

**Tree Inventory and Preservation Plan Report  
Elgin Street Condominiums  
Brighton, Ontario**

prepared for

**JRB William Enterprises Inc.  
291 North Front Street  
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prepared by



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KUNTZ FORESTRY CONSULTING INC Project P3634

## Introduction

Kuntz Forestry Consulting Inc. was retained by JRB William Enterprises Inc. to complete a Tree Inventory and Preservation Plan report as part of a development application for the property located at Elgin Street East in Brighton. The property is located on the end of Elgin Street East, north of Price Street East, within a residential/open area.

The work plan for this tree preservation study included the following:

- Prepare inventory of the individual tree resources over 15cm diameter at breast height (DBH) and trees of all diameters within the road right-of-way on and within six metres of the subject property,
- Evaluate potential tree saving opportunities based on proposed development plans; and
- Document the findings in a Tree Inventory and Preservation Plan Report.

The results of the evaluation are provided below.

## Methodology

The tree inventory was conducted on 31 January 2023. Tree resources were located using aerial photography. Individual trees within the subject property were tagged using the numbers 51-72. Polygons (groups of trees) were identified as P1-P9.

Individual tree resources were assessed utilizing the following parameters:

**Tree #** - number assigned to tree that corresponds to Figure 1.

**Species** - common and botanical names provided in the inventory table (Table 1).

**DBH** - diameter (centimetres) at breast height, measured at 1.4 m above the ground.

**Condition** - condition of tree considering trunk integrity, crown structure, and crown vigour. Condition ratings include poor (P), fair (F) and good (G).

**Crown width** – extent of crown (m).

**Comments** - additional relevant detail. Defects are rated as light (L), moderate (M), or heavy (H).

P1, P6, and P7 were inventoried by 100% tally, categorizing trees by species, size category, and condition [AGS (Acceptable Growing Stock) and UGS (Unacceptable Growing Stock)].

Tree locations are shown on Figure 1. See Tables 1 and 2 for the results of the inventory.

## Existing Site Conditions

The subject property is currently occupied by vacant lands containing scattered and regenerating trees and clusters of Manitoba Maple. A wetland exists on the north side of the subject area. Residential homes exist to the south, west, and east of the subject area. Refer to Figure 1 for the existing conditions.

## Tree Resources

The inventory documented 44 individual trees and eight tree polygons on and within six metres of the subject area. Refer to Tables 1 and 2 for the full tree inventory and Figure 1 for the locations of trees reported in the tree inventory.

Tree resources were comprised of Manitoba Maple (*Acer negundo*), Black Walnut (*Juglans nigra*), Apple species (*Malus sp.*), Trembling Aspen (*Populus tremuloides*), Siberian Elm (*Ulmus pumila*), Black Cherry (*Prunus serotina*), Cherry species (*Prunus sp.*), White Pine (*Pinus strobus*), Eastern White Cedar (*Thuja occidentalis*), Emerald Cedar (*Thuja occidentalis* 'Smaragd'), White Spruce (*Picea glauca*), Ornamental Pear (*Pyrus calleryana*), Norway Spruce (*Picea abies*), Sugar Maple (*Acer saccharum*), Silver Maple (*Acer saccharinum*), Red Maple (*Acer rubrum*), Blue Spruce (*Picea pungens*), Norway Maple (*Acer platanoides*), White Birch (*Betula papyrifera*), White Elm (*Ulmus americana*), and Green Ash (*Fraxinus pennsylvanica*).

## Proposed Development

The proposed development involves the construction of a multi-block townhouse complex, a roadway providing access from Elgin Street East including a cul-de-sac at the east side of the site, and a path/emergency route providing access to Price Street East. The wetland will be buffered. Refer to Figure 1 for the proposed site plan.

## Discussion

The following sections provide a discussion and analysis of development impacts, tree removal requirements, and tree preservation relative to the proposed development and existing conditions.

