

# ARBORIST REPORT

---

1144 Division Street  
Cobourg, Ontario

---

Prepared by:



Johnson Sustrunk Weinstein + Associates  
44 East Beaver Creek Road, Unit 1  
Richmond Hill, Ontario, L4B 1G6  
Tel: 905-889-8100

December 2, 2020 / 20-47

## **Introduction**

JSW+ Associates has been retained by Strategy 4 Inc. to complete an arborist report and tree preservation plan for the property located at 1144 Division Street, Cobourg, Ontario in accordance with the Town of Cobourg Tree By-law requirements. This report aims to review the potential impacts the proposed development will have on trees close to or within the limits of disturbance and recommend tree preservation measures.

A tree inventory was conducted on November 24, 2020 by JSW+ Associates in order to inform the client of the existing species, size and condition of the trees on the subject property and provide preliminary tree preservation recommendations. The inventory documented 24 individual trees on and within 6 meters of the proposed construction and can be found in Appendix A. Selected images are found in Appendix B. Refer to the Tree Preservation Plan - TP.1. for tree preservation.

This report should be read in conjunction with all other servicing, grading and landscaping plans prepared for this project by Strategy 4 Inc. and/or others.

## **Method**

1. Trees were inventoried on November 24, 2020 by a certified arborist.
2. The extent of the area inventoried and location of trees within the site were identified by reference to a topographic survey prepared by IBW Surveyors dated May 22, 2020 and estimations made in the field.
3. Tree inventory and assessment work identified trees both within and immediately adjacent to the subject site.
4. JSW+ Associates created a Tree Preservation Plan using the survey described in item 2 above. This plan is to be read in conjunction with this report. Refer to drawing TP.1.
5. Trees were visually assessed from the ground during leaf-off season.
6. No trees were tagged as part of this inventory.

## **Tree Assessments**

Trees within the potential area of disturbance associated with the proposed project site were assessed for a variety of attributes utilizing the following parameters:

**Tree Number** – This is the tree identification number as indicated on TP.1 the Tree Protection Plan.

**Species** – The botanical and common names are provided for each tree.

**DBH (Diameter at Breast Height)** – The trunk diameter was recorded in centimeters using a diameter tape at a height of 1.4 meters above grade.

**Ownership** – The location of the tree. Private, Neighbour or City property.

**Condition Rating** – An assessment of the trees overall health and structure. Ranked - poor-fair-good.

**Tree Protection Zone (TPZ)** – The tree protection zone is a minimum required distance in meters where tree protection is to be put in place so that no construction activity of any kind will take place.

**Comments** – Comments and observation of significant defect, issue, location and concerns.

**Action** – Preserve, Injure, Remove or Transplant.

## **Discussion**

The proposed site works involve the construction of a new hotel building and parking lot. Key issues related to the proposed construction activities from an arboriculture and tree preservation perspective are outlined below.

The corporation of the Town of Cobourg has the following by-law to regulate and prohibit the injury or destruction of trees within the Town of Cobourg. Please make reference to; The Tree Preservation By-law 020-2006.

## **Tree Ownership**

### **Boundary Trees**

The Provincial Forestry Act, R.S.O. 1990 Chapter F.26 states:

#### **Trees common property**

10. (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.

#### **Offence**

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

There are 3 trees (# 18, 19 & 22) that appears to be growing on the boundary of the subject property.

## **Tree Removal**

The removal of 2 by-law regulated trees (#20 & 21) will be required to accommodate the proposed new hotel building and facility site alterations based on consideration of the anticipated impacts to trees. Refer to Appendix A - Tree Inventory for specific comments pertaining to condition each tree.

## **Tree Injury**

There are 2 by-law regulated trees that will have work occurring within the minimum required Tree Protection Zone. If roots are encountered outside of the TPZ, root sensitive excavation should be conducted whenever excavation will take place within the TPZ. A certified arborist or equivalent shall oversee this work. Prune roots cleanly using acceptable arboriculture practices and immediately backfill with appropriate material. Roots must be pruned with clean and sharp hand tools only. Wound dressing and pruning paint are not to be used to cover severed ends of any cuts. Tree protection fencing is to remain in place for the duration of the wall construction. The mulch surfacing is to be installed after the tree protection is removed.

The work is not expected to have any adverse effects on these trees.

## **Tree Preservation**

The remainder of the trees are proposed for retention. This will be possible with the use of appropriate tree protection measures, including but not limited to protective barriers and hoarding. Reference should be made to the Tree Preservation Plan (TP.1). The tree protection zone (TPZ) shall be established prior to commencement of construction activities. The TPZ should be regularly monitored by a consulting arborist throughout the duration of the project. Tree Protection Fencing is to be installed around all trees that are to be retained prior to any construction activities commencing on site. All supports, and bracing used to secure the barriers shall be located outside of the TPZ. Typically, solid plywood hoarding is best to protect the tree trunks from damage.

The minimum Tree Protection Zones (TPZ) are shown below:

Trunk Diameter (DBH)	Minimul Tree Protection Zone (TPZ)
30-41 cm	3.5 m
41-50 cm	4 m
51-60 cm	4.5 m
61-70 cm	5 m
71-80 cm	5.5 m
81-90 cm	6 m
91-100 cm	7 m

#### Tree Compensation

The Town of Cobourg requires that tree compensation be provided for all existing trees, with a caliper of 30 cm diameter at breast height (DBH) and greater, to be removed from the subject site for the purpose of land development.

