



Prepared for:

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Project Address:

3090 Montrose road, Niagara Falls, Ontario
DENG File # n/a

Data Collection and Report Prepared by:

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June 5th 2023

Arborist Report -3090 Montrose Road, Niagara Falls, Ontario

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Arborist Report -3090 Montrose Road, Niagara Falls, Ontario

Summit SKS Limited have been retained by the property owner to prepare this Arborist Report and Tree Protection Plan for 3090 Montrose road, Niagara Falls, Ontario. The owner intends to demolish the existing house and build a new subdivision. The tree assessment was completed on the 1st day of June 2023. All field and appraisal work was conducted by qualified consultants.

The purpose of this report is to inventory and assess trees 10cm in diameter, measured at breast height and larger on the subject property, in the city road allowance adjacent to the property and any trees within 6m of the property line.

The owner of this property intends to demolish the existing house and build a new one. There are seven (7) existing trees that are recommended for removal as a result of this proposed construction.

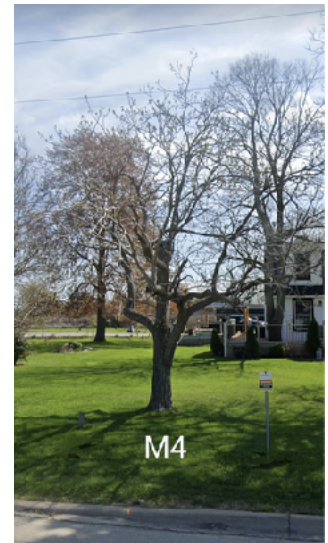
Municipally Owned Trees

Tree number M1 is a 49cm dbh Walnut Black that is growing on the municipally owned boulevard. This tree is in good condition and requires a tree protection zone of 3m.

Tree number M2 is a 31cm dbh Walnut Black that is growing on the municipally owned boulevard. This tree is in good condition and requires a tree protection zone of 3m.

Tree number M3 is a 28cm dbh Spruce White that is growing near the municipally owned boulevard. This tree is in good condition and requires a tree protection zone of 2.4m.

Tree number M4 is a 52cm dbh Butternut that is growing near the municipally owned boulevard. This tree is in good condition and however it is recommended for removal due to development impacts.



Tree Number	Tree Species	Diameter of Appraised Tree (cm)	Area Of Appraised Tree (cm)	Diameter of Replacement Tree (cm)	Area of the Replacement Tree (cm)	Cost of Replacement Tree	Basic Price	Species Rating	Basic Value	Location Rating	Conditions Rating	Appraised Value
M1	Black Walnut	50	1962.5	6	28.26	630	22.29299	67.00%	29520.4	60.00%	60.00%	10627.344
M2	Black Walnut	24	452.16	6	28.26	927.5	32.82024	67.00%	10248.88	60.00%	60.00%	3689.595
M3	White Spruce	24	452.16	6	28.26	927.5	32.82024	72.00%	10944.5	60.00%	75.00%	4925.025
M4	Butternut	24	452.16	6	28.26	927.5	32.82024	63.00%	9692.375	60.00%	80.00%	4652.34

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Neighbouring Trees

Tree number N1 is a 44cm dbh Walnut Black that is growing near the north property line of 3118 Montrose Road. This tree is in good condition and requires a tree protection zone of 3m.

Tree number N2 is a 66cm dbh Maple Red (soft maple) that is growing near the north property line on the subject property. This tree is in good condition and requires a tree protection zone of 4.2m.

Privately Owned Trees

Tree number P1 is a 102cm dbh Catalpa Northern that is growing near the south side of the front yard on the subject property. This tree is in good condition however it is recommended for removal due to development impacts.

Tree number P2 is a 60cm dbh Willow Pussy that is growing near the north side of the front yard on the subject property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number P3 is a 55, 53cm dbh Basswood that is growing near the middle of the front yard on the subject property. This tree is in good condition however it is recommended for removal due to development impacts.

Tree number P5 is a 36cm dbh Apple that is growing near the east property line in the backyard of the subject property. This tree is in good condition however it is recommended for removal due to development impacts.

Tree number P6 is a 58, 64cm dbh Poplar Balsam that is growing near the south east corner of the property line in the backyard of the subject property. This tree is in good condition however it is recommended for removal due to development impacts.

Tree number P7 is a 83cm dbh Poplar Balsam that is growing near the south east corner of the property line in the backyard of the subject property. This tree is in good condition however it is recommended for removal due to development impacts.

