

# JACKSON ARBORICULTURE INC.

*CONSULTING AND GIS ANALYSIS*  
118 Pleasant Ridge Road, Brantford ON, N3R 0B8  
905-512-6303, [jeremy@jacksonarbor.ca](mailto:jeremy@jacksonarbor.ca)

## Tree Inventory and Preservation Plan Report

Subject Property:

**6645, 6655, 6665 McLeod Road**  
Niagara Falls, ON

Prepared For:

**McLeod Development Inc.**  
39 Larkin Avenue  
Nobleton, ON L7B 0N9

Prepared By:

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

26 August 2024

Jackson Arboriculture Inc. Project No. 519

## 1.0 Introduction

Jackson Arboriculture Inc. was retained by McLeod Developments Inc. to complete a Tree Inventory and Preservation Plan report for a property situated at 6645, 6655, 6665 McLeod Road in the City Niagara Falls, Ontario, hereby referred to as the subject property. It is understood that an application will be filed with the City for the construction of a residential development.

The following study has been completed in accordance with the City of Niagara Falls Site Plan Guidelines.

## 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 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 and the site plan were then overlaid and a tree preservation analysis was completed to determine the impacts to the trees included in the inventory.

### 2.1 Tree Inventory

A site visit was conducted on the 23<sup>rd</sup> of August 2024 to complete the tree inventory. All trees 10 cm in diameter and larger situated on subject property, on neighbouring property within 6 m and trees 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 (Sheet 1).
- **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.
- **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.

The trees included in the inventory are identified with numbers 1-37. Trees were located using the topographic survey provided and a tablet computer with a GPS receiver.

## **2.2 Impact Assessment**

A tree preservation analysis was completed on each tree included in the 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 and branches conflict with machinery during pre-grading and construction.

During the tree preservation analysis the distance of dripline was used to assess the impacts to the trees included in the tree inventory. Where considerable encroachment is required within the dripline tree removal may be required.

## **3.0 Existing Conditions**

The subject property is currently occupied by three detached residential dwellings, manicured lawn and amenity areas.

## **4.0 Tree Inventory Results**

The results of the tree inventory indicate that a total of 37 trees reside on subject property, on neighbouring property within 6 m and within the road allowance. The trees included in the inventory appear to be comprised of landscape plantings and naturally occurring trees.

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

## **5.0 Proposed Development**

The proposed development includes the demolition of the existing dwellings on site and the construction of a 42-unit town house complex and asphalt parking. Access to the development is proposed from McLeod Road.

## **6.0 Discussion**

The following sections discuss the tree removal requirements, the tree preservation opportunities and the tree preservation recommendations based on the results of the impact assessment.

### **6.1 Tree Removal**

The removal of Trees 4-12 and 15-37 will be required to accommodate the proposed development.

Trees 4, 15, 16, 19, 26, 27, 28, 30 and 32-37 appear to reside on the property boundary or fully on neighbouring property. Permission from the respective property owner will be required prior to removal as per the Forestry Act, R.S.O. 1990.

## **6.2 Tree Preservation**

The preservation of Trees 1-3, 13 and 14 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 tree roots are not damaged.

Encroachment within the dripline of Trees 1, 2, 3 and 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 systems are not damaged.

Tree protection fence must be installed at the dripline unless noted otherwise in this report and on Sheet 1. Refer to Sheet 1 for the prescribed tree protection fence locations, the tree protection fence detail and additional tree protection plan notes.

## **6.3 Tree Preservation Recommendations**

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

- Tree protection fence must be installed at the locations outlined on Sheet 1 prior to the commencement of demolition, unless noted otherwise in this report and on Sheet 1.
- 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 1 as a tree preservation zone (TPZ) is allowed at anytime during construction unless noted otherwise in this report and on Sheet 1.
- No storage of machinery, construction debris, materials, waste or any other items is allowed within a TPZ.
- Any tree branches and roots that conflict with the 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 McLeod Developments Inc. to complete a Tree Inventory and Preservation Plan report for a property situated at 6645, 6655, 6665 McLeod Road in the City Niagara Falls, 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 37 trees situated on subject property, in the road allowance and on neighbouring property within 6 m. The results of the impact assessment indicate that the removal of 32 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 or group of trees or their component parts in all 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: 6645, 6655, 6665 McLeod Rd, Niagara Falls

