



December 23, 2021

LeBlanc Enterprises  
P.O. Box 216  
Cobourg, Ontario K9A 2K5  
By email: [al@leblanchomes.com](mailto:al@leblanchomes.com)

**Ontario Street, Cobourg**  
**Proposed Residential Development**  
**TREE INVENTORY**

As you requested, I have visited this site and have plotted the approximate location of the trees on your site plan and numbered them, including trees 6 metres outside the property line. I have included size and condition with some comments.

There are no endangered species on the property.

The only tree of significance would be tree #6, the Elm (*Ulmus americana*), as it has great shape, good structure and good health. However, it is susceptible to the Dutch Elm Disease which is a fungus and is deadly if the tree were to get infected. It is amazing that it has not gotten the fungus which may indicate that it is one of the few Elm which has immunity to the fungus. It appears to be in a location in which it could be preserved. If you choose to preserve this Elm, it would be a great asset to the future of the property for as long as it can avoid the Dutch Elm Disease.

The Black Locust (tree #11) is the only other tree in the development area that I would recommend preserving. Though it is not a native species, it has significance because of its size and Spring blossom.

There are three Black Walnut in area #1 that could be transplanted but I am not sure they are a good species for your development. However, you might offer them to the Town to be put in a park or greenspace.

I trust this additional information will be of assistance to you.

Yours truly,

A handwritten signature in black ink that reads "Del Cressman". The signature is written in a cursive, flowing style.

Del Cressman  
President



**TREE INVENTORY & ASSESSMENT: prepared by Del Cressman, B.C.M.A.**

**December 22, 2021**

**Al LeBlanc – 431 Ontario Street, Cobourg – Proposed Residential Development**

<b>Tree #</b>	1	<b>Tree #</b>	2
<b>Species</b>	Group of small trees & brush	<b>Species</b>	Sugar Maple (Acer saccharum)
<b>DBH</b>		<b>DBH</b>	60cm
<b>Crown Spread</b>		<b>Crown Spread</b>	13m
<b>Height</b>		<b>Height</b>	12m
<b>Health &amp; Vigour</b>		<b>Health &amp; Vigour</b>	Poor
<b>Structure</b>		<b>Structure</b>	Poor
<b>Visible Decay</b>		<b>Visible Decay</b>	Yes
<b>Comments:</b> This is an area of underbrush on the side of the property with some invasive species of Buckthorn (Rhamnus) and Norway Maple (Acer platanoides) and 4 small Black Walnut (Juglans nigra) trees		<b>Comments:</b> Main crotch has decay and included bark.  Not on your property, within 4 to 5 metres of the property line.	
<b>Recommendations:</b>		<b>Recommendations:</b>	



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<b>Tree #</b>	3, 4 & 5	<b>Tree #</b>	6
<b>Species</b>	3 Norway Maple (Acer platanoides)	<b>Species</b>	Elm (Ulmus americana)
<b>DBH</b>	All are 30cm	<b>DBH</b>	95cm
<b>Crown Spread</b>	All 5m	<b>Crown Spread</b>	15m
<b>Height</b>	All 10m	<b>Height</b>	18m
<b>Health &amp; Vigour</b>	Fair	<b>Health &amp; Vigour</b>	Good
<b>Structure</b>	Fair	<b>Structure</b>	Good
<b>Visible Decay</b>	No	<b>Visible Decay</b>	No
<b>Comments:</b> Not on your property, within 2m of property line		<b>Comments:</b> There is a double stem with crotch approximately 2.5m above the ground. East stem 45cm dbh and West stem 50cm dbh.	
<b>Recommendations:</b>		<b>Recommendations:</b>	



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**Al LeBlanc – 431 Ontario Street, Cobourg – Proposed Residential Development**