All protective tree hoarding shall be installed prior to commencement of any construction activities as per City of Niagara Falls specifications

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Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
M1	Walnut Black	Juglans nigra	49	12	7	3	49	good	fair	3m	preserve
M2	Walnut Black	Juglans nigra	31	12	4	3	16	good	fair	3m	preserve
M3	Spruce White	Picea glauca	28	9	4	2	16	good	good	2.4m	preserve
M4	Butternut	Juglens cineria	52	9	9	2	81	good	fair	3.6m	remove
N1	Walnut Black	Juglans nigra	44	10	12	6	144	good	good	3m	preserve
N2	Maple Red (soft maple)	Acer rubrum	66	18	12	2	144	good	good	4.2m	preserve
P1	Catalpa Northern	Catalpa speciosa	102	18	12	2	144	good	good	6m	remove
P2	Willow Pussy	Salix discolor	60	6	9	1	81	fair	fair	3.6m	remove
P3	Basswood	Tilia americana	55, 53	18	9	3	81	good	good	3.6m	remove
P5	Apple	Malus spp.	36	4	5	2	25	good	good	3m	remove
P6	Poplar Balsam	Populus balsamifera	58, 64	12	12	3	144	good	good	4.2m	remove
P7	Poplar Balsam	Populus balsamifera	83	18	15	3	225	good	good	5.4m	remove

Tree ownership is indicated by the tree naming system, tree names beginning with the letter M are municipally owned, tree names beginning with the letter N are on neighbouring properties within 6m of the property line and tree names beginning with the letter P are privately owned and on the subject property.

Arborist Report -3090 Montrose Road, Niagara Falls, Ontario



The International Society of Arboriculture

Hereby Announces That

Stephen W. Shelton

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council


Caitlyn Pollihan
CEO & Executive Director

18 March 2000

30 June 2024

ON-0542AT

Issue Date

Expiration Date

Certification Number



The International Society of Arboriculture

Hereby Announces That

Stephen W. Shelton

Has Earned the Credential

ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council


Caitlyn Pollihan
CEO & Executive Director

1 February 2013

19 August 2021

Issue Date

Expiration Date



Arborist Report -3090 Montrose Road, Niagara Falls, Ontario

Limitations of Assessment

It is the policy of Summit SKS Limited to attach the following clause in regards to limitations. This is to ensure that the client is fully aware of what is technically and professionally realistic in the preservation and assessment of trees in the urban environment.

The assessment of the trees in this report has been done in conjunction with and according to accepted arboriculture methods and techniques. These include an examination of the above ground parts of the tree for structural defects, scars, cracks, the overall condition of the visible root structures, the severity and direction of lean (if any), the general condition of the trees and the surrounding environment, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, symptoms of infestation and pathogens, discoloured foliage, and the proximity of potential targets should a tree fail. Except where specifically noted, the trees not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations, or samples taken to be scientifically tested.

Notwithstanding the recommendations and conclusions presented in this report, it must be acknowledged that trees are living organisms. They are not immune to changes in site conditions, dramatic weather events or seasonal variations in climate. Therefore it should always be recognized that trees are ever evolving and their health and vigour constantly vary over time. While all reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered or implied that these trees or part(s) of any trees will remain intact.

It is professionally and practically impossible to predict with absolute certainty the behaviour of any tree or its component parts under all circumstances and variables. Most trees have the potential for failure under adverse weather conditions and the risk can only be completely eliminated if the tree is removed. Inherently, a standing tree will always pose some level of risk. 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 inspection.

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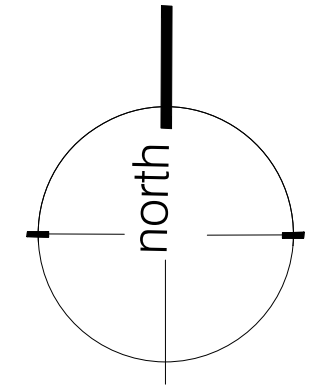
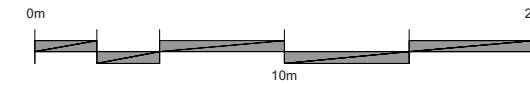
On Behalf of Summit SKS Limited



Stephen Shelton,
Certified Arborist ON-0542AT
TRAQ 1589



Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
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LEGEND

- property line
- existing tree number (refer to chart)
- existing vegetation to remain
- existing vegetation to be removed
- minimum tree protection zone (tpz)
- tree protection

