



Arborist Report and Tree  
Preservation Plan

St. David St N North Lands  
6581 Highway 6, Fergus, ON

PREPARED FOR: Polocorp Inc.

DATE: February 2025

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# 1. INTRODUCTION

## 1.1. Background and Site Context

Dougan Ecology (Dougan) was retained to complete a tree inventory and arborist 6581 Highway 6, Fergus, ON in support of a Draft Plan of Subdivision prepared by Polocorp Inc. (dated December 10, 2024). The site is currently a vacant agricultural field. One (1) existing dwelling is located in the southwest portion of the site.

The proposed 20.03 ha residential development generally consists of 87-129 single-detached units, 179-266 on-street townhouse units, 93-125 medium density residential units, 8-14 mixed use residential units, a park block, and internal roadways. Connection to the site will be via the Street B connection to St. David Street N (Highway No. 6) and Streets A, D, E, and F to the adjacent property owned by the same applicant. A future connection is included to the north of the property via Street J.

This Arborist Report and appended Tree Preservation Plan (TPP) includes an inventory of all trees 10 cm DBH (diameter at breast height) or greater within the anticipated limit of disturbance, in accordance with the County of Wellington requirements under the Township of Centre Wellington Public Tree By-Law 2022-57.

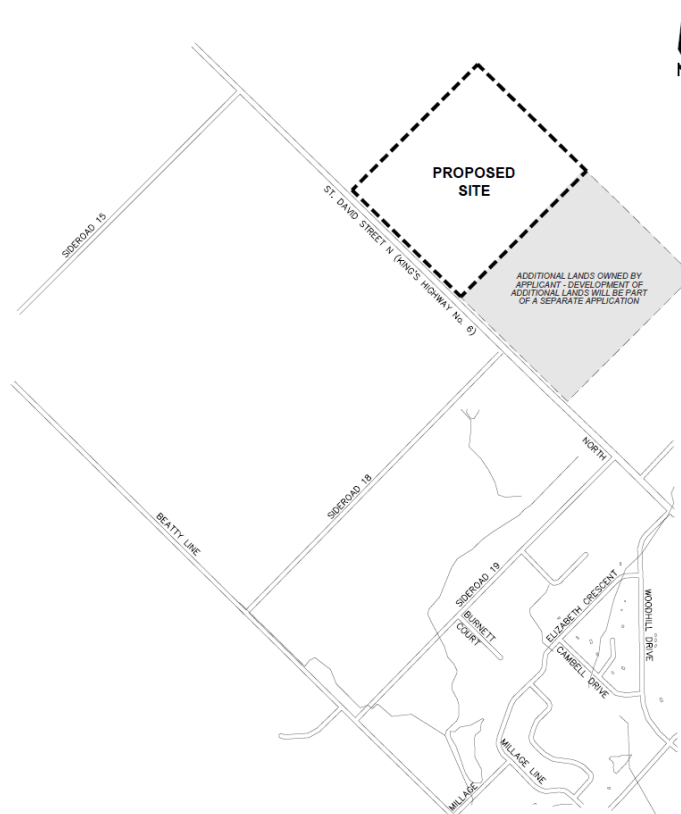


Figure 1: Site Location (GEI, 2025)



## 1.2. Study Purpose and Scope

The study purpose and scope of this report is based on requirements outlined in the Township of Centre Wellington Public Tree By-Law 2022-57 (2022) and the County of Wellington Conservation and Sustainable Use of Woodlands By-Law 5115-09 (2009), as summarized in Section 1.3.

The following Tree Management Plan (TMP) includes a Tree Preservation Plan, an Arborist Report with a detailed inventory of all trees situated within the property boundary that are 10cm DBH or greater.

## 1.3. Relevant Policies and Legislation

### 1.3.1. Township of Centre Wellington Public Tree By-Law 2022-57

The Township's bylaw 2022-57 authorizes and regulates the planting, care, maintenance, and removal of trees on Township property. This bylaw stipulates that no person shall injure, destroy, or plant a tree on Township property without a permit.

A permit may be issued up on submission of an application including the following:

- a) *a complete application in the form provided by the **Township**;*
- b) *when applicable, the Business Name Registration and/or Articles of Incorporation obtained from the applicable provincial or federal Ministry;*
- c) *a landscape plan;*
- d) *when applicable, an **Arborist Report** and **Tree Preservation and Enhancement Plan** that identifies the **tree protection zone**;*
- e) *a certificate of insurance in a form satisfactory to the **Township** naming the **Township** as an additional insured with a coverage limit not less than two (2) million dollars in Commercial General Liability;*
- f) *payment of **compensation value** for each **tree** to be removed in the form of a money order, certified cheque or any other method of payment approved by the **Township**, or submission of compensation planting plan to the satisfaction of the **Township**;*
- g) *securities in the form of a Letter of Credit or in any alternate form of financial security as approved by the **Township** in the amount of the **compensation value** of the **tree(s)**, removal and replacement costs;*
- h) *any other documents as may be required by the **Township** to the satisfaction of the **Township**;*
- i) *the required application fee, administrative, approval and inspection fees as provided for in the Township's Fees and Charges By-law.*



Compensation for tree removals is defined as "the ratio of compensation trees identified in **Public Forest Policy (2:1)** multiplied by the tree compensation rate identified in the **Township's Fees and Charges By-law**, or the amenity value of the tree calculated in accordance with the Guide for Plant Appraisal, 10th Edition as published by the International Society of Arboriculture, as amended or replaced, and as approved by the **Director**".

It should be noted that the Township does not have a **Private Tree Bylaw** in effect.

### Site Implications:

Publicly owned trees are protected from damage or destruction under By-Law 2022-57. If publicly owned trees may be impacted by the proposed work, a permit under this by-law is required prior to impacting the tree(s). As part of the permitting process, compensation value for trees anticipated to be removed will need to be calculated and confirmed with the Township.

### 1.3.2. County of Wellington Conservation and Suitable Use of Woodlands By-Law (5115-09)

By-law 5115-09, established by the Corporation of the County of Wellington, aims to safeguard trees within woodlands to preserve the health of natural environments and promote good forestry practices. To be subject to this by-law, a woodland must cover at least one hectare and meet the following tree density criteria:

- A minimum of 1,000 trees per hectare of any size.
- At least 750 trees per hectare with a diameter over five centimeters.
- A minimum of 500 trees per hectare with a diameter over 12 centimeters.
- At least 250 trees per hectare with a diameter over 20 centimeters.

These density requirements set the scope for the by-law's protection, ensuring that significant tree populations are regulated to maintain the integrity of woodland ecosystems.

A County permit is required prior to the cutting or destruction of trees in a forested area greater than 1 hectare/2.47 acres (woodlands). Doing so without a permit is a chargeable Provincial Offence. The county offers three types of permits:

- **Good Forestry Practices Permit:** Requires a silvicultural prescription by a Registered Professional Forester, aiming to improve timber quality and growing conditions while minimizing negative impacts on biodiversity, wildlife, and recreation. It also allows for shorter rotation periods between harvests, benefiting landowners.
- **Circumference Limit Permit:** Regulates tree harvesting based on minimum size requirements, measured in diameter or circumference. It can lead to high grading, where only the largest trees are cut, potentially reducing woodland quality and increasing rotation periods. The by-law includes provisions to mitigate negative impacts.

- **Clearing Permit:** Allows for the complete removal of woodland areas, typically for conversion to other land uses. Minor clearings for specific purposes like agricultural field adjustments or creating amenity areas are sometimes permitted, but large-scale clearings of good forest land are generally not supported.

The County may issue a permit subject to those conditions that are deemed necessary, including but not limited to:

- a. the manner and timing in which the injuring or destruction of trees is to be carried out;
- b. the qualifications of persons authorized to injure or destroy trees;
- c. the species, size, number and location of replacement trees to be planted; and
- d. measures to be implemented to mitigate the direct and indirect effects of the injuring or destruction of trees on the natural environment.

### Site Implications:

The development proposal does not involve cutting or destroying trees in a forested area greater than 1 ha. Therefore, the County’s Woodland Bylaw does not apply.

### 1.3.3. Township of Centre Wellington Official Plan (2005)

The Township’s Landscape Design provisions (policy C.15.4 of the Official Plan) describe the requirements for tree preservation within the Township. Under this policy, the Township requires the submission of a tree inventory and saving plan for all applications, with priority being given to trees and other vegetation most suited to adoption of post-construction conditions. The policy notes that where retention of significant treed areas, individual trees or naturalized areas has been determined by the Township not to be feasible, in accordance with its policies and guidelines, the loss of such features shall be offset by requiring their replacement with an appropriate quantity and quality of vegetation on the site or elsewhere in the Township.

### Site Implications:

The proposed removal of individual trees require replacement with an appropriate quantity and quality of vegetation on site or elsewhere in the Township. Approval of an appropriate tree replacement plan is required prior to impacting trees.

## 2. METHODS

### 2.1. Tree Inventory and Arborist Assessment

An arborist assessment was completed by an International Society of Arboriculture (ISA) Certified Arborist on **October 3 and 12, 2023** within the subject property. All observations were made from the ground, i.e. no tree climbing or aerial lift inspection methods were used. All trees 10 cm DBH (diameter at breast height) and over were tagged and documented using the Survey 123 ArcGIS application, and geolocated using the Trimble Catalyst DA2 GNSS receiver. The following data was collected:



- Unique tree tag number;
- Species (common name, botanical name);
- DBH recorded at 1.4m in height (in cm);
- Crown reserve i.e. canopy diameter (in m);
- Tree height (in m);
- Structure condition (high, medium, low);
- Biological health (high, medium, low);
- Preservation priority (high, medium low);
- Any additional comments.

Digital data was managed in ArcGIS. Results of the tree inventory and assessment were overlaid with proposed site plan information (Map 2 - Tree Protection Plan) to assess grading and/or construction impacts to determine which trees can be retained and which should be removed or may be injured (with protective measures in place).

Mitigation recommendations are based primarily on two ISA resources; *Managing Trees During Construction* (Fite and Smiley, 2023) and *Trees and Development: A Technical Guide to Preservation of Trees During Land Development* (Matheny and Clarke 1998).

