5 (poor structure). A detailed outline of the health and structure metrics used is provided in Table 3.2.

Table 3.1 - Tree Inventory

Tree No.	DBH (cm)	Common Name	Botanical Name	Ht. (m)	Canopy (m)	Health	Struct.	Notes	Recommendation
1	90	WHITE WILLOW	<i>Salix alba</i>	16	8	3	4	ONE SIDED TO WEST	REMOVE
2	85	WHITE WILLOW	<i>Salix alba</i>	15	7	3	4	HALF BROKEN, ROTTEN, LOTS OF SUCKERS	REMOVE
3	100	WHITE WILLOW	<i>Salix alba</i>	14	7	3	4	HALF BROKEN, ROTTEN, LOTS OF SUCKERS	REMOVE
4	21	MANITOBA MAPLE	<i>Acer negundo</i>	12	6	3	5	POOR FORM	PRESERVE
5	45	SIBERIAN ELM	<i>Ulmus pumilia</i>	15	6	2	2	ADJACENT LAND	PRESERVE
6	30	SIBERIAN ELM	<i>Ulmus pumilia</i>	15	6	2	2	ADJACENT LAND	PRESERVE
7	10	EMERALD CEDAR	<i>Thuja occidentalis</i>	4	1	1	1	ADJACENT LAND	PRESERVE
8	10	EMERALD CEDAR	<i>Thuja occidentalis</i>	3	1	1	1	ADJACENT LAND	PRESERVE
9	91	SUGAR MAPLE	<i>Acer saccharum</i>	20	7	1	2	HABITAT TREE GOOD HEALTH, FEW CAVITIES	PRESERVE-BOUNDARY TREE
10	80	SUGAR MAPLE	<i>Acer saccharum</i>	20	6	2	4	SOME CONCERNS WITH ROT ON EAST	REMOVE-BOUNDARY TREE
11	100	SIBERIAN ELM	<i>Ulmus pumilia</i>	20	9	2	5	MAJOR INTERNAL ROT	REMOVE-BOUNDARY TREE
12	110	NORWAY MAPLE	<i>Acer platanoides</i>	22	11	1	3	3 STEMS GROWN TOGETHER, LOTS OF INCLUDED BARK	PRESERVE-BOUNDARY TREE
13	17	ORNAMENTAL PEAR	<i>Pyrus calleryana</i>	10	3	1	3	BAD PRUNING SCARS - ADJACENT	PRESERVE
14	15	ORNAMENTAL PEAR	<i>Pyrus calleryana</i>	9	2	1	3	BAD PRUNING SCARS - ADJACENT	PRESERVE
15	17	MANITOBA MAPLE	<i>Acer negundo</i>	9	3	3	4	POOR QUALITY TREE, WILL DAMAGE FENCE IN FUTURE	REMOVE-MAINTENANCE
16		WHITE CEDAR	<i>Thuja occidentalis</i>	18	5	1	2	60 PLANTS HEDGEROW W/ 4 WHITE PINE (20-25CM DBH), 4 NORWAY SPRUCE (20-25 CM DBH) - ADJACENT	PRESERVE
17	30	SUGAR MAPLE	<i>Acer saccharum</i>	14	5	1	1	ADJACENT	PRESERVE
18	15	NORWAY MAPLE	<i>Acer platanoides</i>	13	5	1	3	5 STEMS, ADJACENT LANDS	PRESERVE
19	11 TO 35	NORWAY MAPLE	<i>Acer platanoides</i>	13	5	2	4	POORLY FORMED CLUMP 5 STEMS ADJACENT	PRESERVE
20	20	NORWAY MAPLE	<i>Acer platanoides</i>	8	3	3	5	MAJOR SUNSCALD ADJACENT	PRESERVE
21	20	BLUE SPRUCE	<i>Picea pungens</i>	8	3	2	2	GOOD FORM	PRESERVE