NOTE:
Vegetation inventory undertaken by Stephen Shelton, ISA Certified Arborist (ON-#0542AT)

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	5/June/2023	First Submission
2		
3		
4		
5		

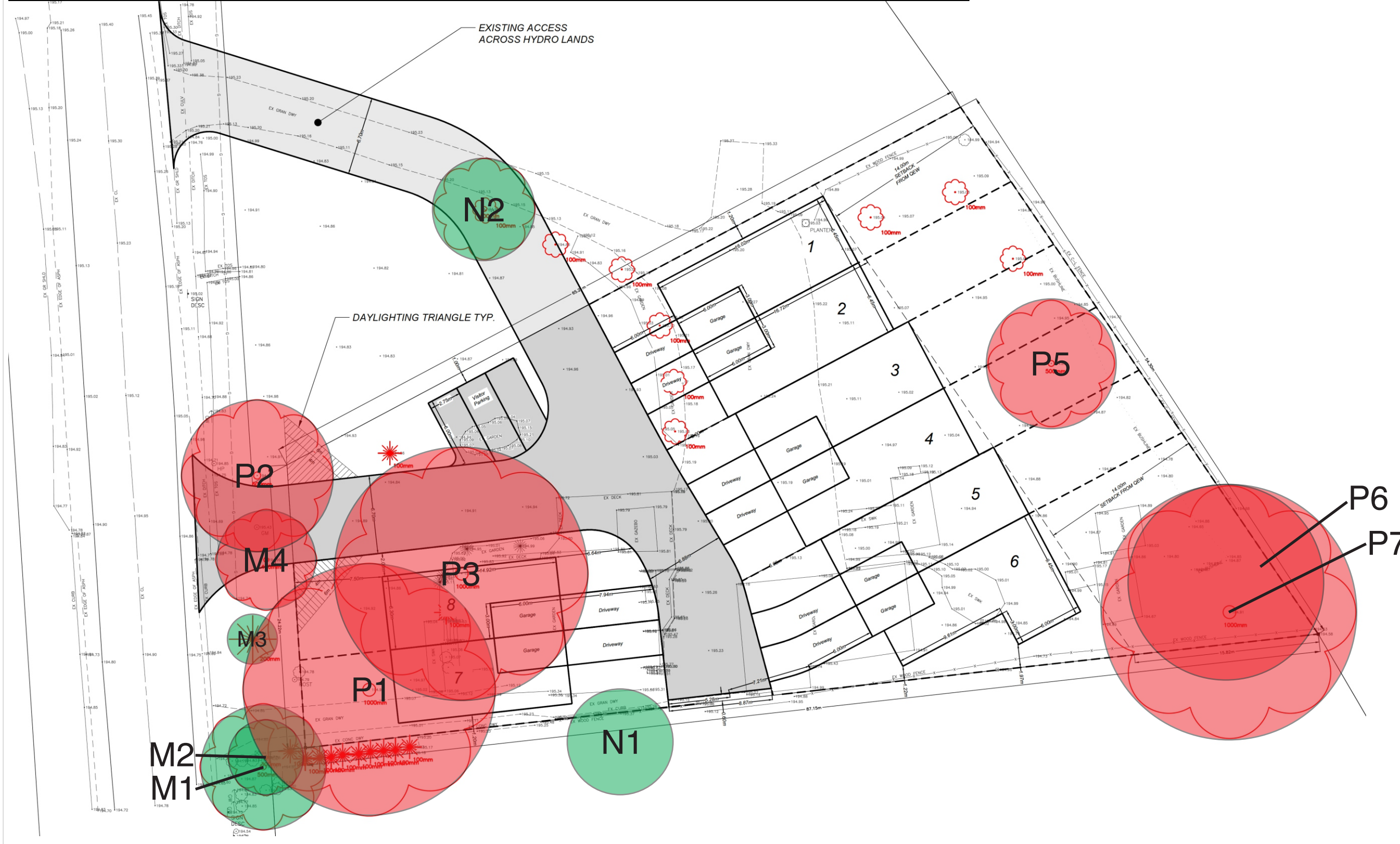
CERTIFICATIONS



CLIENT
Develeco Construction Ltd.
MUNICIPALITY
City of Niagara Falls

PROJECT
Private Residence
3090 Montrose Road

MUNICIPAL FILE NUMBER
#- n/a
SHEET
Tree Protection Plan



SUMMIT
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