### *Development Impacts/Tree Removals*

The proposed development will require the removal of Trees 51, 55-59, 61-66, 69, 71, B, P1, P8, and P9. These trees either conflict directly with the proposed development or intrusion into the minimum tree protection zones (mTPZ's) would be too great and we would not expect them to tolerate the injury.

All trees identified for removal are located on the subject property.

Refer to Figure 1 for the location of tree removals.

### *Tree Preservation*

The preservation of Trees 52-54, 60, 67, 68, 71, 72, A, C-V, and P2-P7 will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures will have to be implemented prior to earthworks to ensure designated tree resources are not impacted by the development. Refer to Figure 1 for the location of required tree preservation fencing and further tree protection plan notes.

All grading and disturbances should be directed outside of the TPZ indicated on Figure 1.

## Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by JRB William Enterprises Inc. to complete a Tree Inventory and Preservation Plan report as part of a development application for Elgin Street East Condominiums in Brighton. A tree inventory was conducted and reviewed in the context of the proposed development plan.

The findings of the study indicate a total of 44 trees and eight tree polygons on and within six metres of the subject property. The removal of 18 trees or tree polygons is required to accommodate the proposed development. All other tree resources can be saved provided appropriate tree protection measures are installed prior to construction.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for additional tree preservation notes.

- Tree protection barriers and fencing should be erected at locations prescribed on Figure 1.
- Tree protection measures will have to be implemented prior to construction to ensure the trees identified for preservation are not impacted by the development.
- Branches and roots that extend past prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with good arboricultural standards.
- Site visits, pre, during and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other mitigation measures are implemented.

Respectfully Submitted,

**Kuntz Forestry Consulting Inc.**

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### Limitations of Assessment

*Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the 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 of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (ie. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.*

*Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree location in the report may not be exact. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.*

*Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.*

*Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.*

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

**Table 1. Tree Inventory**

Location: Elgin Street East, Brighton

Date: 31 January 2023

Surveyors: CB

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	CW	Comments	Action
51	Manitoba Maple	<i>Acer negundo</i>	45, ~39.5	F	F	F		13	Lean (M) over fence, epicormic branching (L), deadwood (L), union at 1.2m, asymmetrical crown (L)	Remove
52	Manitoba Maple	<i>Acer negundo</i>	35	F	F-G	F-G		9	Union at 1.7m with included bark (L)	Retain
53	Black Walnut	<i>Juglans nigra</i>	31	F-G	F	F		9	Broken branches (M), asymmetrical crown (L), poor form (L)	Retain
54	Apple species	<i>Malus spp.</i>	25.5, ~13, 17, 14, 34, 19, 32	F	P-F	P-F		10	Union at base and 2m, poor form (H), deadwood (H)	Retain
55	Manitoba Maple	<i>Acer negundo</i>	52, 26.5	F-G	F-G	F-G		15	Union at base, grapevine competition (M)	Remove
56	Black Walnut	<i>Juglans nigra</i>	26, 28	F-G	G	G		8	Union at 1m, sweep (L)	Remove
57	Black Walnut	<i>Juglans nigra</i>	34	F-G	F	F-G		9	Broken branches (M), grapevine competition (M)	Remove
58	Apple species	<i>Malus spp.</i>	~54	P	P	P		10	Rot (H), one lost leader, vine competition (M), coppice growth (M), epicormic branching (H)	Remove
59	Black Walnut	<i>Juglans nigra</i>	31	F-G	F-G	F-G		8	Broken branches (L), lean (L), asymmetrical crown (L)	Remove
60	Trembling Aspen	<i>Populus tremuloides</i>	24.5	F	F-G	F-G		7	Bark fungus (L)	Retain
61	Trembling Aspen	<i>Populus tremuloides</i>	23.5	F	P-F	F		7	Bark fungus (L), deadwood (M), one lost leader	Remove
62	Manitoba Maple	<i>Acer negundo</i>	36.5	G	G	G		10		Remove
63	Manitoba Maple	<i>Acer negundo</i>	64	P-F	P-F	P-F		14	Stem wound with rot (H) from failed stem, lost leader, poor form (H), asymmetrical crown (M)	Remove
64	Siberian Elm	<i>Ulmus pumila</i>	19	G	G	G		6	Asymmetrical crown (L)	Remove
65	Siberian Elm	<i>Ulmus pumila</i>	20	F-G	F-G	G		8	Bowed (L), asymmetrical crown (L)	Remove
66	Siberian Elm	<i>Ulmus pumila</i>	23.5, 21	F-G	F-G	F-G		10	Union at 0.2m, epicormic branching (L)	Remove
67	Black Cherry	<i>Prunus serotina</i>	44	F	F	F		8	Deadwood (M), asymmetrical crown (M)	Retain
68	Black Cherry	<i>Prunus serotina</i>	76	P-F	P	P	70	18	Union at 1.6m, grapevine competition (M)	Retain
69	Manitoba Maple	<i>Acer negundo</i>	38	F-G	F	F-G		8	Lean (L), union at 1.6m, grapevine competition (M)	Remove
70	Cherry species	<i>Prunus spp.</i>	30.5	G	G	G		16	Vine competition (M)	Retain
71	Manitoba Maple	<i>Acer negundo</i>	31.5, 29, 28.5	F-G	F-G	F-G		12	Poor union at base	Remove