<b>Tree #</b>	7	<b>Tree #</b>	8
<b>Species</b>	Norway Maple (Acer platanoides)	<b>Species</b>	Norway Maple (Acer platanoides)
<b>DBH</b>	28cm	<b>DBH</b>	40cm
<b>Crown Spread</b>	6m	<b>Crown Spread</b>	7m
<b>Height</b>	10m	<b>Height</b>	18m
<b>Health &amp; Vigour</b>	Good	<b>Health &amp; Vigour</b>	Fair
<b>Structure</b>	Good	<b>Structure</b>	Poor
<b>Visible Decay</b>	No	<b>Visible Decay</b>	Yes
<b>Comments:</b> On property line		<b>Comments:</b>	
<b>Recommendations:</b>		<b>Recommendations:</b>	



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<b>Tree #</b>	9	<b>Tree #</b>	10
<b>Species</b>	Norway Maple (Acer platanoides)	<b>Species</b>	Norway Maple (Acer platanoides)
<b>DBH</b>	80cm	<b>DBH</b>	16cm
<b>Crown Spread</b>	8m	<b>Crown Spread</b>	3m
<b>Height</b>	18m	<b>Height</b>	6m
<b>Health &amp; Vigour</b>	Fair	<b>Health &amp; Vigour</b>	Good
<b>Structure</b>	Very poor	<b>Structure</b>	Good
<b>Visible Decay</b>	Yes	<b>Visible Decay</b>	No
<b>Comments:</b> There is extensive decay in the trunk. It appears to be on the property line.		<b>Comments:</b> Crowded between tree # 9 and #11	
<b>Recommendations:</b>  Remove the tree		<b>Recommendations:</b>	



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<b>Tree #</b>	11	<b>Tree #</b>	12
<b>Species</b>	Black Locust (Robinia pseudoacacia)	<b>Species</b>	Norway Maple (Acer platanoides)
<b>DBH</b>	40cm	<b>DBH</b>	20cm
<b>Crown Spread</b>	8m	<b>Crown Spread</b>	4m
<b>Height</b>	20m	<b>Height</b>	8m
<b>Health &amp; Vigour</b>	Fair	<b>Health &amp; Vigour</b>	Good
<b>Structure</b>	Good	<b>Structure</b>	Good
<b>Visible Decay</b>	No	<b>Visible Decay</b>	No
<b>Comments:</b> There is some deadwood throughout the crown		<b>Comments:</b>	
<b>Recommendations:</b> Remove deadwood; should be able to be preserved		<b>Recommendations:</b>	



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<b>Tree #</b>	13	<b>Tree #</b>	14
<b>Species</b>	Linden (Tilia cordata)	<b>Species</b>	Linden (Tilia cordata)
<b>DBH</b>	50cm	<b>DBH</b>	60cm
<b>Crown Spread</b>	6m	<b>Crown Spread</b>	7m
<b>Height</b>	20m	<b>Height</b>	8m
<b>Health &amp; Vigour</b>	Good	<b>Health &amp; Vigour</b>	Good
<b>Structure</b>	Good	<b>Structure</b>	Poor
<b>Visible Decay</b>	No	<b>Visible Decay</b>	No
<b>Comments:</b> Not on your property; within 1m of property line		<b>Comments:</b> Has a 3-stem crotch with a lot of included bark. Not on your property; within 1m of property line	
<b>Recommendations:</b>		<b>Recommendations:</b>	



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<b>Tree #</b>	15	<b>Tree #</b>	16
<b>Species</b>	Norway Maple (Acer platanoides)	<b>Species</b>	Norway Maple (Acer platanoides)
<b>DBH</b>	34cm	<b>DBH</b>	26cm
<b>Crown Spread</b>	7m	<b>Crown Spread</b>	7m
<b>Height</b>	8m	<b>Height</b>	8m
<b>Health &amp; Vigour</b>	Fair	<b>Health &amp; Vigour</b>	Poor
<b>Structure</b>	Fair	<b>Structure</b>	Poor
<b>Visible Decay</b>	No	<b>Visible Decay</b>	No
<b>Comments:</b> Not on your property; within 1m of property line		<b>Comments:</b> This tree is 80% dead. There are dead branches laying on the ground. Not on your property; within 1m of property line	
<b>Recommendations:</b>		<b>Recommendations:</b>  Remove tree	