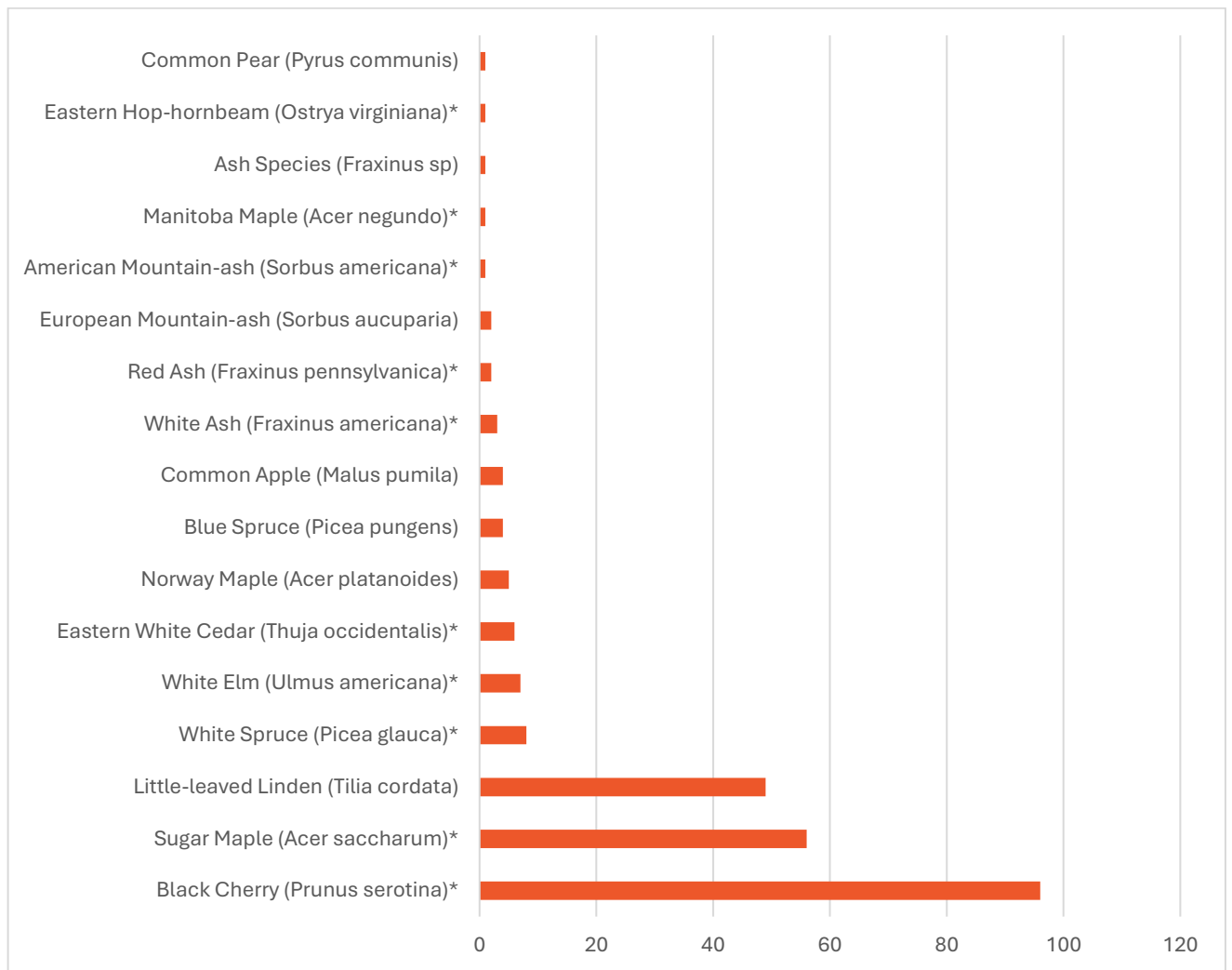
## 3. FINDINGS

### 3.1. Tree Inventory and Arborist Assessment

A total of 246 live and one (1) dead tree 10 cm DBH or larger were tagged and assessed within the anticipated disturbance limit. The locations of these trees are shown on Map 1 - Tree Inventory Plan, and the data collected for each tree are provided in Appendix A - Tree Data Table.

Figure 2 below showcases the abundance and species distribution of all trees surveyed. None of the species found on site were determined to be rare or uncommon. A total of 32 trees surveyed were identified as candidate bat roosting trees due to size ( $\geq 25$ cm DBH) and presence of bat roosting habitat attributes such as loose/peeling bark, cavities, cracks, crevices, and/or knot holes.



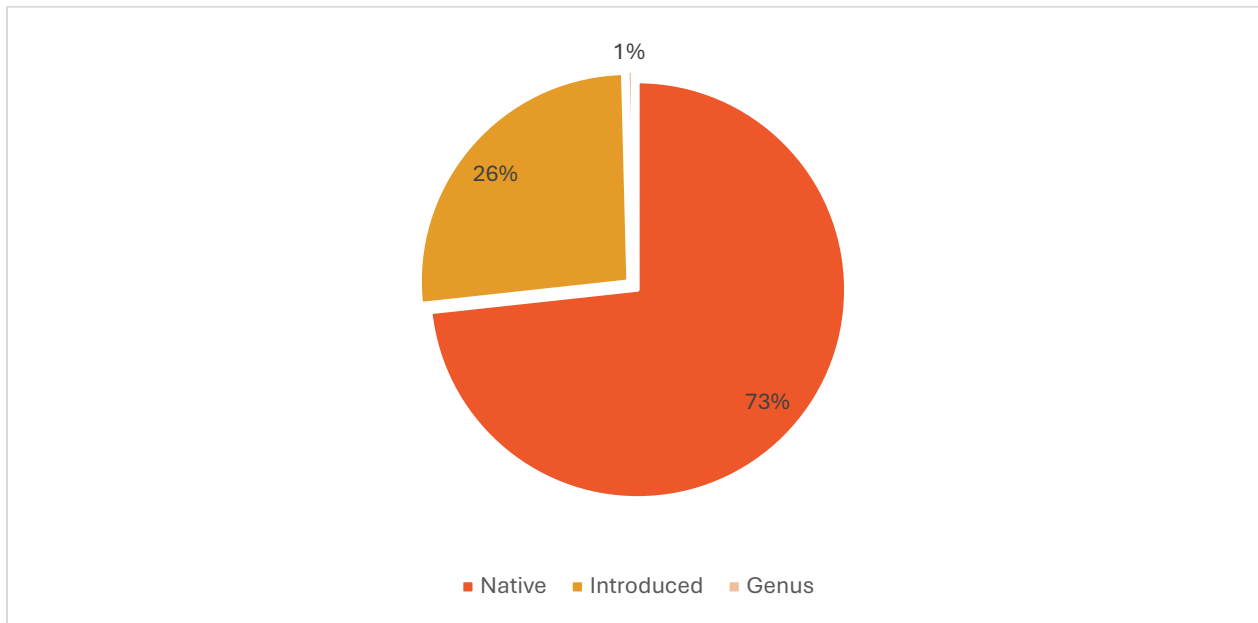


**Figure 2: Distribution of Inventoried Species**

Of the 16 species observed, the most frequently encountered species were Black Cherry (96 trees), Sugar Maple (56 trees), and Little-leaf Linden (49 trees).

In general, the surveyed area consisted of primarily native species (Figure 2) with 181 trees comprised of native species, and 65 trees comprised of non-native species, with one tree identified to genus level. Included in the list of native species is Manitoba Maple. While this tree is technically naturalized within Ontario, it is considered invasive in some areas of Ontario including Southern Ontario by the Ontario Invasive Plant Council (OIPC) and The Natural History Information Center (NHIC). The species presents with certain invasive qualities such as high annual seed production and tolerance to a wide range of growing conditions, allowing it to outcompete higher quality native species.

Figure 3 provides a summary of the number of native and non-native trees identified during the tree inventory.



**Figure 3: Comparison of Native and Non-Native Trees**

Native species identified include the following ten (10) species:

- White Spruce (*Picea glauca*)
- White Ash (*Fraxinus americana*)
- Red Ash (*Fraxinus pennsylvanica*)
- Manitoba Maple (*Acer negundo*)
- Sugar Maple (*Acer saccharum*)
- Eastern White Cedar (*Thuja occidentalis*)
- White Elm (*Ulmus americana*)
- Black Cherry (*Prunus serotina*)
- American Mountain Ash (*Sorbus americana*)
- Eastern Hop-hornbeam (*Ostrya virginiana*)

Non-native (introduced) species identified include the following six (6) species:

- Common Apple (*Malus pumila*)
- Little-leaved Linden (*Tilia cordata*)
- Norway Maple (*Acer platanoides*)
- Blue Spruce (*Picea pungens*)
- Common Pear (*Pyrus communis*)
- European Mountain Ash (*Sorbus aucuparia*)

Tree sizes ranged from 10 cm to 144 cm DBH. Most trees (53%) were in the range of 20-49 cm DBH (Table 1). The largest living trees were a Little-leaved Linden (Tree #377; 144 cm DBH) and a Sugar Maple (Tree #384; 132 cm DBH).



**Table 1: DBH Distribution of Inventoried Trees**

DBH	No. of Trees
>= 50 cm	53
20 - 49 cm	114
>= 10 cm - 19 cm	80
<b>Total</b>	<b>247</b>

The majority of the trees were assessed as having medium structural condition and high biological health (Table 2). High ranking is defined by trees with no structural defects, no disease symptoms and/or high vigor.

**Table 2: Summary of Structural Condition, Biological Health, and Preservation Priority of Inventoried Trees**

Arborist's Ranking	Number of Trees		
	Structural Condition	Biological Health	Preservation Priority
High	86	140	132
Medium	121	83	86
Low	40	24	29
<b>Total</b>	<b>247</b>	<b>247</b>	<b>247</b>

Map 1 provides a spatial representation of trees based on their biological health ranking.

## 4. IMPACT ASSESSMENT

### 4.1. Description of Proposed Work

The proposed Draft Plan of Subdivision prepared by Polocorp (2024) is provided in Appendix C. The anticipated limit of disturbance (grading) has been applied to Map 2: Tree Preservation Plan to determine tree action (Preserve, Injure, Remove) based on the proximity of disturbance to tree driplines/canopy, as summarized in section 2.1. It should be noted that the impact assessment of trees may change through detailed design, as the limit of disturbance is further refined.

### 4.2. Impacts to Trees and Compensation Requirements

Of the 247 trees considered in the impact assessment (i.e. all tagged and geolocated trees  $\geq 10$  cm DBH; not including saplings and seedlings), a total of 239 will require removal, and 8 are anticipated to be injured with protective measures (i.e. Tree Protection Hoarding) (ref. Map 2).

Tree action was determined by overlaying the limit of work with the location of trees established during the tree inventory:

- Trees with disturbance greater than 30% within their driplines are generally considered too heavily impacted to be retained and were therefore designated as “**remove**”.
- Trees with disturbance within a portion of the dripline, but less than 30% are considered partly impacted and designated as “**injure**”.
- Trees that are not anticipated to have work occur within their driplines are designated “**preserve**”.

Table 3 summarizes the number of trees to be preserved, injured, or removed, along with compensation requirements.

**Table 3: Summary of Impacted Trees and Compensation Requirements (ref. Appendix A)**

Tree Action	Tree Count*
Preserve	0
Injure	8
Remove	239
Total	<b>247</b>

### 4.3. Tree Ownership

Of the 247 inventoried trees, 208 are owned by the proponent, 38 are on neighbouring lands, and 1 is publicly owned within the right-of-way. A summary of tree action by ownership is provided below in Table 4.

**Table 4. Summary of Tree Action by Ownership**

Row Labels	Injure	Remove	Total
Applicant Lands		208	<b>208</b>
Neighbour/Boundary Tree	8	30	<b>38</b>
City (Road Right of Way)		1	<b>1</b>

It should be noted that **written permission from the neighbouring landowner** is required prior to impacting neighbour/boundary trees. Public trees within the **right-of-way** are subject to the Township of Centre Wellington’s **Public Tree Bylaw**.

In addition, Polocorp intends to work with the Project Engineer (GEI) through detailed design to minimize impacts to boundary trees currently marked as remove or injure, along the north and west property limits. There may be opportunities to retain additional trees as the site and grading plans is refined.



# 5. TREE PROTECTION AND MITIGATION RECOMMENDATIONS

Specific recommendations are provided in Table 4 for mitigation impacts to trees that are caused by various construction activities. The following recommendations are intended to mitigate the injuries anticipated to trees based on the Draft Plan (Appendix C).

## 5.1. Legislative Compliance

### 5.1.1. Endangered Species Act, 2007

A total of 30 trees proposed for removal exhibit suitable attributes for Species at Risk (SAR) bat maternity roost habitat (i.e. large cavities, cracks, loose bark). Four (4) species of Endangered bats reside in Ontario and may utilize these trees during the maternity roosting season: Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis*), Tricolored Bat (*Perimyotis subflavus*), and Eastern Small Footed Myotis (*Myotis leibii*). These species receive protection under the provincial Endangered Species Act (ESA), 2007. In Southern Ontario, the maternity roosting season is from **April 1 to September 30**. Tree removals should not occur within this critical roosting period.

**Consultation with MECP should be undertaken to confirm further requirements under the ESA, 2007 such as acoustic surveys and/or permitting.**

### 5.1.2. Migratory Bird Convention Act, 1994

The following recommendations apply to tree removal as it relates to compliance with the Migratory Birds Convention Act (1994):

- a. To ensure compliance with the Migratory Bird Convention Act (MBCA 1994), any vegetation removal on the site should be done outside of the breeding bird window, which for this site is approximately **April 9 - August 15**. If any vegetation removal is to occur within this window, a qualified avian ecologist should first check the vegetation to be removed to ensure that there are no migratory birds covered by the Act nesting within it.
- b. If any birds are found nesting, then, in consultation with Environment Canada, a suitable buffer should be established around the nest, and no activities will be permitted with this buffer until the birds have left.
- c. If construction occurs during the breeding bird window, nest sweeps of the site should be conducted prior to construction to ensure that unusually early or late nesting is not taking place, or that dependent young, even though fully fledged, are not in the area and unable to disperse. If breeding birds are found, construction must be delayed until all young have fledged.

