



Bisgould Lands

Tree Protection Plan

Prepared for:

Thomasfield Homes
295 Southgate Drive
Guelph, Ontario
N1G 3M5

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NATURAL RESOURCE SOLUTIONS INC.

Aquatic, Terrestrial and Wetland Biologists

Bisgould Lands
Tree Protection Plan

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1.0 Introduction

Natural Resource Solutions Inc. (NRSI) was retained by Thomasfield Homes to complete a Tree Protection Plan (TPP) in support of a proposed subdivision development located at 2699 Victoria Street North, Breslau, known as the Bisgould Lands (Map 1). This work was undertaken in association with a scoped Environmental Impact Study (EIS) completed for the subject property (NRSI 2026). The EIS gives greater context of the natural features present within the subject property, the applicable policies, and presents the findings of plant and wildlife surveys collected to date.

The subject property is bound to the north by Highway 7 and Belgian Nursery, to the east by the property of Memory Gardens Funeral Home & Cemetery, to the south by Kramp Road and adjacent properties, and to the west by Greenhouse Road. The eastern part of the subject property is dominated by agricultural land; a residential building and associated amenities and storage exists in the northeast extent. Through the west and central parts of the subject property there is a wetland approximately 15ha in size and a watercourse; both are regulated by the Grand River Conservation Authority (Map 1).

This TPP was prepared in accordance with the Township of Woolwich's Landscape and Design Guidelines (2022). The Landscape and Design Guidelines indicate that a TPP is required for site plan and site alteration applications at the determination of the Township, and shall include the accurate plotting and identification of all trees on the plan (Township of Woolwich 2022). The Landscape and Design Guidelines further specify that approval must be received from the Township's Planning Section before the removal of privately owned trees as a result of construction/development activities, and acceptable approaches to compensate for tree removals are outlined (Township of Woolwich 2022).

This report summarizes the following:

- Findings of the tree inventory;
- Assessment of overall health and potential for structural failure of inventoried trees;
- Tree retention analysis based on details of the proposed development and grading plan;
- Protection measures for trees to be retained; and,
- Recommended mitigation and compensation considerations.

2.0 Tree Inventory and Methods

An inventory of all trees $\geq 10\text{cm}$ in DBH on the Bisgould Lands, but outside of the regulated wetland area, was completed by Certified Arborists from NRSI on January 8-9, 2026. Per guidance from Township Planning staff, the hedgerow along the eastern property boundary was characterized by collecting the dripline of that feature and tallying trees by species and diameter size class (Dykstra 2025). This approach was also applied to two smaller coniferous hedgerows in other parts of the subject property, rather than capturing individual trees in the inventory. Individual trees that were $\geq 10\text{cm}$ in DBH were tagged with a pre-numbered aluminum forestry tag. Off-property trees that could potentially incur damage as a result of the proposed undertaking were not tagged but were assigned an alphabetical identifier for mapping purposes.

The location of each inventoried tree was surveyed using a GPS receiver custom-built by NRSI; these units receive multi-frequency signals and utilize the PointPerfect GNSS augmentation service to deliver precise point positioning (PPP) real-time high accuracy corrections, achieving horizontal positioning accuracy of within 3-6 cm under ideal conditions. All the inventoried tree points collected have a horizontal positioning accuracy of $<40\text{cm}$, while 68% of points have between 1-10cm.

The following information was recorded for inventoried trees:

- Tree location;
- Tag number/alphabetic identifier;
- Species (common and scientific name);
- DBH (cm);
- Number of stems;
- Crown radius (metres);
- General health (excellent, good, fair, poor, very poor, dead);
- Potential for structural failure (Improbable, Possible, Probable, Imminent); and,
- General comments (i.e., disease, aesthetic quality, development constraints, prune to reduce structural failure, sensitivity to development, etc.).

The overall health of each tree and potential for structural failure was assessed based on the criteria outlined in Appendix II (Dunster 2009, Dunster et al. 2013). In carrying out these assessments, NRSI has used accepted arboricultural techniques and exercised a reasonable standard of care, skill and diligence as would be customarily and normally provided. These

techniques include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people.

None of the trees examined were dissected, cored, probed or climbed, and detailed root examinations involving excavation were not undertaken. The conditions for this assessment, including restrictions, professional responsibility and third-party liability can be found in Appendix III.

3.0 Results

3.1 Summary of Tree Inventory Findings

In total, 99 individual trees were inventoried within and adjacent to the Bisgould Lands. Nineteen species are represented in the inventory, although thirteen species comprise five or fewer individuals. Of the inventoried and assessed trees, 56 trees (57%) are native species and 43 trees (43%) are non-native species. The most frequently occurring species in the inventory is Eastern White Cedar (*Thuja occidentalis*), of which 28 individual trees were recorded.