Date: 23 Aug. 2024

Surveyors: JJJ

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	Location	Comments	Action
1	Eastern Cottonwood	<i>Populus deltoides</i>	~61	G	G	G	6	Neighbouring		Preserve
2	Eastern Cottonwood	<i>Populus deltoides</i>	~35	G	G	G	6	Neighbouring	Light bow northeast	Preserve
3	Eastern Cottonwood	<i>Populus deltoides</i>	~28	G	G	G	5	Neighbouring	Light bow northeast	Preserve
4	English Walnut	<i>Juglans regia</i>	23	G	F	F	4	Boundary	20% crown dieback, understory	Remove
5	Norway Maple	<i>Acer platanoides</i>	39	F	G	G	5	Subject Property	Union at 2 m	Remove
6	Silver Maple	<i>Acer saccharinum</i>	102	F	FG	G	10	Subject Property	Union at 2 m	Remove
7	Manitoba Maple	<i>Acer negundo</i>	13, 12	FG	G	G	3	Subject Property	Union at 1 m	Remove
8	Black Walnut	<i>Juglans nigra</i>	13	G	G	G	3	Subject Property		Remove
9	Norway Maple	<i>Acer platanoides</i>	15, 8	FG	G	G	3	Subject Property	Union at ground	Remove
10	Honey Locust cultivar	<i>Gleditsia triacanthos</i> var. 'inermis'	13, 11, 17, 17, 17	F	FG	G	4	Subject Property	Union at ground	Remove
11	Norway Maple	<i>Acer platanoides</i>	64	F	FG	FG	8	Subject Property	Union at 1.6 m, diameter measured at 1 m due to union, 10% crown dieback, stem wound	Remove
12	Norway Maple	<i>Acer platanoides</i>	44	PF	FG	FG	7	Subject Property	Separating union at 1.2 m, diameter measured at 0.5 m due to union, understory	Remove
13	Pussy Willow	<i>Salix discolor</i>	63	F	F	FG	5	Boundary	Unions at 1 and 1.6 m, diameter measured at 0.5 m due to union	Preserve
14	Apple species	<i>Malus spp.</i>	~31	F	FG	F	4	Neighbouring	Union at 1.5 m, heavy vine competition	Preserve
15	Silver Maple	<i>Acer saccharinum</i>	106	F	FG	G	12	Boundary	Union at 3 m	Remove
16	Silver Maple	<i>Acer saccharinum</i>	61, 48	F	FG	G	9	Neighbouring	Union at ground with fused stems, included bark	Remove
17	White Mulberry	<i>Morus alba</i>	36	FG	G	G	5	Subject Property	Pruning wound	Remove
18	Pear species	<i>Pyrus spp.</i>	27, 17	F	FG	G	3	Subject Property	Union at 1.3 m	Remove
19	Silver Maple	<i>Acer saccharinum</i>	41, 29	F	FG	G	6	Boundary	Union at 1.2 m	Remove
20	Sweet Cherry	<i>Prunus avium</i>	11, 10, 5	FG	G	G	3	Subject Property	Union at 1 m, sweep	Remove
21	Pear species	<i>Pyrus spp.</i>	12	F	P	P	3	Subject Property	Pruning wounds, 50% crown dieback	Remove
22	Sweet Cherry	<i>Prunus avium</i>	36, 38	F	F	F	4	Subject Property	Union at 1 m with included bark, topped at 3 m	Remove
23	Sweet Cherry	<i>Prunus avium</i>	36	PF	F	FG	4	Subject Property	Union at 1.4 m, heavy stem wound with cavity and heart rot, lean west	Remove
24	Apple species	<i>Malus spp.</i>	26	G	G	G	4	Subject Property		Remove
25	Pear species	<i>Pyrus spp.</i>	20	F	G	G	2	Subject Property	Small cavities	Remove
26	Silver Maple	<i>Acer saccharinum</i>	102	FG	FG	FG	9	Boundary	Union at 1.5 m, diameter measured at 0.5 m due to union	Remove
27	Silver Maple	<i>Acer saccharinum</i>	22	FG	F	F	4	Boundary	Light natural branch cavities with heart rot, light bow west - understory	Remove
28	Silver Maple	<i>Acer saccharinum</i>	~35, 35	F	FG	FG	7	Neighbouring	Union at 0.6 m, understory, small lesions on stem	Remove