### 5.1.3. Local Policy

**The County's Woodland Bylaw 5115-09 does not apply to this site**, as the development proposal does not involve cutting or destroying trees in a forested area greater than 1 ha. No permit is needed under By-Law 5115-09.

**The Township's By-Law 2022-57 protects publicly owned trees from damage or destruction.** If it is determined through detailed design that publicly owned trees may be impacted by the proposed work, a permit under this by-law is required prior to impacting the tree(s). As part of the permitting process, compensation value for trees anticipated to be removed will need to be calculated and confirmed with the Township.

**The Township's Official Plan (2005) policy C.15.4 requires replacement of tree removals** with an appropriate quantity and quality of vegetation on site or elsewhere in the Township. Approval of an appropriate tree replacement plan is required and should be confirmed during the permitting process, prior to impacting trees.

## 5.2. Tree Protection and Mitigation

### 5.2.1. Tree Protection Zones

Before beginning construction, Tree Protection Zones (TPZ) should be established and Tree Protection Barriers (TPB) installed around each of the trees to be preserved at minimum of 1m outside of the tree drip line to delineate the required Tree Preservation Zone (TPZ) and as shown on the Tree Preservation Plan (Map 2). Appropriate signage should be applied to the Tree Protection Barriers, per Dougan TPZ standard detail (Appendix B). In addition, the minimum TPZ for all trees where the standard TPZ cannot be provided is to be shown as a distinct line type from the dripline/canopy limit.

A description of the extent of anticipated injury type and extent and an assessment of impact to long-term health should be clearly documented for each tree where the Minimum TPZ is provided, as provided by a qualified expert. Minimum Tree Protection Zone distances are outlined in Appendix B, which outlines the Dougan standard for TPZ detail, used when the municipalities of the subject lands do not have their own TPZ standard detail. The Dougan TPZ standard detail have been applied in developing the Tree Protection Fencing shown on Map 2, as follows:

Tree Protection Fencing (TPF) should be installed pre-construction to mitigate impacts to trees marked as "Injure" or "Preserve" (Map 2) in accordance with the detail provided in Appendix B. TPF should be installed no less than 1m from tree dripline where possible, or at the outer limit of development.

### 5.2.2. General Best Management Practices

General best management practices to mitigate pre-construction and construction impacts to trees marked as "preserve" and "injure" are outlined in Table 5 below.

**Table 5: Construction Activities, Impacts to Trees, and Recommended Mitigation Measures to Prevent or Minimize Damage to Trees (based on Matheny and Clarke, 1998; ANSI, 3000; OPSS, 2019)**

Construction Activity	Impacts to Tree	Recommended Mitigation/Treatments to Prevent Damage
Protecting preserved or injured trees pre-construction	Root damage or loss, compromised structural integrity and long-term health	<ul style="list-style-type: none"> <li>• Preserved and injured trees must be surrounded by a continuous barrier (TPF), which shall be installed prior to site clearing, grading and demolition, and maintained through construction and landscaping. Location of the TPF should be determined or verified prior to installation by a certified arborist.</li> <li>• Install mulch to a depth of 4 inches within the Tree Protection Zone, ensuring mulch does not touch the trunk.</li> </ul>
Root and/or branch pruning of preserved or injured trees pre-construction	Root damage or loss, compromised structural integrity and long-term health	<ul style="list-style-type: none"> <li>• Where excavation is proposed within the dripline and/or tree protection zones, root pruning may be required. If significant roots must be cut, the following is to be adhered to:               <ul style="list-style-type: none"> <li>○ Provide deep watering (to a depth of 30 inches) prior to excavation.</li> <li>○ Stake the edge of excavation.</li> <li>○ Cut with sterilized root pruning equipment 15-30 cm outside the staked line towards the tree.</li> <li>○ If root pruning equipment cannot be used, dig a trench along the staked line. Equipment such as a backhoe can be used until roots larger than 1 inch in diameter are encountered. Then, complete excavation with a shovel.</li> <li>○ When a root is encountered, expose it by removing soil by hand, and cut root cleanly with a sterilized saw at the outside edge of the trench (towards the tree). Cut to a lateral root when possible. Do not paint the cut root end. If excavation is for installation of underground utilities, leave the root intact and thread the lines underneath if possible.</li> <li>○ Replace soil in the trench.</li> <li>○ Place tree protection fencing at the edge of excavation.</li> <li>○ All grading equipment to operate outside the protection fence area.</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• Every effort shall be made to protect exposed roots from desiccation by covering said roots with moisture retaining material such as wet burlap, or moist topsoil, and a covering such as a tarpaulin. The covered area should be monitored and kept moist to avoid root desiccation.</li> <li>• All pruning should be performed by qualified arborists and in accordance with the International Society of Arboriculture's Pruning Best Management Practices (2019).</li> <li>• Should any overhead branches obstruct construction activity, they shall be tied back to provide clearance. If this is not possible, branches shall be pruned by a certified arborist following ISA best management practices, ANSI 300 Pruning Standard and OPSS (2019) 801.07.03: <ul style="list-style-type: none"> <li>○ Ensure branches are cut at a forty-five-degree angle just above the node and/or branch collar with a sharp sterile saw.</li> <li>○ Branches 25 mm or greater in diameter that are broken shall be cut back cleanly on the tree side of the break or to within 10 mm of their base, if a substantial portion of the branch is damaged.</li> </ul> </li> </ul>
Clearing and grubbing (around trees to be retained)	Root damage or loss, compromised structural integrity and long-term health	<ul style="list-style-type: none"> <li>• Install Tree Protection Barriers (Appendix B; Map 2).</li> <li>• Prohibit stripping existing topsoil within TPZ around trees to be retained.</li> <li>• Woody vegetation to be removed adjacent to preserved trees should be cut at ground level and not pulled out by equipment. Arborist may be needed for adjacent tree removal if crowns are intertwined.</li> <li>• If roots of trees to be retained are cut or torn during the clearing and grubbing, they shall be pruned by an ISA Certified Arborist.</li> </ul>
Trenching for infiltration gallery	Root damage or loss, compromised structural integrity and long-term health	<ul style="list-style-type: none"> <li>• Trenching should be avoided within the Tree Protection Zone of trees to be preserved. Tunneling below the root zone is preferred to a minimum depth of 2m below the existing grade. Where this is not feasible, dig the trench by hand and either prune roots or bridge roots that are greater than 2.5cm in diameter. Soil around roots should be excavated using an air excavation tool or similar method. Trenches should be</li> </ul>

		backfilled around roots with loam or sandy loam for optimal growing conditions, with minimal compaction to allow for root regrowth. It is recommended that hand-dug or air excavated trenches be completed or supervised by an ISA Certified Arborist. The trees affected should only be preserved if this mitigation recommendation is implemented.
Creating clearance for building, traffic, and movement of construction equipment	Damage to crown	<ul style="list-style-type: none"> <li>• Install Tree Protection Fencing around the TPZ.</li> <li>• Divert construction traffic away from trees.</li> <li>• Prior to construction, prune branches of trees to a minimum height required for construction. All pruning shall be completed by a Certified Arborist.</li> </ul>
Soil compaction/Filling (around trees to be retained)	Unfavourable conditions for root growth; chronic stress from reduced root systems	<ul style="list-style-type: none"> <li>• Install Tree Protection Fencing to keep traffic and storage out of root area. Where access within the TPZ is required, adjust the TPZ and protect soils with at least 15cm of mulch (Appendix B).</li> <li>• Divert construction traffic and storage areas away from trees.</li> <li>• Minimize soil compaction within the Tree Protection Zone.</li> </ul>
Spills, Waste disposal (e.g. paint, oil, fuel)	Unfavourable conditions for root growth; chronic stress from reduced root systems	<ul style="list-style-type: none"> <li>• Install Tree Protection Fencing to exclude dumping.</li> <li>• Clean up accidental spills immediately.</li> </ul>
Increased exposure due to removal of adjacent trees and pruning.	Increased exposure	<ul style="list-style-type: none"> <li>• Retain or replace understory vegetation with suitable native species or mulch.</li> <li>• Avoid severe pruning where previously shaded bark would be exposed to sun.</li> </ul>
Construction protective measures	To minimize impact to trees	<ul style="list-style-type: none"> <li>• If injury should occur to any tree during construction, it should be evaluated as soon as possible (no more than 6 hours) by a certified arborist so that appropriate treatments can be applied.</li> <li>• Bark that is damaged shall be neatly trimmed back to uninjured bark without causing further injury to the tree.</li> <li>• Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the consulting arborist.</li> </ul>

- Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

### 5.3. Replacement Trees

The Township of Centre Wellington Official Plan policy C.15.4 requires that the loss of significant treed areas, individual trees or naturalized areas be offset by requiring their replacement with an appropriate quantity and quality of vegetation on the site or elsewhere in the Township. The Township supports the landscape design that encourages the maintenance of naturalized space, replacement of lost vegetation, use of native species for revegetation, and enhancement of ecological stability (Township of Centre Wellington, 2005).

Trees will be replaced at a **minimum 1:1 ratio**, will be comprised entirely of **native species** appropriate to the site conditions, and will be sited within the **buffer enhancement area**. A total of 326 replacement trees are proposed in this area to address tree removals on the North (239 trees) and South Lands (87 trees). Please refer to the South Lands EIS and Landscape Plans (Dougan, 2025) for details.

## 6. CONCLUSION

This arborist report and Tree Preservation Plan were prepared in support of a proposed Draft Plan of Subdivision at 6581 Highway 6, Fergus. A total of 247 trees were inventoried and assessed on the subject lands.

To facilitate the proposed development, a total of **239 trees are proposed to be removed and 8 additional trees will be injured**. Tree preservation and mitigation recommendations for trees marked as injure are provided in section 5, consistent with the Tree Preservation Plan (Map 2). Impacts to trees (including tree action - preserve, injure or remove) will be further refined and confirmed through the detailed design phase.

There is one (1) publicly owned tree proposed for removal; the proponent must acquire a permit from the Township's Forestry Department, under By-Law 2022-57.

The 239 trees proposed for removal are recommended to be **replaced at a ratio of 1:1 on the neighbouring South Lands property** owned by the applicant (. Trees will consist of native species appropriate to the planting location. Tree replacement requirements are to be confirmed in consultation with the Township through the permitting process.

This Arborist Report and Tree Management Plan was prepared in accordance with the Endangered Species Act (2007), Migratory Birds Convention Act (1994), County of Wellington Conservation and Sustainable Use of Woodlands By-Law 5115-09 (2009), Township of Centre Wellington Public Tree By-Law 2022-57 (2022), and the Township of Centre Wellington's Official Plan Section C.15.4 (2005).

If the recommendations herein are followed, the project will be conducted in compliance with provincial and local regulations.