White Spruce (*Picea glauca*) and Black Walnut (*Juglans nigra*) are considered significant in Waterloo Region only if they are demonstrably indigenous, though most populations in the Regional Municipality of Waterloo are thought to be of non-indigenous origin (Richardson and Martin 1999). None of the tree species inventoried are locally or provincially significant. A complete list of inventoried trees within the Bisgould Lands is provided in Appendix I and tree locations within the study area are shown on Map 2.

Appendix IV presents two tables: one having a summary of tree species inventoried and overall health, the second table summarizing the overall health of inventoried trees and their potential for structural failure. The majority of the trees (59) inventoried were in Fair health with an improbable or possible potential for structural failure.

3.2 Tallied Hedgerows

There are many trees along the eastern boundary of the subject property; a portion of these can be characterized as a continuous hedgerow based on the proximity of trees and the uniformity of species and size. This hedgerow is approximately 250m long and contains 128 trees >10cm DBH, 75% of which are either White Spruce or Norway Spruce (*Picea abies*). In many places along the length of this feature, the trees are more than one row deep; it is presumed that some are on the subject property and some are off-property. Trees herein were identified to species and DBH was estimated and placed in diameter size classes—69% of the trees are between 10-30cm DBH. Table 1 presents a summary of the trees contained in this eastern hedgerow.

Table 1: Trees in Eastern Hedgerow by Species and Diameter Class

Common Name	Scientific Name	DBH Class (cm)					Totals
		10-20	20-30	30-40	40-50	>50	
Manitoba Maple	<i>Acer negundo</i>	2	1				3
Norway Maple	<i>Acer platanoides</i>	5	5	3	2	5	20
White Ash	<i>Fraxinus americana</i>		1				1
Norway Spruce	<i>Picea abies</i>	2	4	4	4	1	15
White Spruce	<i>Picea glauca</i>	25	40	15	1		81
Blue Spruce	<i>Picea pungens</i>			3			3
Black Pine	<i>Pinus nigra</i>			2			2
White Mulberry	<i>Morus alba</i>	1					1
Mountain-ash species	<i>Sorbus</i> sp.	2					2
Totals		37	51	27	7	6	128

A small row of Eastern White Cedar exists to the west of the residential building in the northeast of the subject property. This contains 16 trees in the following size breakdown: 1 tree 10-20cm DBH, 8 trees 20-30cm DBH, 2 trees 30-40cm DBH, 5 trees 40-50cm DBH. Most of these tallied trees are in Fair health, and one other dead tree was not included in the tally. Another row of densely planted Eastern Red Cedar (*Juniperus virginiana*) is present on/near the property boundary with Belgian Nursery, near the north-central part of the subject property. This row contains 72 stems 10-20cm DBH (some individuals are multi-stemmed trees). These are in Good health and have full crowns, though a few individuals have partial failures in the western portion of this row. See Map 2 for the locations and driplines of these tallied features.

4.0 Tree Retention Analysis

4.1 Inventoried Trees

The tree removal and retention analysis in this report is based on the following considerations:

1. Trees that require removal based on the proposed development plan and grading, determined by comparing the location of trees to the proposed works. Trees situated within the construction footprint or in close proximity to proposed grading that may incur severe root or crown damage have been recommended for removal.
2. Trees identified as being dead, or very poor condition with the potential to pose a hazard risk to planned uses or property (typically these have an imminent or probable potential for structural failure).

Table 2 provides a break-down of the retention/removal analysis for individual trees and Appendix I includes a list of trees inventoried, their overall health and potential for structural failure, recommended action (retain, remove, etc.) and rationale for removal. Proposed retention and removals are shown on Map 2.

Table 2. Retention and Removal Analysis

Proposed Action	Total
Remove	74
Retain	25
Overall Total	99

Of the inventoried trees, 74 are anticipated to be removed based on the proposed residential development and grading associated with the Bisgould Lands; most of those trees to be retained are off-property but close enough to have been captured in the inventory. Trees to be removed range in diameter from 10.5cm to 121.5cm DBH, and include 2 dead trees and 5 trees in very poor health, proposed for removal based on their condition and proximity to planned uses or property. Thirteen (13) trees proposed for removal are off-property and 19 are classified as boundary trees (some part of the base of the tree overlaps the property line). According to the provincial *Forestry Act*, R.S.O. 1990, Chapter F.26, “Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands” (Government of Ontario 2009). Prior to the removal of boundary trees and off-property trees, permission should be secured from the owners or joint owners of those trees.