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	Location	Comments	Action
29	Green Ash	<i>Fraxinus pennsylvanica</i>	28	G	G	G	5	Subject Property		Remove
30	Norway Maple	<i>Acer platanoides</i>	18	FG	G	G	4	Boundary	Included wire fence	Remove
31	Black Walnut	<i>Juglans nigra</i>	27	G	G	G	5	Subject Property		Remove
32	Norway Maple	<i>Acer platanoides</i>	20	G	G	G	3	Boundary		Remove
33	Norway Maple	<i>Acer platanoides</i>	17, 18	F	FG	G	4	Boundary	Union at ground, included wire fence	Remove
34	Norway Spruce	<i>Picea abies</i>	~51	G	G	G	5	Neighbouring	Light lean east	Remove
35	Norway Spruce	<i>Picea abies</i>	~45	G	G	G	4	Neighbouring		Remove
36	Silver Maple	<i>Acer saccharinum</i>	~25, 20, 20	F	FG	G	4	Neighbouring		Remove
37	Norway Maple	<i>Acer platanoides</i>	41	F	FG	G	5	Boundary	Union at 2 m, lean east, flare growing over retaining wall on property boundary	Remove

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)
DL	Dripline	(m)
G	Good	
F	Fair	
P	Poor	
~	Estimate	



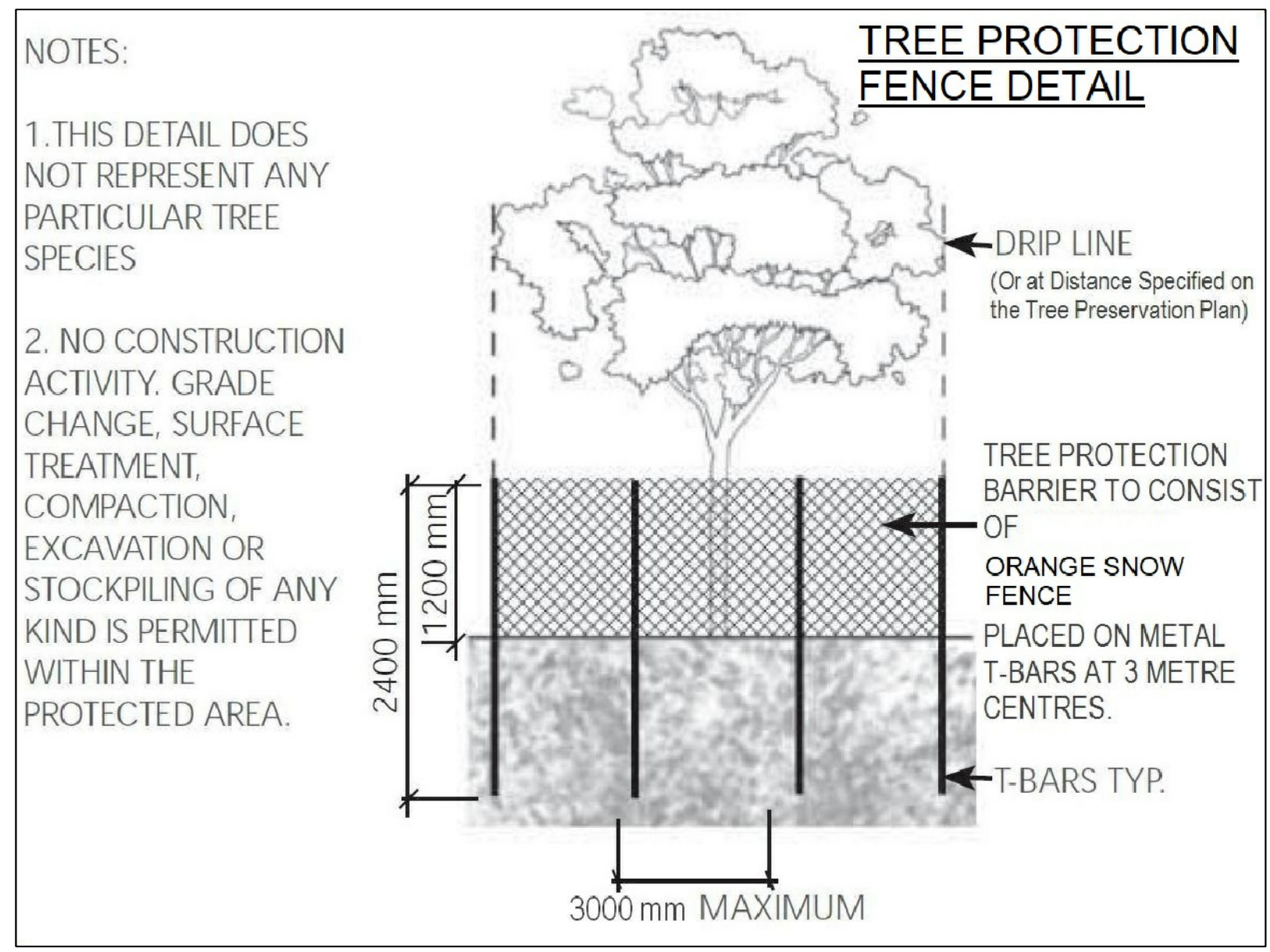
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4	English Walnut	<i>Juglans regia</i>	23	G	F	F	4	Boundary	20% crown dieback, understory	Remove
5	Norway Maple	<i>Acer platanoides</i>	38	F	G	G	5	Subject Property	Union at 2 m	Remove
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13	Russy Willow	<i>Salix discolor</i>	63	F	F	FG	5	Boundary	Unions at 1 and 1.6 m, diameter measured at 0.5 m due to union	Preserve
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17	White Mulberry	<i>Morus alba</i>	36	FG	G	G	5	Subject Property	Pruning wound	Remove
18	Rear species	<i>Pyrus spp.</i>	27, 17	F	FG	G	3	Subject Property	Union at 1.3 m	Remove
19	Silver Maple	<i>Acer saccharinum</i>	41, 29	F	FG	G	6	Boundary	Union at 1.2 m	Remove
20	Sweet Cherry	<i>Prunus avium</i>	11, 10, 5	FG	G	G	3	Subject Property	Union at 1 m, s/w sweep	Remove
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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)
DL	Dripline (m)
G	Good
F	Fair
P	Poor
~	Estimate