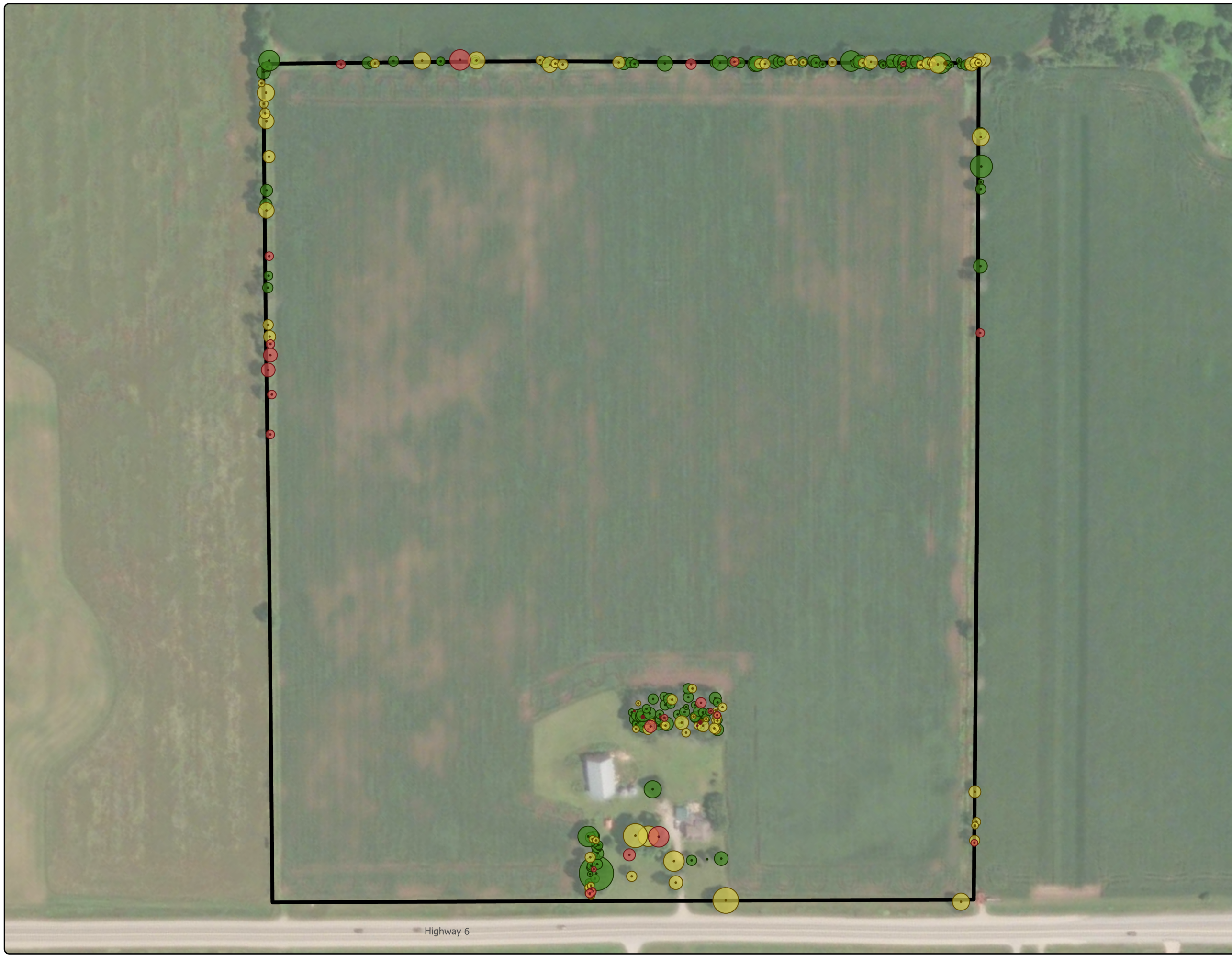


## 7. REFERENCES

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- Township of Centre Wellington. 2005.** Municipal Official Plan. Retrieved from: <https://www.centrewellington.ca/media/w02hbmud/official-plan-consolidated-february-2024.pdf>

# Maps





# Map 1: Tree Inventory

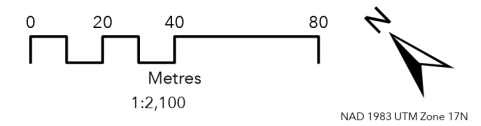
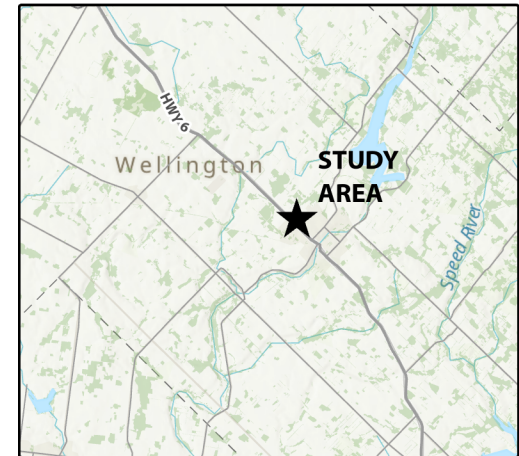
St. David Street N - North Land EIS

Site Boundary (Polocorp, 2025)

## Tree Inventory (Dougan, 2023)

Preservation Priority

- High
- Medium
- Low







Orthoimagery Source: Esri, CGIAR, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

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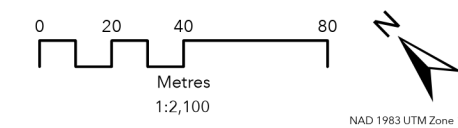
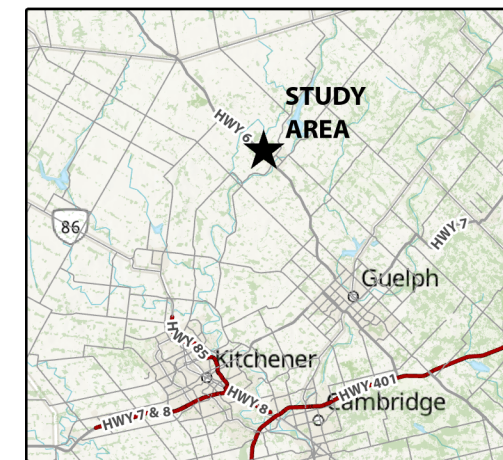
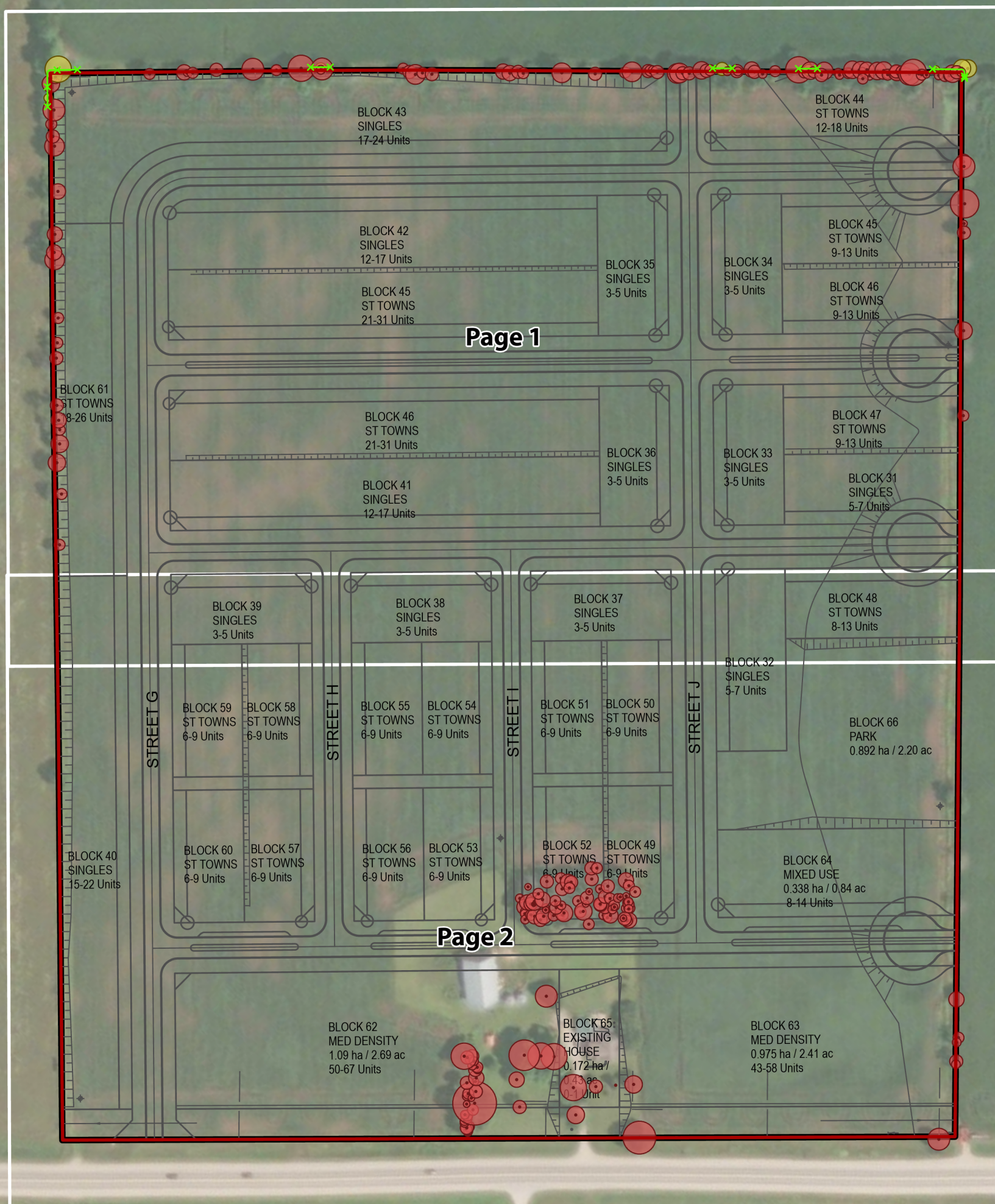
# Map 2: Tree Preservation Plan

St. David Street N - North Land EIS

-  Site Boundary (Polocorp, 2025)
-  Limit of Disturbance (Polocorp, 2025)
-  Site Plan (Polocorp, 2025)
-  Tree Protection Fencing

### Tree Action

-  Injure
-  Remove







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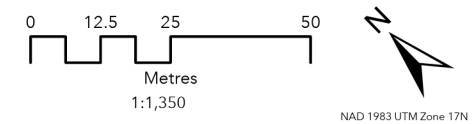
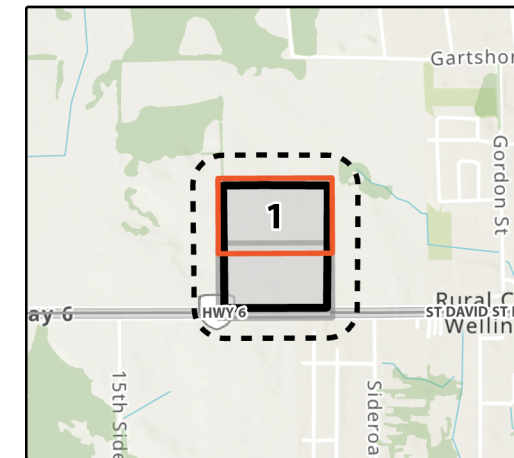
# Map 2.1: Tree Preservation Plan

St. David Street N - North Land EIS

-  Site Boundary (Polocorp, 2025)
-  Limit of Disturbance (Polocorp, 2025)
-  Site Plan (Polocorp, 2025)
-  Tree Protection Fencing