4.2 Hedgerows

As described in Section 3.2, two small, discrete rows of trees were recorded by capturing their dripline and tallying stems: one of these is composed of Eastern White Cedar trees and is interior to the subject property, the other is composed of Eastern Red Cedar trees on or near the property boundary at the north (Map 2). It is anticipated that the proposed development and grading plan would result in the removal of both small hedgerows.

Much of the dripline of the large eastern hedgerow is within the subject property, and some grading impacts are anticipated. The current plan includes a drainage swale at the rear of lots on the east side of Street A. Where trees are next to an agricultural field, depending on the cultural practices employed during the lifespan of the tree(s), plowing and other cultivation may have disrupted rooting areas and limited the extent of root growth into the field. Therefore, the dripline may not be a suitable proxy for root spread. In an effort to retain trees where possible, and recognizing the ownership of the trees therein and the screening and noise attenuation functions that these trees perform for Memory Gardens Funeral Home & Cemetery, further discussion will take place among the project team to determine potential impacts. A more fulsome analysis of tree retention along the eastern property boundary will take place at the detailed design stage.

5.0 Compensation

Section 4.7 of the Landscape and Design Guidelines (Township of Woolwich 2022) stipulates that private trees that are subject to any municipal process or agreement relating to construction, and that are proposed for removal as a result of construction/development activities must receive approval by the Township Planning Section. If approval is granted for removal of trees, the applicant will assume all costs involved and shall compensate for these removals through one of the following three approaches:

1. *“replace the trees at a ratio of 1:1; or*
2. *pay the amenity value of the tree(s) calculated in accordance with the most recent International Society of Arboriculture Guide for Plant Appraisal; and/or*
3. *plant the equivalent number of trees based upon a “no net loss of canopy cover” objective as determined by the Township or designate in an alternatively approved location. Where tree relocation is approved, the applicant will assume all relocation and establishment costs”* (Township of Woolwich 2022).

It is recommended that trees proposed for removal that are dead or in very poor health, or present high risk (i.e. have a probable or imminent potential for structural failure) be exempt from the compensation requirement. Individual inventoried trees in acceptable condition that are to be removed as a result of the proposed development will be replaced at a ratio of 1:1.

Further, communication with Township Planning staff regarding the eastern hedgerow indicated that if some or all of the hedgerow’s areal measure were to be removed as a result of construction/development activities, compensation would be required by providing a standard tree/hectare ratio to provide the estimated number of replacement trees (Dykstra 2025). That number of replacement trees would need to be planted, or a value would be applied to the number of trees, resulting in a calculation of Cash-in-Lieu required for tree compensation.

The Landscape and Design Guidelines (Township of Woolwich 2022) include a definition of *woodland* that is consistent with the definition found in the *Forestry Act* (Government of Ontario 2009), based on the density per hectare of stems of different diameters. Since the acceptable size for replacement trees is 50mm caliper, the density of trees >5cm DBH will be used for this calculation, which is 750 trees/ha. A complete list of inventoried trees, including a determination of whether trees require compensation, is provided in Appendix I and a summary of the compensation plan is presented in Table 3.

Table 3. Compensation Plan

Compensation Plan	Total
Total number of inventoried trees proposed for removal	74
Number of trees proposed for removal but exempt from compensation (in very poor health, dead, probable or imminent potential for structural failure)	16
Trees requiring compensation	58
<i>Number of Replacement Trees required at 1:1 ratio</i>	58
Easter White Cedar Hedgerow 0.0162ha*750trees/ha = 12 trees	12
Easter Red Cedar Hedgerow 0.0314ha*750trees/ha = 24 trees	24
<i>Number of Replacement Trees required by area-based compensation</i>	36
Total Number of Replacement Trees	94

The minimum acceptable size for street tree plantings is 50mm caliper; for other types of landscaping, it is 50mm caliper for deciduous trees and 1.5m height for coniferous trees (Township of Woolwich 2022). Compensation trees do not replace or supplement the normal landscape planting requirements as part of the development application. Available planting space may be found in the irregularly shaped blocks to the north and east of the smaller existing wetland, west of Wambold Street. Any remaining compensation requirements not accounted for in proposed Landscape Plans or restoration plans are to be fulfilled via a cash-in-lieu fee paid to the Township. Township Planning staff indicated that, in the absence of a standard cash-in-lieu value in Township policies, they have accepted those used by the City of Guelph. The present value of a *tree replacement fee* is \$350 per replacement tree required (City of Guelph 2025).