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<b>Tree #</b>	17	<b>Tree #</b>	18
<b>Species</b>	Manitoba Maple (Acer negundo)	<b>Species</b>	White Cedar hedge (Thuja occidentalis)
<b>DBH</b>		<b>DBH</b>	
<b>Crown Spread</b>		<b>Crown Spread</b>	4m
<b>Height</b>		<b>Height</b>	6m
<b>Health &amp; Vigour</b>	Poor	<b>Health &amp; Vigour</b>	Good
<b>Structure</b>	Poor	<b>Structure</b>	Good
<b>Visible Decay</b>		<b>Visible Decay</b>	No
<b>Comments:</b> This is a group of small Manitoba Maples – all have poor structure, with some leaning over		<b>Comments:</b> This is along the side of the existing driveway, with an opening through it for a driveway	
<b>Recommendations:</b>  Remove trees		<b>Recommendations:</b>	



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<b>Tree #</b>	19	<b>Tree #</b>	20
<b>Species</b>	3 Elm (Ulmus americana)	<b>Species</b>	Elm (Ulmus americana)
<b>DBH</b>	40cm, 40cm, 23cm	<b>DBH</b>	23cm
<b>Crown Spread</b>	14m	<b>Crown Spread</b>	5m
<b>Height</b>	13m	<b>Height</b>	11m
<b>Health &amp; Vigour</b>	100% dead	<b>Health &amp; Vigour</b>	Poor
<b>Structure</b>		<b>Structure</b>	Poor
<b>Visible Decay</b>		<b>Visible Decay</b>	No
<b>Comments:</b>		<b>Comments:</b>	Tree is 50% dead
<b>Recommendations:</b>	Remove trees	<b>Recommendations:</b>	Remove tree



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**Al LeBlanc – 431 Ontario Street, Cobourg – Proposed Residential Development**

<b>Tree #</b>	21	<b>Tree #</b>	22
<b>Species</b>	Manitoba Maple (Acer negundo)	<b>Species</b>	Elm (Ulmus americana)
<b>DBH</b>	28cm	<b>DBH</b>	38cm
<b>Crown Spread</b>	6m	<b>Crown Spread</b>	9m
<b>Height</b>	8m	<b>Height</b>	12m
<b>Health &amp; Vigour</b>	Fair	<b>Health &amp; Vigour</b>	Good
<b>Structure</b>	Fair	<b>Structure</b>	Good
<b>Visible Decay</b>	No	<b>Visible Decay</b>	Yes
<b>Comments:</b>		<b>Comments:</b>	
<b>Recommendations:</b>		<b>Recommendations:</b>	



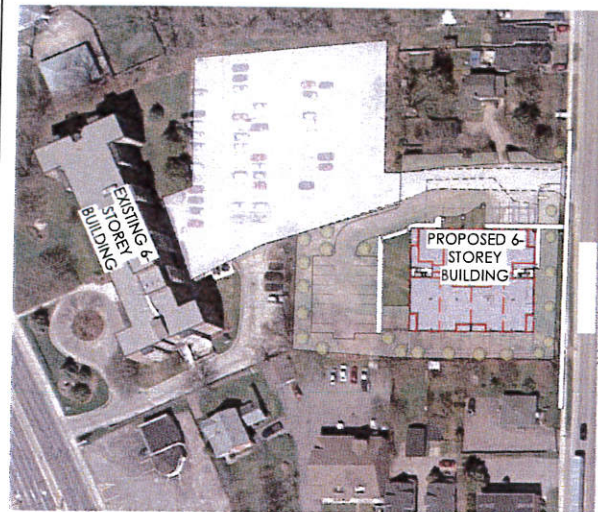
**TREE INVENTORY & ASSESSMENT: prepared by Del Cressman, B.C.M.A.**