### Tree Action

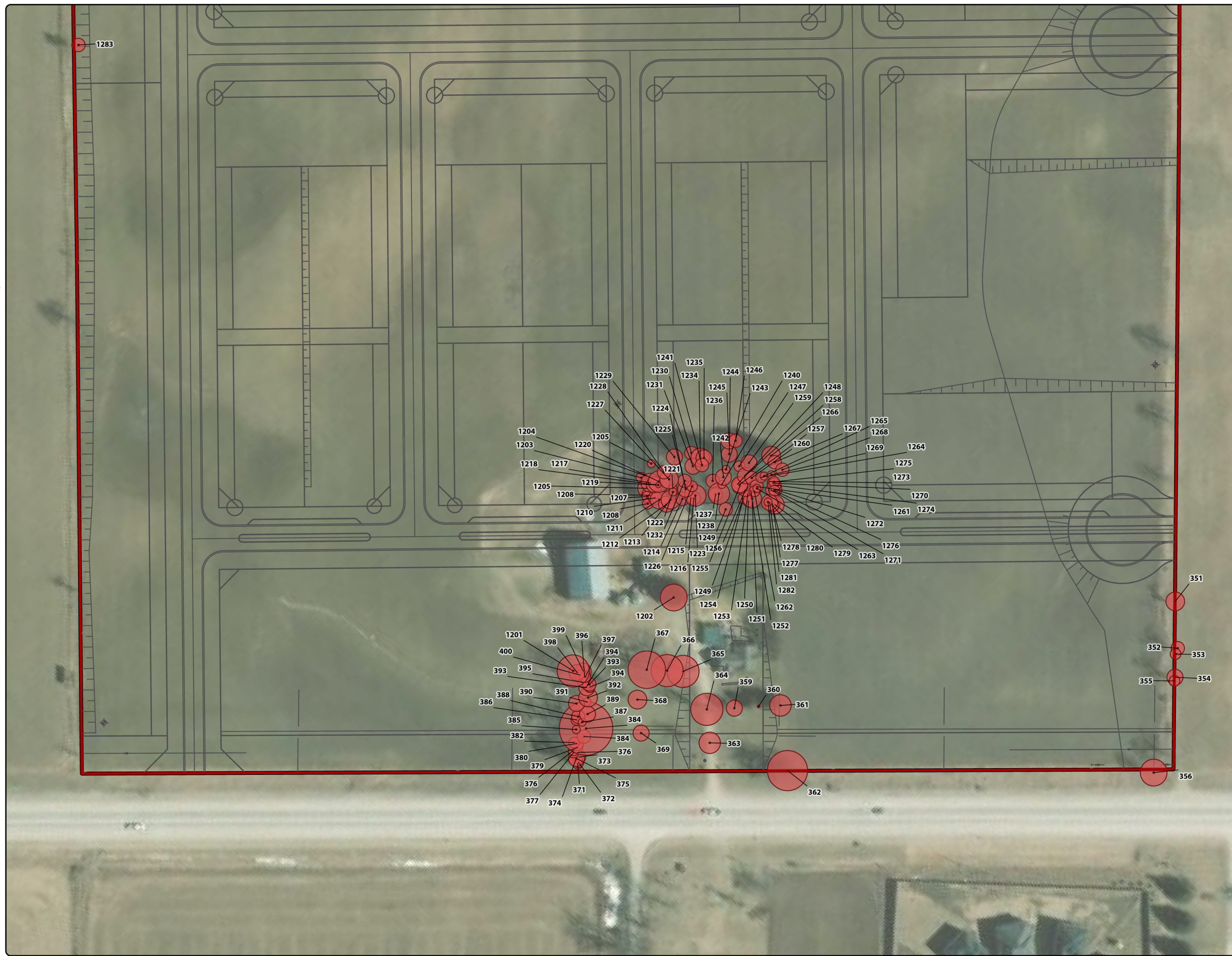
-  Injure
-  Remove



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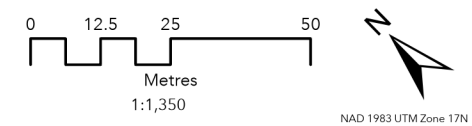
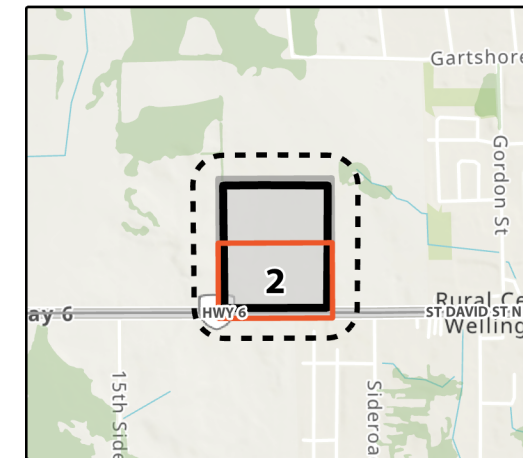
## Map 2.2: Tree Preservation Plan

St. David Street N - North Land EIS

- Site Boundary (Polocorp, 2025)
- Limit of Disturbance (Polocorp, 2025)
- Site Plan (Polocorp, 2025)
- Tree Protection Fencing

### Tree Action

- Injure
- Remove



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# **Appendix A: Tree Data Table**



# Appendix A. Tree Data Table

## North Lands - St. David's St., Fergus ON

Tree Tag #	Common Name	Scientific Name	DBH1 (cm)	DBH2 (cm)	DBH3 (cm)	DBH4 (cm)	DBH5 (cm)	DBH6 (cm)	DBH Total (cm)	Reserve Crown (m)	Height (m)	Structural Condition	Health	Preservation	Priority	Candidate Bat Roosting Tree	Native	Tree Action #	Rationale for Impact	Ownership	Compensation #	Comments	GPS Horizontal Accuracy (m) #	NAD83 UTM	X Coordinate	Zone 17N	Y Coordinate
342	Little-leaved Linden	Tilia cordata	31	0	0	0	0	0	41	8	10.15 m	M	H	H			I	Injure	Development and/or grading	Neighbouring Lands	1:1	548934.262	4840174.524	17N	484112.524		
343	Black Cherry	Prunus serotina	58	21	0	0	0	0	62	8	10.15 m	M	H	H			I	Injure	Development and/or grading	Neighbouring Lands	1:1	0.75	548929.0036	4841132.702	17N	4841132.702	
344	Black Cherry	Prunus serotina	66	0	0	0	0	0	66	7	10.15 m	M	H	H			I	Remove	Development and/or grading	Applicant Lands	1:1	0.07	548899.5529	4841101.951	17N	4841101.951	
345	Black Cherry	Prunus serotina	63	0	0	0	0	0	63	10	10.15 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	0.03	548898.2425	4841100.299	17N	4841100.299	
346	Black Cherry	Prunus serotina	62	0	0	0	0	0	62	7	10.15 m	M	H	H			I	Remove	Development and/or grading	Applicant Lands	1:1	0.03	548886.5687	4841087.949	17N	4841087.949	
347	Black Cherry	Prunus serotina	14	0	0	0	0	0	12	3	05-10 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.04	548880.0284	4841081.702	17N	4841081.702	
348	Black Cherry	Prunus serotina	36	0	0	0	0	0	36	6	10.15 m	M	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.03	548877.972	4841078.76	17N	4841078.76	
349	Black Cherry	Prunus serotina	54	0	0	0	0	0	54	8	10.15 m	M	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.14	548875.2612	4841074.982	17N	4841074.982	
350	American Mountain-ash	Sorbus americana	32	13	0	0	0	0	35	5	05-10 m	L	L	L			N	Remove	Development and/or grading	Applicant Lands	1:1	0.19	548818.3801	4841019.425	17N	4841019.425	
351	Black Cherry	Prunus serotina	27	24	0	0	0	0	36	7	05-10 m	L	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	0.03	548729.4941	484031.681	17N	484031.681	
352	Black Cherry	Prunus serotina	29	0	0	0	0	0	29	5	05-10 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	0.02	548717.271	484018.37	17N	484018.37	
353	Black Cherry	Prunus serotina	28	0	0	0	0	0	28	4	10.15 m	M	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.01	548615.8455	484017.62	17N	484017.62	
354	Black Cherry	Prunus serotina	36	0	0	0	0	0	36	6	10.15 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	0.03	548609.6157	484017.594	17N	484017.594	
355	Black Cherry	Prunus serotina	24	0	0	0	0	0	24	4	05-10 m	M	L	L			N	Remove	Development and/or grading	Applicant Lands	1:1	0.02	548608.5242	484016.74	17N	484016.74	
356	Norway Maple	Acer platanoides	55	0	0	0	0	0	55	10	10.15 m	M	M	M			N	Remove	Development and/or grading	Road Right of Way	1:1	0.05	548579.0378	484019.818	17N	484019.818	
357	Blue Spruce	Picea pungens	32	0	0	0	0	0	32	6	05-10 m	H	H	H			I	Remove	Development and/or grading	Applicant Lands	1:1	0.07	548484.3432	484018.534	17N	484018.534	
360	Blue Spruce	Picea pungens	33	0	0	0	0	0	33	1	05-10 m	H	H	H			I	Remove	Development and/or grading	Applicant Lands	1:1	0.06	548491.2383	4840172.662	17N	4840172.662	
361	Blue Spruce	Picea pungens	45	0	0	0	0	0	45	8	05-10 m	H	H	H			I	Remove	Development and/or grading	Applicant Lands	1:1	0.06	548497.3267	484007.194	17N	484007.194	
362	Little-leaved Linden	Tilia cordata	70	41	56	0	0	0	99	15	10.15 m	M	M	M			I	Remove	Development and/or grading	Applicant Lands	1:1	0.07	548482.1925	4840888.032	17N	4840888.032	
363	Sugar Maple	Acer saccharum	52	0	0	0	0	0	52	8	10.15 m	M	M	M			x	N	Remove	Development and/or grading	Applicant Lands	1:1	0.02	548468.7525	484015.744	17N	484015.744
364	Sugar Maple	Acer saccharum	94	0	0	0	0	0	94	12	15-20 m	L	M	M			x	N	Remove	Development and/or grading	Applicant Lands	1:1	0.05	548474.718	484025.998	17N	484025.998
365	Sugar Maple	Acer saccharum	84	0	0	0	0	0	84	12	10.15 m	L	M	L			x	N	Remove	Development and/or grading	Applicant Lands	1:1	0.16	548480.3054	484094.71	17N	484094.71
366	Sugar Maple	Acer saccharum	99	0	0	0	0	0	99	12	15-20 m	L	M	M			x	N	Remove	Development and/or grading	Applicant Lands	1:1	0.08	548476.2846	484076.074	17N	484076.074
367	Sugar Maple	Acer saccharum	93	0	0	0	0	0	93	14	15-20 m	M	M	M			x	N	Remove	Development and/or grading	Applicant Lands	1:1	0.17	548471.1106	484093.633	17N	484093.633
368	Common Maple	Acer glabrum	41	0	0	0	0	0	41	7	05-10 m	M	L	L			I	Remove	Development and/or grading	Applicant Lands	1:1	0.25	548460.8166	484046.132	17N	484046.132	
369	Norway Maple	Acer platanoides	27	0	0	0	0	0	27	6	05-10 m	M	H	M			I	Remove	Development and/or grading	Applicant Lands	1:1	0.10	54853.0478	4840936.273	17N	4840936.273	
371	Eastern White Cedar	Thuja occidentalis	24	0	0	0	0	0	24	4	05-10 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	0.04	548428.201	4840944.719	17N	4840944.719	
372	Eastern White Cedar	Thuja occidentalis	21	0	0	0	0	0	21	4	05-10 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	0.11	548528.7367	484044.864	17N	484044.864	
373	Eastern White Cedar	Thuja occidentalis	30	22	0	0	0	0	37	5	05-10 m	L	M	L			N	Remove	Development and/or grading	Applicant Lands	1:1	0.08	548430.3015	4840946.111	17N	4840946.111	
374	Norway Maple	Acer platanoides	23	0	0	0	0	0	23	5	05-10 m	L	L	L			I	Remove	Development and/or grading	Applicant Lands	1:1	0.15	548428.7013	4840946.253	17N	4840946.253	
375	Eastern White Cedar	Thuja occidentalis	39	0	0	0	0	0	39	6	10.15 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	0.09	548429.8868	4840946.403	17N	4840946.403	
376	Eastern White Cedar	Thuja occidentalis	14	0	0	0	0	0	14	0	05-10 m	L	L	L			N	Remove	Development and/or grading	Applicant Lands	1:1	0.54	548431.7103	4840947.728	17N	4840947.728	
376.2	Norway Maple	Acer platanoides	11	0	0	0	0	0	11	4	03-05 m	M	M	M			I	Remove	Development and/or grading	Applicant Lands	1:1	0.25	548430.6076	4840949.33	17N	4840949.33	
377	Little-leaved Linden	Tilia cordata	144	0	0	0	0	0	144	4	03-05 m	M	M	M			I	Remove	Development and/or grading	Applicant Lands	1:1	0.27	548430.049	4840948.752	17N	4840948.752	
379	Eastern White Cedar	Thuja occidentalis	37	0	0	0	0	0	37	4	05-10 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	0.47	548432.3449	4840949.08	17N	4840949.08	
380	Sugar Maple	Acer saccharum	16	0	0	0	0	0	16	5	05-10 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.48	548433.2501	4840950.263	17N	4840950.263	
382	Sugar Maple	Acer saccharum	12	0	0	0	0	0	12	4	05-10 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.85	548432.7643	4840951.277	17N	4840951.277	
383	Sugar Maple	Acer saccharum	16	0	0	0	0	0	16	5	05-10 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.5	548434.9487	4840950.269	17N	4840950.269	
384	Sugar Maple	Acer saccharum	132	0	0	0	0	0	132	20	15-20 m	M	H	H			x	N	Remove	Development and/or grading	Applicant Lands	1:1	0.74	548439.6087	4840951.888	17N	4840951.888
385	Sugar Maple	Acer saccharum	10	0	0	0	0	0	10	3	05-10 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.99	548436.7401	4840954.166	17N	4840954.166	
386	Sugar Maple	Acer saccharum	11	0	0	0	0	0	11	4	05-10 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.25	548439.3102	4840956.71	17N	4840956.71	
387	Sugar Maple	Acer saccharum	12	14	0	0	0	0	18	3	05-10 m	L	L	L			N	Remove	Development and/or grading	Applicant Lands	1:1	0.43	548440.206	4840954.576	17N	4840954.576	
388	Sugar Maple	Acer saccharum	15	0	0	0	0	0	15	5	05-10 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.32	548440.6089	4840957.042	17N	4840957.042	
389	Sugar Maple	Acer saccharum	15	0	0	0	0	0	15	6	05-10 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.77	548443.7593	4840955.317	17N	4840955.317	
390	Little-leaved Linden	Tilia cordata	26	22	0	0	0	0	34	6	05-10 m	M	M	M			I	Remove	Development and/or grading	Applicant Lands	1:1	0.41	548443.6035	4840961.007	17N	4840961.007	
391	Sugar Maple	Acer saccharum	10	0	0	0	0	0	10	3	05-10 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.27	548446.7078	4840958.701	17N	4840958.701	
392	Little-leaved Linden	Tilia cordata	24	33	18	0	0	0	45	7	10.15 m	M	H	H			I	Remove	Development and/or grading	Applicant Lands	1:1	0.24	548448.2345	4840959.569	17N	4840959.569	
393.1	Sugar Maple	Acer saccharum	13	0	0	0	0	0	13	6	05-10 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.29	548450.4643	4840962.531	17N	4840962.531	
393.2	Sugar Maple	Acer saccharum	13	0	0	0	0	0	13	5	05-10 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.85	548451.9964	4840962.716	17N	4840962.716	
394.1	Black Cherry	Prunus serotina	12	0																							