Replacement plantings will consist of species native to the Region of Waterloo where adjacent to any natural areas and will not include any invasive species. The use of non-native species that are more tolerant of urban conditions, such as drought, salt and soil compaction, may be suitable in planting areas within the urban landscape where situated away from any natural areas and their buffers (e.g. street trees). The use of hardy species will ensure successful early establishment and minimize the potential for invasive species proliferation.

The following should be considered during development of the compensation planting design:

- Use of native tree species, known from the area, is preferred and should compose the majority of proposed plantings, where possible;
- Tree and shrub species to be situated within 4m of roads or in proximity to sidewalks should be salt tolerant. Recommended street trees can be found in Appendix A of the Landscape and Design Guidelines (Township of Woolwich 2022);

- Include a diversity of trees from several genera to increase disease and pest tolerance and discourage monocultures (no more than 30% from a single genus, 10% from a single species);
- Coniferous trees are not to be permitted as a street tree in a road allowance;
- Avoidance of Ash (*Fraxinus*) species due to high risk of Emerald Ash Borer (*Agilus planipennis*), and other species that may be prone to common tree diseases;
- Avoidance of *Acer platanoides* and its cultivars (Township of Woolwich 2022);
- Plantings to be installed during appropriate planting season (early spring or fall);
- Spacing of plant material should account for the mature size and height;
- Special attention should be paid to location and height of trees in proximity to any utilities, including proximity of tree root zones to subsurface utilities;
- Plantings to be replaced at the end of the monitoring period if the planting and/or restoration objectives have not been met; and,
- Appropriate soil types and volumes should be provided. Where this cannot be achieved, load-bearing soil cells or suitable alternatives should be considered for increased survivorship and tree health.

6.0 Protection Measures and Recommended Mitigation

During the construction process, efforts will be made to protect the health and root systems of trees that have been recommended for retention in this plan. The Client, or their designate (e.g. construction inspector or site manager), must ensure that all employees and contractors are informed of the meaning and importance of tree protection measures and the ways in which trees to be retained are identified.

6.1 Prior to Construction

Temporary Tree Protection Fencing (TPF) should be situated where trees are adjacent to the limit of disturbance/grading. A combined Erosion and Sediment Control (ESC) fence (i.e. sediment fence) and TPF is recommended where trees are situated adjacent to the limit of disturbance. It is recommended that TPF take the form of 1200mm high paige-wire fencing secured to iron T-bar posts at 2400mm on-centre. If some fill or excavated material must be temporarily stored near the TPF, a wooden barrier must be used to ensure that no material enters the tree protection zone (TPZ). Signage, provided by the Township but paid for by the applicant, shall be mounted on one side of the TPF to effectively communicate the purpose of the TPF and the restricted activities in the TPZ. Recommended fencing locations are shown on Map 2 and have been shared with the project engineer to incorporate into the ESC Plan.

In advance of fence installation, the limit of grading should be staked in the field by the Owner's surveyor or project engineer. A Certified Arborist or Registered Professional Forester (RPF) should clearly mark trees identified for removal where adjacent to any natural features, boundary trees or off-property trees, per Map 2, as well as any additional trees that may pose a safety concern along the development edge.

TPF should be installed and maintained by the developer or their designate for the duration of the project and must remain in a condition satisfactory to the Township. Prior to any construction activities (rough grading, vegetation and tree removal), the TPF should be installed along the identified limit of grading and protecting, at minimum, the TPZ distances outlined in the table in section 4.7.1 of the Landscape and Design Guidelines (Township of Woolwich 2022) and shown on Map 2 for trees being retained, in order to protect their root systems. Upon approval of the TPP, and prior to any on-site construction, fence installation and location shall be inspected by a Certified Arborist, RPF and/or the on-site Environmental Monitor to confirm trees are adequately protected. They are to submit written verification to the Township that all the recommended tree protection measures have been installed in accordance with the TPP.

6.1.1 Timing Windows

Migratory Birds Convention Act

The removal of trees and all vegetated areas within the extents of disturbance has the potential to disrupt nesting birds. The *Migratory Birds Convention Act* (MBCA, Government of Canada 1994) identifies a list of migratory bird species that are protected. It prohibits the destruction of individuals and nests, and activities that would cause an adult bird to abandon a nest. Tree and vegetation removal is to occur outside of the core nesting period for migratory birds as established by the Canadian Wildlife Service (CWS) which extends from approximately April 1 – August 31 (Government of Canada 2024). Every developer, consultant, contractor, etc. is legally obliged to carry out due diligence to protect migratory birds from harm during all construction projects.

