

September 7, 2023

Attention: Bruce Youngblood
615 Union Street West
Fergus, ON N1M 1V5

Reference: Block 39 – Youngblood Subdivision, Elora, ON
Arborist Report – Rev1: As per Township Comments

1.0 INTRODUCTION

JK Consulting Arborists has been retained by Bruce Youngblood (the Client) to complete a tree assessment and Arborist Report to support the development of Block 39 of the Youngblood Subdivision (the Project), in Elora, Township Centre Wellington. Block 39 is bordered by 23 Gilkison Street which is located to the north, this is a private residence. Gilkison Street located to the east of Block 39, a newly constructed road for the subdivision is located to the south, and part of an adjacent future Block for the subdivision located to the southwest, and private property abutting Block 39 to the northwest.

The purpose of the assessment was to review the trees along the north boundary of Block 39 in relation to the preliminary Grading Plan (completed by Meritech), with the intent to mitigate impacts to trees owned by the adjacent property owner and determine a location for Tree Protection Fence (TPF).

1.1 Methodology

The Grading Plan (completed by Meritech Engineering December 7, 2022) identified grading along the northern property line with no setback. The plan was reviewed by JK Consulting Arborists and based on the proposed grades it was determined that trees located on the adjacent property would be negatively impacted by the grading. The Grading Plan was used during the Arborist's field visit to locate existing trees as indicated on the plan, in association to the property line and determine a setback appropriate for mitigating impacts to trees owned by the neighboring property. The site visit was completed by Jennifer Koskinen, ISA Certified Arborist, on April 26, 2023.

Construction encroachment into a tree's TPZ and determining if a tree would be impacted by grading and require removal, was determined using information in Trees and Development: a technical guide to preservation of trees during land development, (Matheny and Clark 1998). Matheny and Clark state that trees in general will tolerate impact to approximately 40% of their rootzone. The TPZ used in this assessment was the surveyed dripline. The intent of the assessment and recommendations was to determine a setback from the property line to achieve 40% encroachment or less for the trees located on the neighboring property.



**Reference: Block 39 – Youngblood Subdivision, Elora, ON
Arborist Report**

2.0 OBSERVATIONS

The location of the property line was estimated in the field using the locations of existing trees identified on the Grading Plan. The trees on 23 Gilkison Street were predominantly located 1m off the property line, except for a large sugar maple (*Acer saccharum*). The sugar maple, growing adjacent to the northeast corner of Block 39, was located adjacent to the property line according to the legal survey. This tree was in good condition. This tree has been labeled on a draft Grading Plan, see attached.

There were multiple trees <10 growing along the property boundary. There were some trees located on 23 Gilkison Street identified to be in poor condition or dead. Few trees appeared to straddle the property line, with multiple trees <10cm DBH located on the Project property and less than ten trees greater than 10cm DBH located on the Project property.

3.0 ASSESSMENT AND RECOMMENDATIONS

A meeting with the Project team was held to discuss the current grading and construction in relation to trees on adjacent property. JK Consulting Arborists recommended a minimal two metre setback from the property line, as this would mitigate impacts to trees on adjacent property, and smaller trees located on the property line. The two-metre setback would allow a <40% or less encroachment into the tree's dripline, thus not compromising the health or structural integrity of the neighboring trees. Trees already in poor condition or dead would continue to naturally decline or fail. Meritech reviewed the setback recommendation and provided a revised Draft Grading Plan (refer to the attached). The Draft Grading Plan identifies a setback of two metres from the property line along the northern boundary, except for the northeast corner. In the northeast corner of the Block, grading has been designed to achieve the drainage required for the Project. Meritech has revised the grading to be set back from the northern property line and from the Sugar Maple. The grading to facilitate the construction of the slope will encroach <40% into the dripline of the Sugar Maple. As indicated in the attached draft Grading Plan, the proposed TPF will be installed at the bottom of the slope.

The sugar maple will be impacted by grading; however, because the encroachment is <40% of the dripline it is believed that the health and condition of the tree will not be compromised.

The two-metre setback from the property line has been identified to prevent excavation and impact to the roots of trees on the neighboring property. However, it is important to note that tree removal on the Project property can occur within this two-metre setback. Also, abiding by the Forestry Act, R.S.O. 1990, c. F.26 – Section 10, which identifies boundary trees and the legal ownership of trees located on a property line; no trees shall be removed which are located on the property line. No trees can be removed from neighboring property. Removal of trees owned by a neighboring property would require written permission. Also, injury to trees owned by a neighboring property which results in the tree declining in health also falls under the Forestry Act. Therefore, the TPF shall be installed prior to mobilization for construction and remain in place until the grading and construction has been completed.



**Reference: Block 39 – Youngblood Subdivision, Elora, ON
Arborist Report**

Root Management During Construction

The following is recommended to occur during construction if roots are encountered adjacent to retained trees:

- Immediately prune back damaged and exposed roots to the face of the excavated soil, and cover roots with soil. This shall be completed using the International Society of Arboriculture (ISA) Best Management Practices (BMP) and is to be completed by a Certified Arborist or under the direction of one.
- Water root-damaged trees during the growing season. Maintain adequate but not excessive soil moisture by saturating the soil within the undisturbed portion of the dripline of impacted trees.