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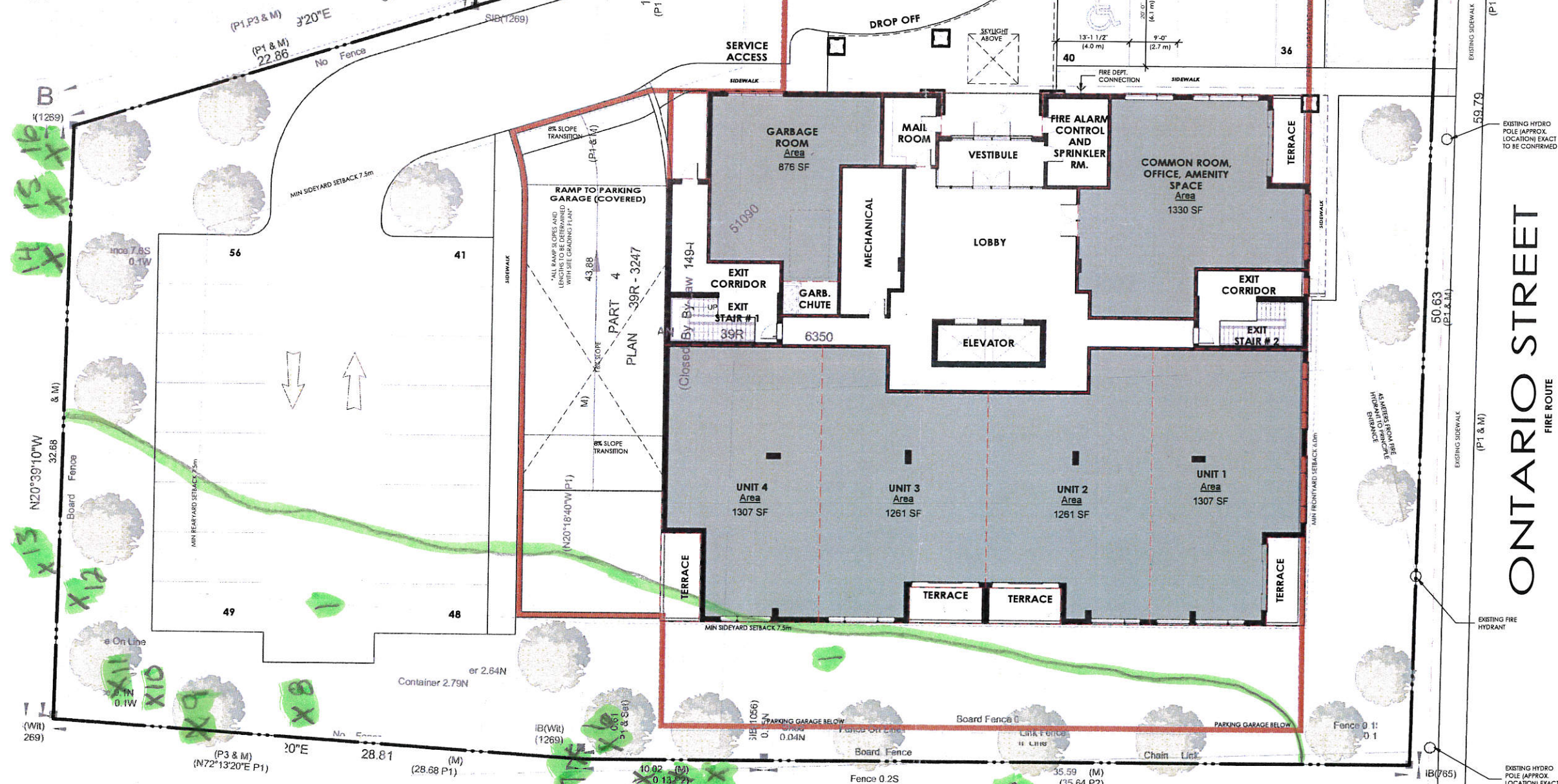
**Al LeBlanc – 431 Ontario Street, Cobourg – Proposed Residential Development**