DBH of Tree to be Removed	Number of Replacement Trees Required by Town	New Trees Required
30cm to 40cm	1:1	0
41cm to 50cm	2:1	0
51cm +	3:1	6

#### Concluding Remarks

A total of 24 trees were inventoried on or adjacent to the area to be developed. The removal of 2 by-law regulated trees will be required to accommodate the proposed new hotel and site development. 6 trees are required to be planted as compensation/replacement planting. Provided proper tree preservation measures as outlined above are installed as described prior to commencing construction, it is our opinion that the remaining trees will suffer no adverse effects.

We trust this report is informative and satisfactory, but should you have any further questions with this submission please do not hesitate to contact the undersigned.

Sincerely,



**Michelle Gignac**

ISA Certified Arborist – ON-1790A



**Limitations of Assessment**

It is our policy to attach the following clause regarding limitations. We do this to ensure that the client is aware of what is technically and professionally realistic in retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual examination 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 and direction of lean (if any), the general condition of the trees and the surrounding site, and the proximity of property and people. Except where specifically noted, the trees were not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that may fail in ways we do not fully understand. Their health and vigour is constantly changing over time and conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe, or fail for that matter. Trees are not immune to changes in site conditions or seasonal variations in the weather conditions.

While reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered, or implied, that these trees or any of their parts will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or its component parts under all circumstances. Inevitably, a standing tree will always pose some level of 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, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

## Appendix A

TREE #	Species	Botanical Name	DBH (cm)	TPZ (m)	Category	Condition Rating	Comments	Action
1	Norway Maple	Acer platanoides	27		Private	Good	Botanically in good condition. Vine covered trunk.	Preserve
2	White Pine	Pinus strobus	45	4	Private	Good-Fair	Minor amount of small diameter deadwood present. Raised crown. Shaded by adjacent trees. Moderate amount of small diameter deadwood present.	Injure
3	White Pine	Pinus strobus	22		Private	Fair		Preserve
4	White Pine	Pinus strobus	63	5	Private	Good-Fair	Minor amount of small diameter deadwood present. Raised crown.	Injure
5	White Pine	Pinus strobus	23		Private	Good-Fair	Minor amount of small diameter deadwood present. Raised crown.	Preserve
6	White Pine	Pinus strobus	28		Private	Good-Fair	Minor amount of small diameter deadwood present. Raised crown.	Preserve
7	White Pine	Pinus strobus	42	4	Private	Good-Fair	Minor amount of small diameter deadwood present. Raised crown.	Preserve
8	White Pine	Pinus strobus	28		Private	Good-Fair	Minor amount of small diameter deadwood present. Raised crown.	Preserve
9	White Pine	Pinus strobus	28		Private	Good-Fair	Minor amount of small diameter deadwood present. Raised crown.	Preserve
10	White Pine	Pinus strobus	18		Private	Poor	Dead	Preserve
11	White Pine	Pinus strobus	41	4	Private	Good-Fair	Minor amount of small diameter deadwood present.	Preserve
12	White Pine	Pinus strobus	27		Private	Good-Fair	Minor amount of small diameter deadwood present.	Preserve
13	White Pine	Pinus strobus	27		Private	Good-Fair	Minor amount of small diameter deadwood present.	Preserve
14	White Pine	Pinus strobus	38.5	3.5	Neighbour	Good-Fair	Minor amount of small diameter deadwood present.	Preserve
15	White Pine	Pinus strobus	20		Neighbour	Fair	Shaded by adjacent trees. Moderate amount of small diameter deadwood present.	Preserve
16	Honeylocust	Gleditsia triacanthos	15		Neighbour	Good-Fair	Minor amount of small diameter deadwood present. Growing between fence and curb.	Preserve
17	Honeylocust	Gleditsia triacanthos	12		Neighbour	Good-Fair	Minor amount of small diameter deadwood present. Growing between fence and curb.	Preserve
18	Honeylocust	Gleditsia triacanthos	15		Boundary	Good-Fair	Minor amount of small diameter deadwood present. Growing between fence and curb.	Preserve
19	Honeylocust	Gleditsia triacanthos	15		Boundary	Good-Fair	Minor amount of small diameter deadwood present. Growing between fence and curb.	Preserve
20	Red Oak	Quercus rubra	69	5	Private	Good-Fair	Minor amount of small diameter deadwood present. Small cavities forming.	Remove
21	Red Oak	Quercus rubra	53.5	4.5	Private	Fair	Numerous small cavities present. Moderate amount of small diameter deadwood present.	Remove
22	Cherry	Prunus spp.	18		Boundary	Good-Fair	Growing close to fence. Botanically in good condition.	Preserve
23	Green Ash	Fraxinus pennsylvanica	18.5		Neighbour	Fair	Moderate amount of small diameter deadwood present.	Preserve
24	Yellow Birch	Betula alleghaniensis	24		Neighbour	Good-Fair	Crack present on one stem. Minor amount of small diameter deadwood present.	Preserve



## Appendix B

### Trees 2-15



### Tree 1





Trees 18, 19, 20 & 21



Trees 16 & 17





Trees 22-24