72	Manitoba Maple	<i>Acer negundo</i>	~27, 18	F	F-G	F-G		10	Union at 0.5m and 1.2m with included bark (H), grapevine competition (L)	Retain
A	White Pine	<i>Pinus strobus</i>	24	G	F-G	G		7	Asymmetrical crown (L)	Retain
B	Eastern White Cedar	<i>Thuja occidentalis</i>	~13, 12	F-G	F-G	F-G		4	Union at 1m	Remove
C	Emerald Cedar	<i>Thuja occidentalis</i> 'Smaragd'	~18	F	F	F		2	V-union at 3m, sweep (H)	Retain
D	White Spruce	<i>Picea glauca</i>	~8	G	G	G		1		Retain
E	Ornamental Pear	<i>Pyrus calleryana</i>	<10	G	G	G		1		Retain
F	Norway Spruce	<i>Picea abies</i>	~32	G	G	G		7		Retain
G	Norway Spruce	<i>Picea abies</i>	~32	G	G	G		7		Retain
H	White Pine	<i>Pinus strobus</i>	~22	G	G	G		6		Retain
I	Sugar Maple	<i>Acer saccharum</i>	~33, 19, 14	F-G	F-G	F-G		8	Union at 0.6m	Retain
J	White Spruce	<i>Picea glauca</i>	~14	G	G	G		5		Retain
K	Silver Maple	<i>Acer saccharinum</i>	~28, 32, 32, 31, 28	F	G	G		16	Union at base and 1m with fused stems, poor form (L)	Retain
L	Red Maple	<i>Acer rubrum</i>	13	G	G	G		4	Epicormic branching (L), coppice growth (L), sweep (L), asymmetrical crown (L)	Retain
M	White Spruce	<i>Picea glauca</i>	11.5	G	G	G		3		Retain
N	Sugar Maple	<i>Acer saccharum</i>	12	G	G	G		4		Retain
O	Blue Spruce	<i>Picea pungens</i>	~16	G	G	G		5		Retain
P	Blue Spruce	<i>Picea pungens</i>	~11	G	G	G		5		Retain
Q	Blue Spruce	<i>Picea pungens</i>	~34	F	F	F-G		8	Co-dominant in crown	Retain
R	Norway Maple	<i>Acer platanoides</i>	~32	F	F-G	F-G		12	Seams (M)	Retain
S	Norway Spruce	<i>Picea abies</i>	~42	G	G	G		12		Retain
T	White Spruce	<i>Picea glauca</i>	~43	G	G	G		12		Retain
U	White Spruce	<i>Picea glauca</i>	~35	G	G	G		8		Retain
V	White Birch	<i>Betula papyrifera</i>	~28	G	G	G		9		Retain
P1	See Table 2									Remove
P2	Emerald Cedar	<i>Thuja occidentalis</i> 'Smaragd'	<10	G	G	G		1	9 trees	Retain
P3	Emerald Cedar	<i>Thuja occidentalis</i> 'Smaragd'	<10	G	G	G		1	7 trees	Retain