# Appendix A. Tree Data Table

## North Lands - St. David's St., Fergus ON

Tree Tag #	Common Name	Scientific Name	DBH1 (cm)	DBH2 (cm)	DBH3 (cm)	DBH4 (cm)	DBH5 (cm)	DBH6 (cm)	DBH Total (cm)	Crown Reserve %	Height (m)	Structural Condition	Biological Health	Preservation Priority	Candidate Tree	Roosting Tree	Native	Tree Action #	Rationale for Impact	Ownership	Compensation #	Comments	GPS Horizontal Accuracy (m) **	NAD83 UTM	X Coordinate	Zone 17N	Y Coordinate
1242	Little-leaved Linden	Tilia cordata	17	0	0	0	0	0	17	5	05-10 m	M	M	H			I	Remove	Development and/or grading	Applicant Lands	1:1	3.22	548554.5394	4840989.322	17	4840992.993	
1247	Sugar Maple	Acer saccharum	10	0	0	0	0	0	10	4	05-10 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	3.17	548548.8629	4840971.55	17	4840981.55	
1248	Black Cherry	Prunus serotina	15	0	0	0	0	0	15	3	10-15 m	M	M	H			N	Remove	Development and/or grading	Applicant Lands	1:1	3.09	548544.6588	4840972.249	17	4840973.649	
1249.1	Little-leaved Linden	Tilia cordata	16	0	0	0	0	0	16	5	05-10 m	M	M	H			I	Remove	Development and/or grading	Applicant Lands	1:1	2.97	548543.5227	4840971.914	17	4840971.914	
1249.2	Little-leaved Linden	Tilia cordata	16	0	0	0	0	0	16	4	05-10 m	M	M	H			I	Remove	Development and/or grading	Applicant Lands	1:1	3.03	548544.1069	4840978.859	17	4840969.026	
1251	Black Cherry	Prunus serotina	21	0	0	0	0	0	21	7	05-10 m	M	M	H			N	Remove	Development and/or grading	Applicant Lands	1:1	3.04	548543.074	4840971.320	17	4840971.320	
1252	Black Cherry	Prunus serotina	21	0	0	0	0	0	21	7	05-10 m	M	M	H			N	Remove	Development and/or grading	Applicant Lands	1:1	3.20	548545.5309	4840972.079	17	4840972.079	
1253	Black Cherry	Prunus serotina	17	0	0	0	0	0	17	2	10-15 m	L	L	L			N	Remove	Development and/or grading	Applicant Lands	1:1	3.07	548543.9821	4840972.018	17	4840972.018	
1254	Black Cherry	Prunus serotina	20	0	0	0	0	0	20	1	05-10 m	L	L	L			N	Remove	Development and/or grading	Applicant Lands	1:1	3.07	548541.5114	4840971.054	17	4840971.054	
1255	Black Cherry	Prunus serotina	23	0	0	0	0	0	23	6	10-15 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	3.08	548543.9442	4840976.173	17	4840976.173	
1256	Black Cherry	Prunus serotina	23	0	0	0	0	0	23	5	10-15 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	3.03	548544.3334	4840973.692	17	4840973.692	
1257	Sugar Maple	Acer saccharum	24	0	0	0	0	0	24	6	10-15 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	2.90	548544.1347	4840976.577	17	4840976.577	
1258	Sugar Maple	Acer saccharum	14	0	0	0	0	0	14	6	05-10 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	2.88	548548.0321	4840977.428	17	4840977.428	
1259	White Spruce	Picea alauca	51	0	0	0	0	0	51	6	15-20 m	L	M	L	x		N	Remove	Development and/or grading	Applicant Lands	1:1	3.01	548552.3057	4840979.914	17	4840979.914	
1260	Black Cherry	Prunus serotina	26	0	0	0	0	0	26	5	10-15 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	2.99	548549.0915	4840975.222	17	4840975.222	
1261	Black Cherry	Prunus serotina	25	0	0	0	0	0	25	5	15-20 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	2.95	548548.1608	4840971.629	17	4840971.629	
1262	Black Cherry	Prunus serotina	19	0	0	0	0	0	19	4	15-20 m	M	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	2.90	548546.3412	4840970.921	17	4840970.921	
1263	Black Cherry	Prunus serotina	16	0	0	0	0	0	16	3	05-10 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	2.92	548547.768	4840971.043	17	4840971.043	
1264	Black Cherry	Prunus serotina	21	0	0	0	0	0	21	4	15-20 m	M	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	2.89	548551.7949	4840972.869	17	4840972.869	
1265	White Spruce	Picea alauca	27	0	0	0	0	0	27	3	10-15 m	L	L	L			N	Remove	Development and/or grading	Applicant Lands	1:1	2.95	548552.8859	4840972.467	17	4840972.467	
1266	White Spruce	Picea alauca	57	0	0	0	0	0	57	7	15-20 m	H	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	3.09	548560.0733	4840976.025	17	4840976.025	
1267	Little-leaved Linden	Tilia cordata	25	10	0	0	0	0	27	5	05-10 m	M	H	H			I	Remove	Development and/or grading	Applicant Lands	1:1	3.19	548559.2209	4840973.378	17	4840973.378	
1268	Little-leaved Linden	Tilia cordata	23	16	0	0	0	0	26	5	10-15 m	M	M	M			I	Remove	Development and/or grading	Applicant Lands	1:1	3.04	548559.4164	4840974.354	17	4840974.354	
1269	Little-leaved Linden	Tilia cordata	11	0	0	0	0	0	11	3	05-10 m	M	M	M			I	Remove	Development and/or grading	Applicant Lands	1:1	3.42	548555.1727	4840970.916	17	4840970.916	
1270	Little-leaved Linden	Tilia cordata	14	0	0	0	0	0	14	4	05-10 m	M	M	M			I	Remove	Development and/or grading	Applicant Lands	1:1	3.24	548553.3019	4840968.37	17	4840968.37	
1271	Black Cherry	Prunus serotina	21	0	0	0	0	0	21	4	05-10 m	M	M	M			I	Remove	Development and/or grading	Applicant Lands	1:1	3.34	548550.4827	4840973.098	17	4840973.098	
1272	Black Cherry	Prunus serotina	28	0	0	0	0	0	28	5	10-15 m	M	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	3.44	548552.3217	4840965.932	17	4840965.932	
1273	Black Cherry	Prunus serotina	16	0	0	0	0	0	16	2	05-10 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	3.08	548553.0142	4840969.458	17	4840969.458	
1274	Little-leaved Linden	Tilia cordata	14	0	0	0	0	0	14	5	10-15 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	3.12	548553.2748	4840967.41	17	4840967.41	
1275	Black Cherry	Prunus serotina	24	0	0	0	0	0	24	4	10-15 m	L	L	L			N	Remove	Development and/or grading	Applicant Lands	1:1	3.03	548554.0571	4840968.278	17	4840968.278	
1276	Little-leaved Linden	Tilia cordata	18	16	14	0	0	0	28	4	05-10 m	M	M	M			I	Remove	Development and/or grading	Applicant Lands	1:1	3.08	548551.8456	4840965.882	17	4840965.882	
1277	Little-leaved Linden	Tilia cordata	47	0	0	0	0	0	47	6	05-10 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	3.01	548547.8872	4840962.984	17	4840962.984	
1278	Sugar Maple	Acer saccharum	14	0	0	0	0	0	14	1	05-10 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	2.89	548547.3164	4840962.344	17	4840962.344	
1279	Black Cherry	Prunus serotina	32	29	29	23	0	0	57	7	10-15 m	M	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	2.92	548548.2837	4840962.062	17	4840962.062	
1280	Black Cherry	Prunus serotina	31	0	0	0	0	0	31	5	10-15 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	2.93	548547.4753	4840962.571	17	4840962.571	
1281	Little-leaved Linden	Tilia cordata	15	0	0	0	0	0	15	6	10-15 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	3.10	548549.0163	4840963.062	17	4840963.062	
1282	Little-leaved Linden	Tilia cordata	11	0	0	0	0	0	11	3	05-10 m	M	H	H			I	Remove	Development and/or grading	Applicant Lands	1:1	2.98	548547.1553	4840964.514	17	4840964.514	
1283	Common Apple	Malus pumila	59	0	0	0	0	0	59	5	05-10 m	L	L	L	x		I	Remove	Development and/or grading	Applicant Lands	1:1	1.30	548483.1705	4841266.229	17	4841266.229	
1284	White Ash	Fraxinus americana	41	0	0	0	0	0	41	4	10-15 m	L	L	L	x		N	Remove	Development and/or grading	Applicant Lands	1:1	0.02	548506.0563	4841307.114	17	4841307.114	
1285	Black Cherry	Prunus serotina	70	0	0	0	0	0	70	8	05-15 m	L	L	L	x		N	Remove	Development and/or grading	Applicant Lands	1:1	0.02	548508.5521	4841293.722	17	4841293.722	
1286	Red Ash	Fraxinus pennsylvanica	45	0	0	0	0	0	45	8	05-10 m	L	L	L	x		N	Remove	Development and/or grading	Applicant Lands	1:1	0.02	548515.4776	4841299.04	17	4841299.04	
1287	White Ash	Fraxinus americana	27	20	0	0	0	0	34	5	05-10 m	L	L	L	x		N	Remove	Development and/or grading	Applicant Lands	1:1	0.03	548520.0198	4841303.592	17	4841303.592	
1288	Common Apple	Malus pumila	66	0	0	0	0	0	66	7	05-10 m	M	M	M	x		I	Remove	Development and/or grading	Applicant Lands	1:1	0.06	548522.7098	4841306.998	17	4841306.998	
1289	Black Cherry	Prunus serotina	69	0	0	0	0	0	69	6	05-10 m	M	M	M	x		N	Remove	Development and/or grading	Applicant Lands	1:1	0.02	548526.8851	4841312.458	17	4841312.458	
1290	Black Cherry	Prunus serotina	19	0	0	0	0	0	19	12	05-10 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	0.05	548541.8119	4841327.984	17	4841327.984	
1291	Black Cherry	Prunus serotina	23	18	0	0	0	0	29	5	05-10 m	M	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.03	548547.021	4841332.665	17	4841332.665	
1292	White Ash	Fraxinus americana	33	13	0	0	0	0	35	5	05-10 m	L	L	L	x		N	Remove	Development and/or grading	Applicant Lands	1:1	0.03	548555.2415	4841340.453	17	4841340.453	
1293	Black Cherry	Prunus serotina	31	0	0	0	0	0	31	9	10-15 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	0.02	548549.4981	4841340.514	17	4841340.514	
1294	White Elm	Ulmus americana	46	0	0	0	0	0	46	7	15-20 m	M	H	H			N	Remove	Development and/or grading	Applicant Lands	1:1	0.02	548574.9103	4841363.081	17	4841363.081	
1295	Black Cherry	Prunus serotina	63	60	0	0	0	0	87	7	10-15 m	M	H	H	x		N	Remove	Development and/or grading	Applicant Lands	1:1	0.04	548580.9147	4841368.731	17	4841368.731	
1296	Black Cherry	Prunus serotina	91	0	0	0	0	0	91	7	10-15 m	M	M	M	x		N	Remove	Development and/or grading	Applicant Lands	1:1	0.03	548595.6347	4841381.724	17	4841381.724	
1297	Black Cherry	Prunus serotina	100	46	0	0	0	0	110	9	10-15 m	M	M	M	x		N	Remove	Development and/or grading	Applicant Lands	1:1	0.03	548609.0112	4841392.336	17	4841392.336	
1298	European Mountain ash	Sorbus aucuparia	18	18	0	0	0	0	25	6	05-10 m	M	M	M			I	Remove	Development and/or grading	Applicant Lands	1:1	0.07	548611.5276	4841401.23	17	4841401.23	
1299	Black Cherry	Prunus serotina	33	0	0	0	0	0	33	5	10-15 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	1.31	548514.9887	4841406.746	17	4841406.746	
1400	Black Cherry	Prunus serotina	65	0	0	0	0	0	65	10	15-20 m	M	M	M			N	Remove	Development and/or grading	Applicant Lands	1:1	0.11	548611.8119	4841409.483	17	4841409.483	
1401	Ash Species	Fraxinus sp	14	12	0	0	0	0	18	4	05-10 m	M	M	M			G	Injure	Development and/or grading	Neighbouring Lands	---	0.06	548				