**NOTE:**  
Encroachment within the dripline of Trees 1, 2, 3 and 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 systems are not damaged.



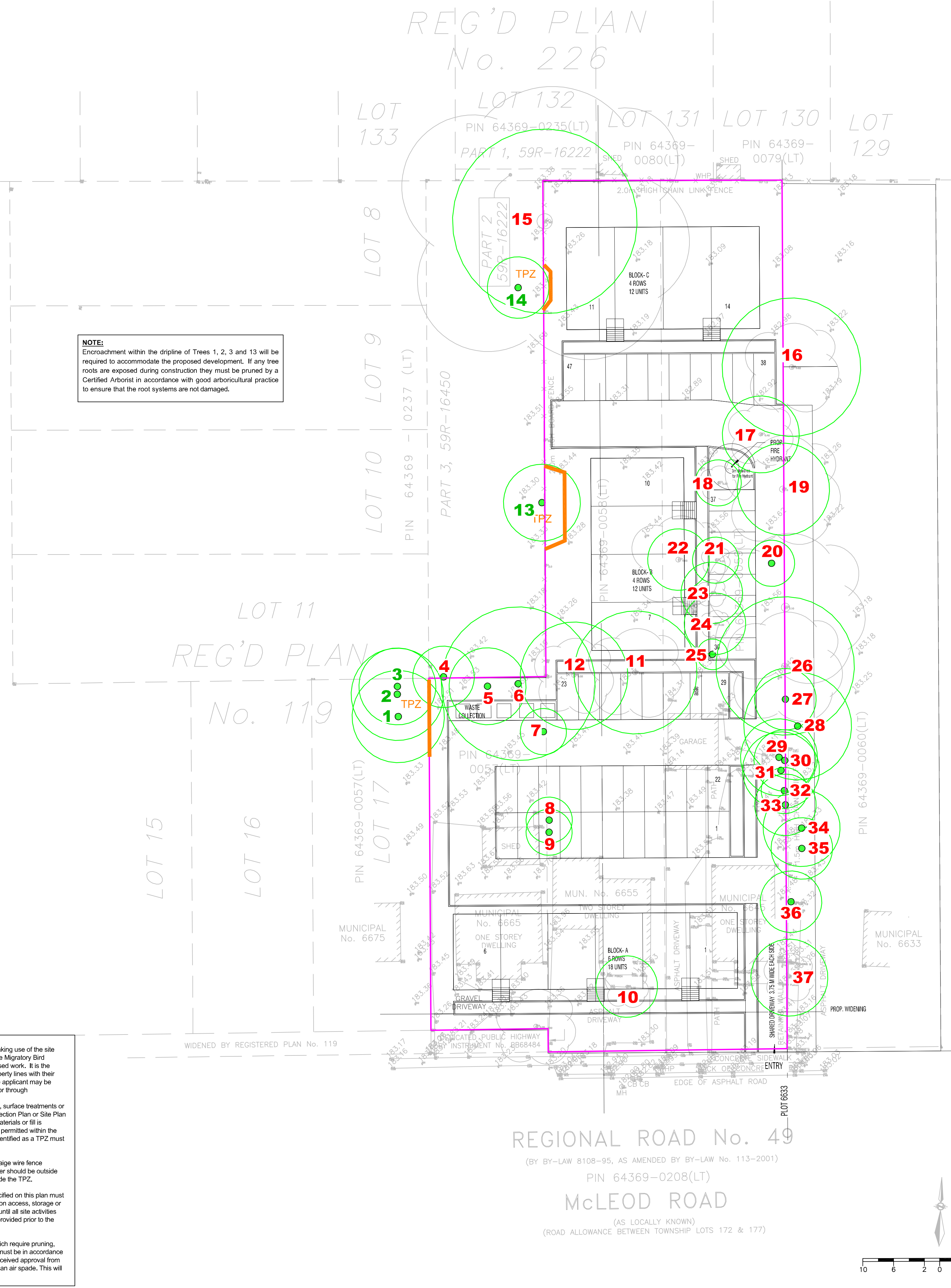
**TREE PROTECTION PLAN NOTES**  
Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work. It is the applicant's responsibility to discuss potential tree injury of trees on shared property lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible for removal and such issues would be dealt with in civil court or through negotiation.