Tree No.	DBH (cm)	Common Name	Botanical Name	Ht. (m)	Canopy (m)	Health	Struct.	Notes	Recommendation
22	25	NORWAY MAPLE	<i>Acer platanoides</i>	13	4	2	2	BEHIND FENCE	PRESERVE
23	25	NORWAY MAPLE	<i>Acer platanoides</i>	13	3	2	2	BEHIND FENCE	PRESERVE
24	25	NORWAY MAPLE	<i>Acer platanoides</i>	12	4	2	2	BEHIND FENCE	PRESERVE
25	20	NORWAY MAPLE	<i>Acer platanoides</i>	13	3	2	2	BEHIND FENCE	PRESERVE
26	25	NORWAY MAPLE	<i>Acer platanoides</i>	14	2	6	2	DEAD	PRESERVE
27	25	NORWAY MAPLE	<i>Acer platanoides</i>	13	3	4	2	MOSTLY DEAD, STRESSED FROM RECENT POOL INSTALL	PRESERVE
28	18	NORWAY MAPLE	<i>Acer platanoides</i>	13	2	3	1	BEHIND FENCE	PRESERVE
29	20	BLUE SPRUCE	<i>Picea pungens</i>	16	3	3	1	CYTOSPORA CANKER, MILD	PRESERVE
30	20	BLACK WALNUT	<i>Juglans nigra</i>	8	4	1	1	NO PROBLEMS	PRESERVE

Table 3.2 – Tree Inventory Metrics

Metric	Scale	Meaning
Health	1	0-10% canopy decline
	2	11-30% canopy decline
	3	31-50% canopy decline
	4	51-70% canopy decline
	5	71-90% canopy decline
	6	Moribund or dead
Structure	1	Excellent structure
	2	Good structure
	3	Fair structure
	4	Marginal structure
	5	Poor structure

4.0 Development Proposal

The proponent is proposing the severance of the existing Legal Parcel into three Parcels. There are no details for any proposed new buildings on the lots at this time. No tree removals are required to finalize the severance.

However, six of the inventoried trees are exhibiting features which make them candidates for removal at the owner's discretion.

Trees 1, 2 and 3 are overmature White Willow with a history of large limb failure which impacts the neighbour's property. These trees should be felled but the root balls should be left to regrow so they can continue to provide habitat and soil stabilization.

Tree 10 is a large Sugar Maple that has exposed, decaying, heartwood on the east side of the trunk. Potential trunk failure is a concern.

Tree 11 is a large Siberian Elm exhibiting major internal rot that is weakening the structure of the tree. Potential trunk failure is a concern.

Tree 15 is a small Manitoba Maple growing at the base of the property fence on the north-west side of the property. This tree should be removed to prevent future damage to the fence.

5.0 Tree Protection Measures

5.1 Standard Protection Measures

Currently there is no plan for construction. Tree Protection Fencing is not required at this time.

Tree tags shall be removed from all trees to remain.

5.2 Tree Removals

Trees to be removed which have branches extending into the canopies of trees to remain should be removed by a qualified arborist. The arborist shall remove trees in such a way as to not injure remaining trees.

In order to comply with the Migratory Birds Convention Act, tree removals should not occur within the migratory bird breeding season (April 9-August 16 for Canada Nesting Zone C2) without prior clearance from a qualified biologist.

5.3 Pruning

All pruning (if applicable) shall be completed by a qualified arborist.

Pruning cuts greater than 10cm, except for dead wood, shall be avoided.

5.4 Excavations

No excavations are planned at this time.

6.0 Conclusions and Recommendations

Based on the proposed development plan, it is concluded that:

- i. no trees require removal to facilitate the severance; and
- ii. all inventoried trees could be preserved; and

iii. no tree preservation measures are necessary at this time.

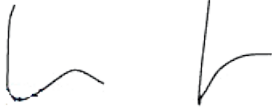
It is recommended that:

iv. six trees should be considered for removal as a preventative/maintenance measure: and

v. adjacent landowners be contacted prior to damaging any boundary trees.

All of which is respectfully submitted,

MTE Consultants Inc.

Handwritten signature of Will Huys in black ink.