P4	Emerald Cedar	<i>Thuja occidentalis</i> 'Smaragd'	<10	G	G	G		1	10 trees	Retain
P5	Eastern White Cedar	<i>Thuja occidentalis</i>	<10	G	G	G		1	4 trees	Retain
P6	Manitoba Maple	<i>Acer negundo</i>	30, 14.5	F	F	F		4-7	2 trees, poor form (L), included bark (L)	Retain
P6	Siberian Elm	<i>Ulmus pumila</i>	13.5, 17.5	F-G	F-G	F-G		4-7	2 trees, asymmetrical crown (L)	Retain
P7	Eastern White Cedar	<i>Thuja occidentalis</i>	<10	G	G	G		3	4 trees, multi-stemmed	Retain
P8	See Table 2									Remove
P9	See Table 2									Remove

Codes		
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
CDB	Crown Die Back	(%)
CW	Crown Width	(m)
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy; (VH) = very heavy		



### Table 1. 100% Tally of Polygons

**Location:** Elgin Street East Brighton  
**Date:** 31-Jan-23  
**Surveyor:** CB  
**Compartment Number:** P1  
**Stations Tallied:** 100% Tally

#### Stand Analysis Tally (by Species, Size Class and Quality Class)

Tree Size Class >>>>	Polewood 10-24 cm		Sawtimber Sizes						Total	
			Small 26-36 cm		Medium 38-48 cm		Large 50 cm +			
Species	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS		
Manitoba Maple ( <i>Acer negundo</i> )	3	4		2		1		3	3	10
Apple species ( <i>Malus sp.</i> )								1	0	1
Black Walnut ( <i>Juglans nigra</i> )	3	2							3	2
<b>Total Number of Trees</b>	6	6	0	2	0	1	0	4	6	13

**Additional Information:** Abundant Lilac (*Syringa reticulata*), occasional Grapevine (*Vitis riparis*), Common Buckthorn (*Rhamnus cathartica*), and Sumac (*Rhus sp.*)

**Compartment Number:** P8  
**Stations Tallied:** 100% Tally

#### Stand Analysis Tally (by Species, Size Class and Quality Class)

Tree Size Class >>>>	Polewood 10-24 cm		Sawtimber Sizes						Total	
			Small 26-36 cm		Medium 38-48 cm		Large 50 cm +			
Species	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS		
Manitoba Maple ( <i>Acer negundo</i> )	2	4	1	2				2	3	8
<b>Total Number of Trees</b>	2	4	1	2	0	0	0	2	3	8

**Compartment Number:** P9  
**Stations Tallied:** 100% Tally

**Stand Analysis Tally (by Species, Size Class and Quality Class)**

Tree Size Class >>>>	Polewood 10-24 cm		Sawtimber Sizes						Total	
			Small 26-36 cm		Medium 38-48 cm		Large 50 cm +			
Species	AGS	UGS	AGS	UGS	AGS	UGS	AGS	UGS		
Manitoba Maple ( <i>Acer negundo</i> )	17	7	4	16		7		2	21	32
Apple species ( <i>Malus sp.</i> )		1							0	1
White Elm ( <i>Ulmus americana</i> )	1		2		2				5	0
Trembling Aspen ( <i>Populus tremuloides</i> )		1							0	1
Black Walnut ( <i>Juglans nigra</i> )	4								4	0
Green Ash ( <i>Fraxinus pennsylvanica</i> )				1					0	1
<b>Total Number of Trees</b>	22	9	6	17	2	7	0	2	30	35