# Appendix A. Tree Data Table

## North Lands - St. David's St., Fergus ON

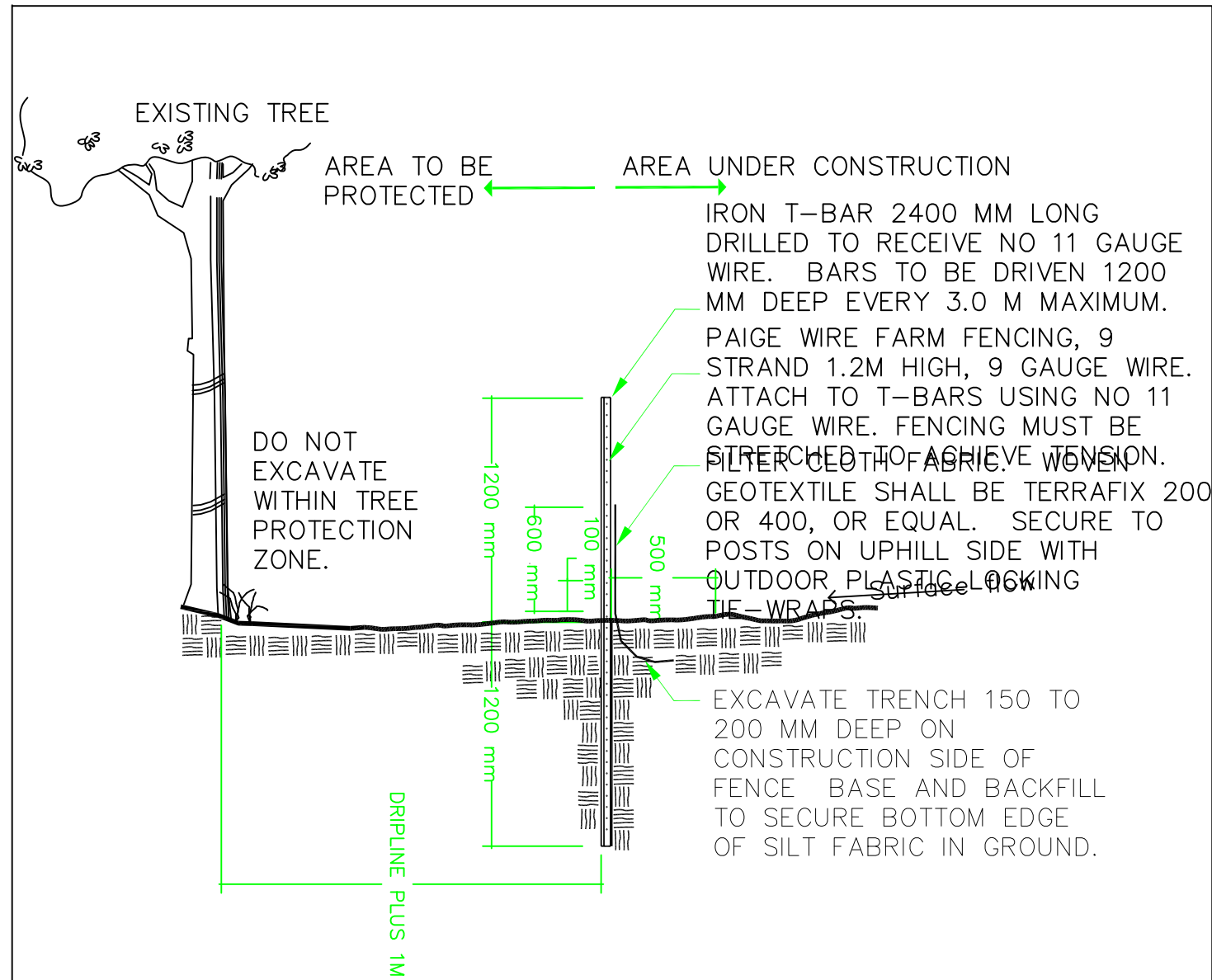
Tree Tag #	Common Name	Scientific Name	DBH1 (cm)	DBH2 (cm)	DBH3 (cm)	DBH4 (cm)	DBH5 (cm)	DBH6 (cm)	DBH Total (cm)	Crown Reserve # (m)	Height # (m)	Structural Condition	Biological Health	Preservation Priority	Candidate Bat Roosting Tree	Native Status	Tree Action #	Rationale for Impact	Ownership	Compensation #	Comments	GPS Horizontal Accuracy (m) #	NAD83 UTM	X Coordinate	Zone 17N	Y Coordinate
1465	Sugar Maple	<i>Acer saccharum</i>	21	22	18	15	11	0	29	7	10.15 m	H	H			N	Remove	Development and/or grading	Neighbouring Lands	1:1		0.03	548897.4401		4841162.761	
1467	Sugar Maple	<i>Acer saccharum</i>	27	22	18	15	11	0	43	8	15.20 m	M	H	H		N	Remove	Development and/or grading	Neighbouring Lands	1:1		0.51	548900.6365		4841159.022	
1468	Little-leaved Linden	<i>Tilia cordata</i>	18	0	0	0	0	0	18	4	05-10 m	H	H	H		I	Remove	Development and/or grading	Applicant Lands	1:1		0.14	548896.5516		4841160.602	
1469	Sugar Maple	<i>Acer saccharum</i>	34	0	0	0	0	0	34	8	10.15 m	H	H	M		N	Remove	Development and/or grading	Neighbouring Lands	1:1		0.65	548902.8583		4841157.13	
1470	Little-leaved Linden	<i>Tilia cordata</i>	14	0	0	0	0	0	14	4	03-05 m	M	M	M		I	Remove	Development and/or grading	Applicant Lands	1:1		0.98	548902.9206		4841154.077	
1471	Little-leaved Linden	<i>Tilia cordata</i>	23	13	0	0	0	0	26	5	05-10 m	M	M	M		I	Remove	Development and/or grading	Applicant Lands	1:1		0.27	548902.8065		4841154.55	
1472	Little-leaved Linden	<i>Tilia cordata</i>	21	0	0	0	0	0	21	6	05-10 m	H	H	H		I	Remove	Development and/or grading	Applicant Lands	1:1		0.23	548905.7289		4841152.703	
1473	Black Cherry	<i>Prunus serotina</i>	42	0	0	0	0	0	42	7	10.15 m	M	M	M		N	Remove	Development and/or grading	Applicant Lands	1:1		0.25	548906.3098		4841152.14	
1474	Sugar Maple	<i>Acer saccharum</i>	19	0	0	0	0	0	19	6	10.15 m	H	H	H		N	Remove	Development and/or grading	Neighbouring Lands	1:1		0.09	548906.6188		4841152.885	
1475	Little-leaved Linden	<i>Tilia cordata</i>	11	0	0	0	0	0	11	5	05-10 m	L	M	M		I	Remove	Development and/or grading	Neighbouring Lands	1:1		0.56	548908.4137		4841151.187	
1476	White Elm	<i>Ulmus americana</i>	22	0	0	0	0	0	22	5	10.15 m	H	H	H		N	Remove	Development and/or grading	Applicant Lands	1:1		0.35	548907.8779		4841149.422	
1478	Sugar Maple	<i>Acer saccharum</i>	11	0	0	0	0	0	11	2	03-05 m	L	M	M		N	Remove	Development and/or grading	Applicant Lands	1:1		0.18	548908.5854		4841149.401	
1479	White Elm	<i>Ulmus americana</i>	33	0	0	0	0	0	33	6	10.15 m	H	H	H		N	Remove	Development and/or grading	Applicant Lands	1:1		0.24	548908.927		4841148.64	
1480	Black Cherry	<i>Prunus serotina</i>	41	0	0	0	0	0	41	10	15.20 m	M	H	M		N	Remove	Development and/or grading	Applicant Lands	1:1		0.05	548910.0375		4841147.798	
1481	Sugar Maple	<i>Acer saccharum</i>	50	0	0	0	0	0	50	12	10.15 m	H	H	H		N	Remove	Development and/or grading	Applicant Lands	1:1		0.04	548911.8417		4841147.104	
1482	Sugar Maple	<i>Acer saccharum</i>	10	0	0	0	0	0	10	2	03-05 m	M	M	M		N	Remove	Development and/or grading	Applicant Lands	1:1		0.04	548913.6616		4841145.137	
1483	White Elm	<i>Ulmus americana</i>	15	0	0	0	0	0	15	5	05-10 m	H	H	H		N	Remove	Development and/or grading	Applicant Lands	1:1		0.06	548913.8794		4841143.443	
1484	White Elm	<i>Ulmus americana</i>	13	0	0	0	0	0	13	3	03-05 m	H	H	H		N	Remove	Development and/or grading	Applicant Lands	1:1		0.02	548915.3596		4841142.114	
1485	Sugar Maple	<i>Acer saccharum</i>	13	0	0	0	0	0	13	3	05-10 m	H	H	H		N	Injure	Development and/or grading	Neighbouring Lands	---		0.02	548920.3766		4841140.787	
1486	Little-leaved Linden	<i>Tilia cordata</i>	15	0	0	0	0	0	15	4	03-05 m	M	H	H		I	Remove	Development and/or grading	Applicant Lands	1:1		0.11	548919.1566		4841137.997	
1487	Little-leaved Linden	<i>Tilia cordata</i>	23	0	0	0	0	0	23	6	05-10 m	M	H	H		I	Remove	Development and/or grading	Applicant Lands	1:1		0.26	548921.4287		4841136.079	
1488	Little-leaved Linden	<i>Tilia cordata</i>	13	0	0	0	0	0	13	3	03-05 m	M	M	M		I	Remove	Development and/or grading	Applicant Lands	1:1		0.42	548921.5798		4841134.433	
1489	Little-leaved Linden	<i>Tilia cordata</i>	24	10	0	0	0	0	26	5	05-10 m	M	H	H		I	Remove	Development and/or grading	Applicant Lands	1:1		0.06	548922.4435		4841134.606	
1490	Black Cherry	<i>Prunus serotina</i>	58	0	0	0	0	0	58	8	15.20 m	M	M	M		N	Remove	Development and/or grading	Applicant Lands	1:1		0.21	548924.216		4841134.118	
1491	Black Cherry	<i>Prunus serotina</i>	28	0	0	0	0	0	28	6	05-10 m	M	M	M		N	Remove	Development and/or grading	Applicant Lands	1:1		0.12	548926.0366		4841133.264	
1492	Little-leaved Linden	<i>Tilia cordata</i>	11	11	0	0	0	0	16	4	05-10 m	M	M	M		I	Remove	Development and/or grading	Applicant Lands	1:1		0.33	548927.5042		4841131.92	