Will Huys

ISA Certified Arborist ON-1183A

519-204-6510 ext. 2246

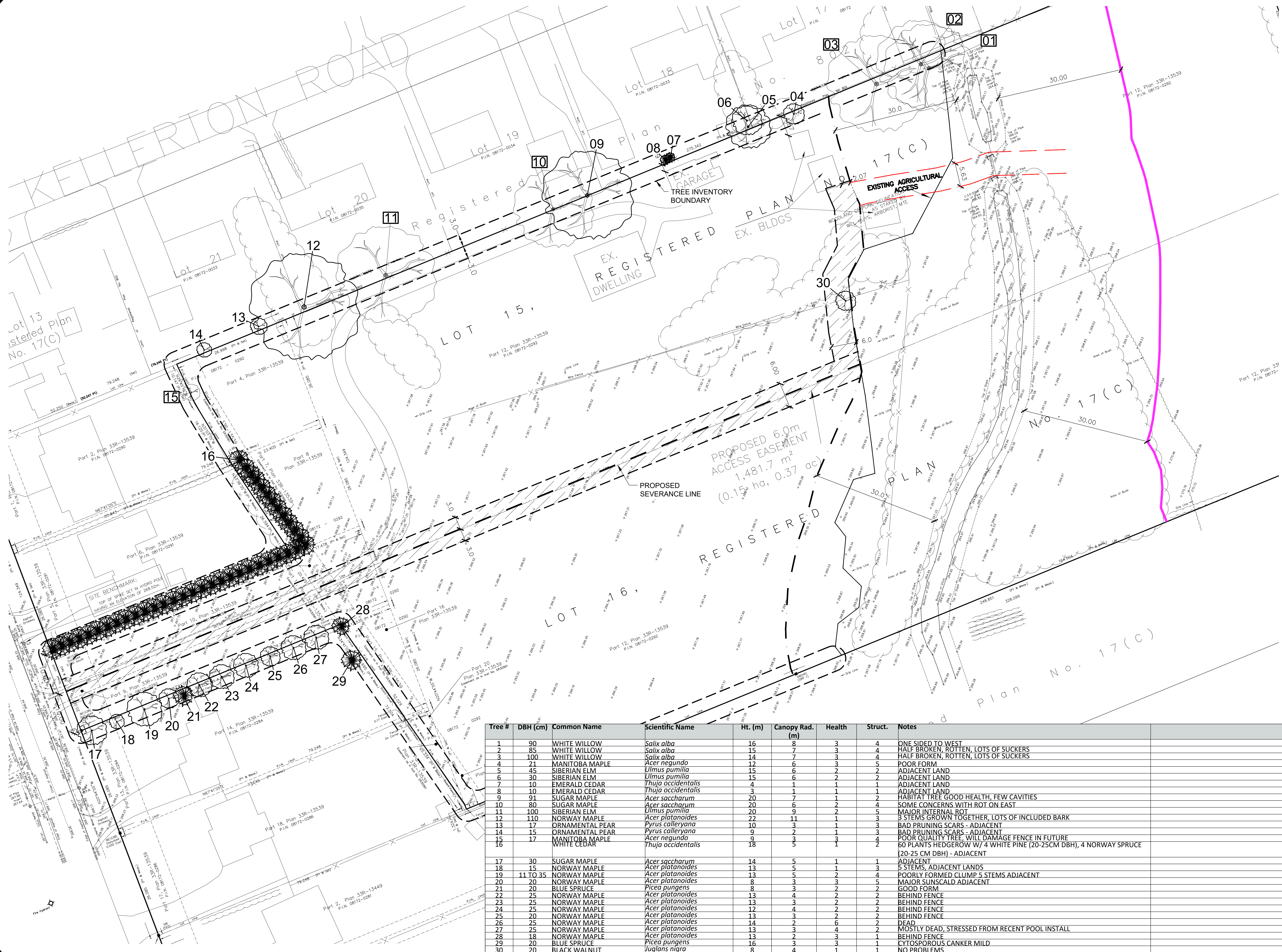
whuys@mte85.com

WLH:sdm

\\mte85.local\mte\Proj_Mgmt\51594\100\05-Reports\Tree Preservation\51594-100_Tree Report_09-FEB-2023_final.docx

Figures

P:\P\51594\100 TREE PRESERVATION PLAN DRAFT February 9, 2023 - 12:10:40 PM - Plotted By: Will Huys



SITE BENCHMARK 1 ELEV. = 268.52m
TOP OF A SPIKE SET IN THE HYDRO POLE LOCATED ON THE EAST SIDE OF CRUMLIN ROAD IN FRONT OF THE SITE

PRELIMINARY SURVEY INFORMATION PROVIDED BY ARCHBOLD, GRAY AND MCKAY LTD., 2022

NOTE TO CONTRACTOR :
DO NOT SCALE DRAWINGS.
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO MTE CONSULTANTS BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS REMAIN THE PROPERTY OF MTE CONSULTANTS INC AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT WRITTEN PERMISSION.
THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT MTE CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION.
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY MTE CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

LEGEND

- EXISTING TREE TO PRESERVE
- EXISTING TREE TO REMOVE
- PROPERTY LIMITS

8.			
7.			
6.			
5.			
4.			
3.			
2.			
1.			
No.	REVISION	BY	DATE



CLIENT
PETER DRANKOWSKY

PROJECT
1176 CRUMLIN SIDEROAD

DRAWING
TREE INVENTORY PLAN

Project Manager	MAC	Project No.	
Design By	WLH	Checked By	ACL
Drawn By	WLH	Drawing No.	TP1.1
Surveyed By	AGM	Date	11/24/2022
Scale	1:400	Sheet	1 of 1