**TREE PROTECTION ZONE:** No construction activity including grade changes, surface treatments or excavations of any kind is permitted within the area identified on the Tree Protection Plan or Site Plan as a Tree Protection Zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. Grade changes are not permitted within established TPZ. The area(s) identified as a TPZ must remain undisturbed at all times.

**TREE PROTECTION BARRIERS:** Tree protection barriers must be installed around trees to be protected using palge wire fence supported on metal T-bars. All supports and bracing to safely secure the barrier should be outside the TPZ. All such supports and bracing should minimize damage to roots outside the TPZ.

**General Note:** Prior to the commencement of any site activity the tree protection barriers specified on this plan must be installed. Established tree protection zones must not be used as construction access, storage or staging areas. The tree protection barriers must remain in effective condition until all site activities including landscaping are complete. Permission from the City/Town must be provided prior to the removal of tree protection fence.

**ARBORICULTURAL WORK:** Any roots or branches which extend beyond the TPZ indicated on this plan which require pruning, must be pruned by a Certified Arborist. All pruning of tree roots and branches must be in accordance with good arboricultural standards. Roots located outside the TPZ that have received approval from the City/Town to be pruned must first be exposed by hand digging or by using an air spade. This will allow a proper pruning cut and minimize tearing of the roots.



- LEGEND**
- GPS Tree Location
  - Surveyed Tree Location
  - 10 Tree Number Identified for Preservation (GREEN)
  - 15 Tree Number Identified for Removal (Red)
  - TPZ Tree Preservation Zone Symbol
  - Dripline
  - Tree Protection Fence Location
  - Property Boundary
- Tree Protection Recommendations**  
The following recommendations are made in attempts to reduce the impacts to trees identified for preservation:
- Tree protection fence must be installed at the dripline prior to the commencement of demolition, unless noted otherwise on this drawing.
  - 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 1 as a tree preservation zone (TPZ) is allowed at any time during construction unless noted otherwise on this drawing.
  - No storage of machinery, construction debris, materials, waste or any other items is allowed within a TPZ.
  - Any tree branches and roots that conflict with the 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.

No.	Description	Date	By
1	Issued for Submission	26 Aug, 2024	JJ

Data Source: The Lincrope Group

**6645, 6655, 6665 McLeod Road**  
Niagara Falls, ON

**McLeod Development Inc.**  
39 Larking Avenue,  
Nobleton, ON N3R 0B8

**Tree Preservation Plan**

**JACKSON ARBORICULTURE INC.**  
CONSULTING AND DESIGN SERVICES  
118 Pleasant Ridge Road  
Brampton, ON N3R 0B8  
905-871-2400  
jerry@jacksonarb.com

Project # P519 Sheet # 1

Date 26 August 2024

Scale 1:100 @ 24x36