### Tree Assessment Criteria

- DBH (cm):** Diameter at breast height, 1.4 m above ground, measured in centimetres.
- Crown Reserve (m):** Crown diameter (tree's canopy) measured at intervals of 1, 3, 5, 7.5, 10, 15 metres
- Height (m):** Height of tree from ground to top of crown.
- Structural Condition:** Related to defects in a tree's structure, (i.e., lean, codominant trunks).  
**High** - No structural defects, well-developed crown.  
**Medium** - Presence of minor structural defects.  
**Low** - Presence of major structural defects including drastic leans and imminent branch and/or trunk failure.
- Biological Health:** Related to presence and extent of disease/disease symptoms and the vigour of the tree.  
**High** - No diseases/disease symptoms present, and moderate to high vigour.  
**Medium** - Presence of minor diseases/disease symptoms, and/or moderate vigour.  
**Low** - Presence of major diseases/disease symptoms, (i.e., extensive crown dieback), and/or severely poor vigour.
- Preservation Priority:** A rating of each tree's projected survival related to existing conditions.  
**High** - High to moderate biological health, and well developed crown. Well suited as a shade tree or screen planting. Will survive existing conditions indefinitely.  
**Medium** - One or more moderate to severe defects in biological health and/or structural condition. Marginally suited as a shade tree or screen planting. Can survive at least 3 - 5 years under existing conditions.  
**Low** - Low biological health and/or severely damaged/defective structural condition, and/or unsuitable for urban uses. If biologically defective, survival for more than 1-3 years under existing conditions is unlikely.
- Native Status:**  
**Native** - Native to Ontario  
**Introduced** - Not native to Ontario  
**Genus** - Unable to identify species level due to lack of key characteristics at the time of survey.  
 Source: NHC (Natural Heritage Information Centre). 2009. Ontario Vascular Plant Species List. Biodiversity Explorer Online Database. Ontario Ministry of Natural Resources.
- Tree Action**  
**Preserve** - Trees that are located fully outside the limits of disturbance. Protection of the entire root zone of the tree is desirable.  
**Injure** - Trees that are partially located within the limit of disturbance, and proposed activities are anticipated to impact less than 30% of their crown reserve/dripline.  
**Remove** - Trees located within the limit of disturbance for which 30% or more of the dripline is anticipated to be impacted; and/or trees which have low biological health, and/or severe structural defects, and/or is not likely to survive more than 1-3 years, and/or will not survive proposed development.  
**N/A** - Not applicable.
- Coordinate Source**  
**Survey** - Tree location was identified on the Site and Grading Plan, completed by Greater Toronto Acres Surveying Inc., revised August 8, 2018. All questions regarding the location of this tree should be directed to Greater Toronto Acres Surveying Inc.  
**Trimble Geo7x 10 cm GPS Unit** - Global Positioning System (GPS) device used to locate each tree. This unit is rated for 10 cm accuracy under IDEAL CONDITIONS. Please see GPS Horizontal Accuracy for additional information about the unit accuracy and ideal satellite conditions.  
 For additional information please refer to the unit's datasheet available at: For more information: <https://geospatial.trimble.com/products-and-solutions/geo-7x>
- GPS Horizontal Accuracy (m)**  
 For trees located using Trimble Geo7x(10 cm) GPS Unit, this unit is capable of 10 cm horizontal accuracy under ideal conditions. Ideal conditions are considered to be in an open area with low ionospheric activity. Tree canopy significantly impacts GPS accuracy.  
 The GPS Horizontal Accuracy is the real-time differential horizontal accuracy for each tree in metres. Corrections are calculated at a base station and transmitted to the Trimble GPS unit receiver via the cellular network & Can-net Virtual Reference Station Network. <http://www.can-net.ca/>
- Compensation**  
**Not Required** - Compensation is NOT required for trees designated as injure or remove. Should trees currently designated as "Preserve" on the Detailed Vegetation Management Plan (See Map 1) be impacted due to updates to site plan information, such as detailed grading, building envelope, and/or servicing information or should unforeseen changes to the disturbance area result in injure/remove during construction, the proponent will be required to submit a Tree Preservation/Compensation Plan  
 Compensation for trees on private property, is based on the Trunk Formula Appraisal Method, which includes:  
 a. Identify and provide a dollar value of trees that were to be retained but have been inadvertently injured or removed, or designated as injure/remove after the D/MP has been approved.  
 b. Utilizing this dollar value, propose a compensation /enhancement plan indicating replacement trees of equal or greater dollar value and proposed tree planting locations for the rehabilitation of the disturbed areas  
**N/A** - Not applicable. Tree removed since the Topological Survey.



# **Appendix B: TPF and Signage Detail**



IRON T-BAR 2400 MM LONG DRILLED TO RECEIVE NO 11 GAUGE WIRE. BARS TO BE DRIVEN 1200 MM DEEP EVERY 3.0 M MAXIMUM. PAIGE WIRE FARM FENCING, 9 STRAND 1.2M HIGH, 9 GAUGE WIRE. ATTACH TO T-BARS USING NO 11 GAUGE WIRE. FENCING MUST BE STRETCHED TO ACHIEVE TENSION. GEOTEXTILE SHALL BE TERRAFIX 200 OR 400, OR EQUAL. SECURE TO POSTS ON UPHILL SIDE WITH OUTDOOR PLASTIC LOCKING TIE-WRAPPS.

EXCAVATE TRENCH 150 TO 200 MM DEEP ON CONSTRUCTION SIDE OF FENCE BASE AND BACKFILL TO SECURE BOTTOM EDGE OF SILT FABRIC IN GROUND.

**NOTES**

1. PROTECTIVE FENCING IS NOT TO BE LESS THAN 1M OUTSIDE OF TREE DRIPLINES.
2. THE PLACEMENT OF TREE PROTECTION FENCING SHALL BE FIELD REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. THE AREA WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR STORAGE OF BUILDING MATERIALS, EQUIPMENT ACCESS, OR STORAGE OF PROJECT RELATED GARBAGE.
3. SEDIMENT ACCUMULATIONS TO BE REMOVED BY CONTRACTOR WHEN SEDIMENT DEPOSITS REACH 1/3 HEIGHT OF FILTER FABRIC.
4. TREE PROTECTION MEASURES SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF FINE GRADING AND SODDING OR SEEDING.

1 Paige Wire Tree Protection Fencing  
N.T.S.

**LEGEND**  
Legend text

No.	Description

Revisions

**TITLE**

Project: PROJECT  
Client: CLIENT

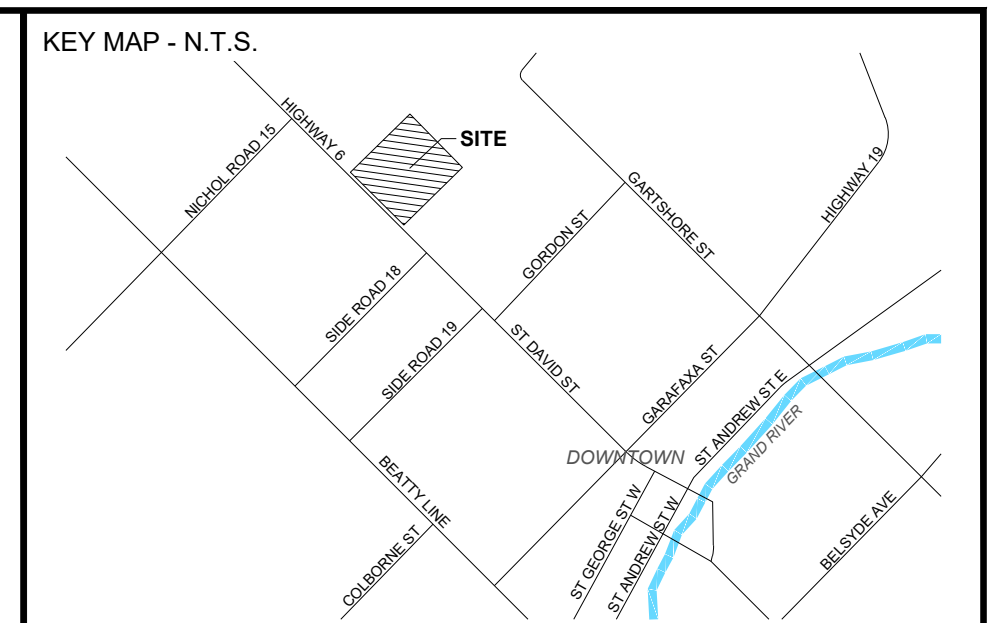
**DOUGAN & ASSOCIATES**  
ECOLOGICAL CONSULTING & DESIGN  
77 Wyndham Street South • Guelph ON N1E 5R3  
T 519.822.1609 • F 519.822.5389 • www.dougan.ca

North	Date: DATE
	Scale: SCALE
	Drawn By: NAME
	Checked By: NAME

Figure Number:  
**FIGURE**

# **Appendix C: Polocorp Concept Plan**

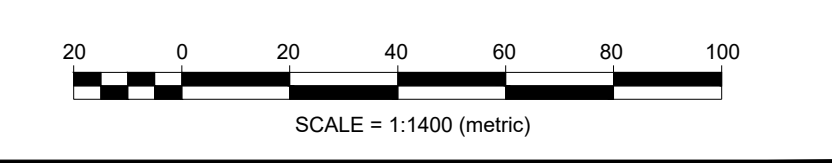




# DRAFT PLAN OF SUBDIVISION

PT OF LOT 18, CONCESSION 16  
IN THE FORMER GEOGRAPHIC TWP OF NICHOL  
CENTRE WELLINGTON

POLOCORP INC.



DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Single Detached	31-43	87-129	4.863
Street Townhouses	44-61	179-266	5.512
Medium Density	62, 63	93-125	2.065
Mixed Use	64	8-14	0.338
Existing House	65	0-1	0.172
Stormwater Management Facility	-	-	-
Trail	-	-	-
Parkland	66	-	0.892 (4.6%)
Pedestrian Walkway	67-69	-	0.115
Environmental Feature & Buffer	-	-	-
MTO Allowance	70, 71	-	0.534
Roads	-	-	5.279
<b>TOTAL</b>		<b>367-535</b>	<b>20.027</b>

SALEABLE FRONTAGE	LENGTH	UNIT SMALL	UNIT LARGE
Single Detached	1,496.3m	36' (11.0m)	50' (15.2m)
Street Townhouses	1,773.2m	18' (5.5m)	27' (8.3m)
<b>TOTAL</b>	<b>3,239.5m</b>		

DENSITY	
Gross Area (ha)	20.027 ha (49.49 ac)
Developable Area (ha)	19.457 ha (48.08 ac)
Net Density (uph)	18.9 - 27.5 upha
Net People-Jobs (3.05 per unit)	57.7 - 83.9 P/J ph

**INFORMATION REQUIRED**  
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED  
INFORMATION REQUIRED BY CLAUSES a,b,c,d,f,g,j AND I ARE AS SHOWN ON THE DRAFT PLAN.  
(i) Municipal Water Supply  
(h) Municipal Sanitary and Storm Sewers

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

O.L.S. Surveying Inc. DATE: XX XX, 2024

**OWNER'S CERTIFICATE**  
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY POLOCORP INC., IN DRAFT FORM

MIKE PUOPOLO Polocorp Inc. DATE:

APPROVALS  
REGIONAL MUNICIPALITY OF WATERLOO APPROVAL BLOCK

# DRAFT FOR DISCUSSION PURPOSES ONLY

DATE	BY	REVISIONS DESCRIPTION

**POLOCORP**  
379 Queen Street South, Kitchener | N2T 1W6 | 519-745-3249 | polocorpinc.com

DATE: December 10, 2024 SCALE 1:4000 (metric)  
PROJECT: 1012 (Fergus) DRAWN BY: GFE



REALIZING THE ECOLOGICAL POTENTIAL OF EVERY PLACE