Tree #	DBH (cm)	Common Name	Scientific Name	Ht. (m)	Canopy Rad. (m)	Health	Struct.	Notes
1	90	WHITE WILLOW	<i>Salix alba</i>	16	8	3	4	ONE SIDED TO WEST
2	85	WHITE WILLOW	<i>Salix alba</i>	15	7	3	4	HALF BROKEN, ROTTEN, LOTS OF SUCKERS
3	100	WHITE WILLOW	<i>Salix alba</i>	14	7	3	4	HALF BROKEN, ROTTEN, LOTS OF SUCKERS
4	21	MANITоба MAPLE	<i>Acer negundo</i>	12	6	2	5	POOR FORM
5	45	SIBERIAN ELM	<i>Ulmus pumila</i>	15	6	2	2	ADJACENT LAND
6	30	SIBERIAN ELM	<i>Ulmus pumila</i>	15	6	2	2	ADJACENT LAND
7	10	EMERALD CEDAR	<i>Thuja occidentalis</i>	4	1	1	1	ADJACENT LAND
8	10	EMERALD CEDAR	<i>Thuja occidentalis</i>	3	1	1	1	ADJACENT LAND
9	91	SUGAR MAPLE	<i>Acer saccharum</i>	20	7	1	2	HABITAT TREE GOOD HEALTH, FEW CAVITIES
10	80	SUGAR MAPLE	<i>Acer saccharum</i>	20	6	2	4	SOME CONCERNS WITH ROT ON EAST
11	100	SIBERIAN ELM	<i>Ulmus pumila</i>	20	9	2	5	MAJOR INTERNAL ROT
12	110	NORWAY MAPLE	<i>Acer platanoides</i>	22	11	1	3	3 STEMS GROWN TOGETHER, LOTS OF INCLUDED BARK
13	17	ORNAMENTAL PEAR	<i>Pyrus calleryana</i>	10	3	1	3	BAD PRUNING SCARS - ADJACENT
14	15	ORNAMENTAL PEAR	<i>Pyrus calleryana</i>	9	2	1	3	BAD PRUNING SCARS - ADJACENT
15	17	MANITоба MAPLE	<i>Acer negundo</i>	9	3	3	4	POOR QUALITY TREE, WILL DAMAGE FENCE IN FUTURE
16		WHITE CEDAR	<i>Thuja occidentalis</i>	18	5	1	2	60 PLANTS HEDGEROW W/ 4 WHITE PINE (20-25CM DBH), 4 NORWAY SPRUCE (20-25 CM DBH) - ADJACENT
17	30	SUGAR MAPLE	<i>Acer saccharum</i>	14	5	1	1	ADJACENT
18	15	NORWAY MAPLE	<i>Acer platanoides</i>	13	5	1	3	5 STEMS, ADJACENT LANDS
19	11 TO 35	NORWAY MAPLE	<i>Acer platanoides</i>	13	5	2	4	POORLY FORMED CLUMP 5 STEMS ADJACENT
20	20	NORWAY MAPLE	<i>Acer platanoides</i>	8	3	3	5	MAJOR SUNSCALD ADJACENT
21	20	BLUE SPRUCE	<i>Picea pungens</i>	8	3	2	2	GOOD FORM
22	25	NORWAY MAPLE	<i>Acer platanoides</i>	13	4	2	2	BEHIND FENCE
23	25	NORWAY MAPLE	<i>Acer platanoides</i>	13	3	2	2	BEHIND FENCE
24	25	NORWAY MAPLE	<i>Acer platanoides</i>	12	4	2	2	BEHIND FENCE
25	20	NORWAY MAPLE	<i>Acer platanoides</i>	13	3	2	2	BEHIND FENCE
26	25	NORWAY MAPLE	<i>Acer platanoides</i>	14	2	6	2	DEAD
27	25	NORWAY MAPLE	<i>Acer platanoides</i>	13	3	4	2	MOSTLY DEAD, STRESSED FROM RECENT POOL INSTALL
28	18	NORWAY MAPLE	<i>Acer platanoides</i>	13	2	3	1	BEHIND FENCE
29	20	BLUE SPRUCE	<i>Picea pungens</i>	16	3	3	1	CYTOSPOROUS CANCKER MILD
30	20	BLACK WALNUT	<i>Juglans nigra</i>	8	4	1	1	NO PROBLEMS