<b>Tree #</b>	23	<b>Tree #</b>	24
<b>Species</b>	White Cedar ( <i>Thuja occidentalis</i> )	<b>Species</b>	Manitoba Maple – clump ( <i>Acer negundo</i> )
<b>DBH</b>	42cm	<b>DBH</b>	
<b>Crown Spread</b>	5m	<b>Crown Spread</b>	
<b>Height</b>	9m	<b>Height</b>	4m
<b>Health &amp; Vigour</b>	Good	<b>Health &amp; Vigour</b>	Fair
<b>Structure</b>	Good	<b>Structure</b>	Poor
<b>Visible Decay</b>	No	<b>Visible Decay</b>	
<b>Comments:</b>		<b>Comments:</b>	
<b>Recommendations:</b>		<b>Recommendations:</b>	Remove the tree





**SITE CONTEXT PLAN**  
1" = 80'-0"



**EXISTING SHARED DRIVEWAY/RIGHT OF WAY ENTRANCE SHOWN GREY SHADED**

**OUTLINE OF PROPOSED SHARED DRIVEWAY LOCATION SHOWN BLUE SHADED**

**EXTENSION OF PROPOSED SHARED DRIVEWAY OVER EXTENT OF EXISTING EASEMENT BOUNDARY SHOWN RED HATCHED**

**PRELIMINARY SITE STATS**

	ft	m <sup>2</sup>	%
Lot Area	0.3687 Hectares	39689.8	3.687.3 (includes Part 1, 2, 3)
Units / Hectare = maximum 36 units (100u/ha zoning maximum)			
Lot Coverage			
Building Coverage (including balconies)	11850.0	1,100.9	29.36%
Landscape Coverage (INCL. CONC. WALKWAYS)	14077.0	1,307.8	35.47%
Paved Asphalt Areas	13742.8	1,278.4	34.48%
Building Height	24.4m to roof peak (8 Storeys)		
Parking	Underground Parking	35 spaces	
	Above Ground Parking	21 spaces	
	Total Spaces	56	
	Parking Provided	1.56 Spaces/Unit	

**Zoning Matrix**

Provision	Requirement	Proposal
Building Height	6 storeys	8 storeys
Plot Density	10 units per net hectare	36 units per net hectare (rate ratio includes Part 1, 2, 3)
Minimum lot frontage	30 m	30 m
Minimum lot width	15 m	15 m
Minimum rear yard width	7.5 m	7.5 m
Minimum setback	7.5 m	7.5 m
Minimum lot coverage	25%	29.36%
Maximum floor area ratio	0.4	0.4
Maximum landscaped open space area	35% of the lot area	35.47%

**NO. DATE REVISION BY:**

1	FEB 4 2021	INITIAL CONCEPT	JMR
2	MARCH 5 2021	CONCEPT RE-DESIGN	JMR
3	MAR. 17 2021	REVISED CONCEPT	JMR
4	MAR. 18 2021	REVISED CONCEPT	JMR

**COMMISSION:**

**PROPOSED RESIDENTIAL DEVELOPMENT**

#431 ONTARIO STREET | COBOURG | ONTARIO

**A|C|K architects**  
www.ackarchitects.com

**SHEET TITLE:**

**SITE PLAN/FIRST FLOOR PLAN**

**Issued for Re-Zoning**

**Issued for Site Plan Agreement**

**Issued for Permit**

**Issued for Transfer**

**Issued for Construction:**

DRAWN BY:	JMR/CL	DWG. No.
CHECKED BY:	MDA	
DATE:	MARCH 2021	
SCALE:	AS SHOWN	
PROJECT No.:	2020-313	

**.SP1**

**PRELIMINARY FOR DISCUSSION PURPOSES ONLY**