4.0 SUMMARY

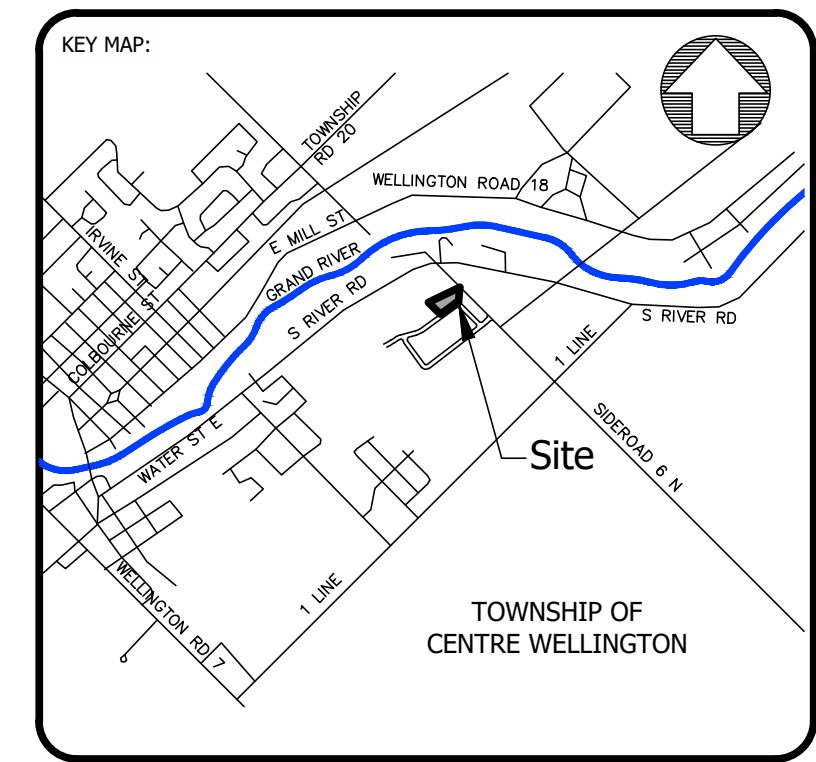
The Grading Plan has been revised to include a two-metre setback to the north property line to protect the trees owned by the adjacent property owner, with the exception for the sugar maple located in the northeast corner. The setback from the property line adjacent to the Sugar Maple ranges from 1 metre to 5 metres. The overall encroachment for grading is less than 40% into the dripline of the Sugar Maple. Based on the encroachment into the dripline of trees located on adjacent property, it is believed that the health and condition of the trees will not be compromised. Tree Protection Fence recommendations as stated in this report shall be followed by the contractor.

Questions regarding the information provided in this report can be directed to the undersigned.

Sincerely,

Jennifer Koskinen, ISA ON-1234A, TRAQ
Butternut Health Assessor #234
Senior Arborist
Tel: (519) 778-5502
jennifer@jkconsultingarb.com

Attachments: - Markup By JK Consulting Arborists - Grading Plan (draft completed by Meritech 'for coordination only')



- Project Notes**
- This drawing is to be read in conjunction with the standard notes, specifications and details shown on Meritech drawing 5058-1 and the following additional information:
 - Site Plan by MHC dated Jul 2023.
 - Architectural Plans by Granite Homes, dated May 2021.
 - Stormwater Management Report by MTE, dated Feb 2020.
 - Geotechnical Report by Chung & Vanderdoelen, dated Oct 2020.
 - Survey and elevations:
 - Survey completed by MTE
 - Geodetic reference elevation: Post office, bolt in front wall, in lintel of center of basement window (Historical No. 16U117E), Elev. = 387.982
 - Local reference elevation: Top nut on fire hydrant at west corner of Haylock Property, Located at end of curb & gutter. Elev. = 389.815

MERITECH
 engineering
 1315 Bishop Street North, Suite 202, Cambridge
 T 519.623.1140 F 519.623.7334 www.meritech.ca

Information shown on this plan is compiled from various sources, and is provided for informational purposes only. Meritech is not responsible for the accuracy or completeness of the information. The Contractor is responsible for verifying, where possible, all information. The Contractor is responsible for obtaining all necessary permits and approvals from the appropriate authorities. Meritech is not responsible for the accuracy or completeness of the information. Meritech is not responsible for the accuracy or completeness of the information. Meritech is not responsible for the accuracy or completeness of the information.

FOR COORDINATION ONLY

| RCU | JP | TDK | AWB | AWB | BY |
|-------------------|--------------|-------------------|--------------|---------------------------------|----------------|
| Sept xx, 2023 | Jul 28, 2023 | Jul 18, 2023 | Dec 22, 2022 | Dec 20, 2022 | |
| Township Comments | Minor Edits | Township Comments | Minor Edits | Submitted for Review & Approval | REVISION/ISSUE |
| 5 | 4 | 3 | 2 | 1 | No. |

Markup By JK Consulting Arborists

NOTE:
 Deck sizes and elevations to be confirmed in conjunction with landscape plans and HVAC/mechanical details to be provided in a future submission. To satisfy the Private Amenity Area requirement, decks are to have a minimum width and depth of 4.5m.

OWNER: Granite Homes South River Inc.
LOCATION: Township of Centre Wellington
PROJECT: 250 Harrison Street, Elora
 Youngblood Subdivision, Block 39

DRAWING: Grading Plan
DESIGNED BY: AWB
CHECKED BY: CHT
DATE: Dec 7, 2022
CONTRACT: M230216
FILE NAME: 5058
DRAWING: 5058-4
SCALE: 1:300
SHEET: 4 of 6

Filename: 5058.dwg, 5058-4 - Printed: September 1, 2023 10:21 AM, Rutana