Species at Risk Bat Habitat

Under the Endangered Species Act, 2007 (ESA), habitat for animal species is defined as a dwelling place, such as a den, nest, or similar place, occupied or habitually occupied by one or more members of a species for the purposes of breeding, rearing, staging, wintering, or hibernating, and the area immediately surrounding a dwelling place that is essential for the purposes mentioned. For bat Species at Risk (SAR), this includes hibernating/overwintering, swarming, maternity roosting, and migratory stopover habitats. No bat SAR hibernating/overwintering, swarming, or migratory stopover habitat is present within the subject property. However, maternity roosting habitat for bat SAR may exist in trees and shrubs within the subject property and would be protected as regulated habitat. Refer to the EIS for a description of further assessment that will occur in May 2026 (NRSI 2026).

The ESA prohibits killing, harming, or capturing SAR and protects their habitats from damage and destruction. A permit or authorization under the ESA may be required for proposed developments or site alteration with the potential to result in negative impacts to SAR and their habitats. To avoid contravention of Section 9 of the ESA, it is recommended that all tree and vegetation removals occur outside of the bat active season (March 15 – November 30, per MECP 2025). As such, it is recommended that tree removals be completed between December 1 – March 14 to avoid potential contravention of the ESA.

6.2 During Construction

Temporary TPF/ESC is to be maintained by the Client or their agents during the entire construction period to ensure that trees being retained (including their root systems) are

protected. Minor construction damage (e.g., damage to limbs or roots) to trees to be retained must be pruned using proper arboricultural techniques. Should any of the trees intended to be retained be seriously damaged or die as a result of construction activities, Township staff should be consulted to determine a plan of action, such as treatment or compensation.

Areas protected by TPF/ESC shall remain undisturbed and shall not be used for temporary storage, placement or excavation of fill or topsoil, the storage of construction materials or equipment, refueling, the storage of debris, or the flushing/washing of construction equipment and materials.

6.3 Post-Construction

Following the completion of construction, the TPF/ESC should be removed once adjacent areas are stabilized with a suitable vegetative cover (e.g., sod or native groundcover) to the satisfaction of the Environmental Monitor or qualified biologist. A Certified Arborist, Registered Professional Forester (RPF) or qualified other, should inspect all retained trees and their rooting area, and recommend any necessary remediation measures. A post-construction remediation plan may be required if damage to retained trees is noted. Following any remediation activities, a final assessment should be made to ensure all protocols were met.

7.0 Summary

NRSI was retained by Thomasfield Homes to complete a Tree Protection Plan (TPP) for the property at 2699 Victoria Street North, Breslau, known as the Bisgould Lands.

Certified Arborists from NRSI conducted an inventory of trees on and around the subject property, outside of the regulated wetland area, on January 8-9, 2026. A total of 99 individual trees were assessed, and three hedgerow groups of trees were characterized with driplines and tallies of species and diameter. In total, 74 inventoried trees are anticipated to be removed in association with the proposed development, along with two of the tallied hedgerows. Using a combination of 1:1 ratio replacement for inventoried trees and an area-based approach for the hedgerows, 94 replacement trees will be required as compensation for these removals. Where the required replacement trees cannot be installed on the subject property due to limited planting space, a cash-in-lieu fee may be paid to the Township of Woolwich.

It is recommended that all proposed tree removals occur in consideration of general timing windows for migratory birds and Species at Risk bats. TPF/ESC and TPF signage are to be installed prior to any construction work in order to provide adequate protection for retained trees and their root systems. All TPF is to conform to the specifications of the Landscape and Design Guidelines (Township of Woolwich 2022).

8.0 References

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APPENDIX I

Tree Inventory Data

Bisgould Lands Tree Protection Plan
Tree Inventory Data

Tree Number	Common Name	Scientific Name	Native / Non-native	Stem Count	DBH 1 (cm)	DBH 2 (cm)	DBH 3 (cm)	DBH 4 (cm)	DBH 5 (cm)	Crown Radius (m)	Tree Protection Zone (m)	Potential for Structural Failure Rating	Overall Condition	Location	Proposed Action	Rationale for Removal	Compensation Required	Comments
1	Willow sp.	<i>Salix sp.</i>	Native	1	13					3.0	2.4	Possible	Fair	On Property	Remove	Development	Yes	Some dieback and epicormic growth.
2	Willow sp.	<i>Salix sp.</i>	Native	2	11	10				2.0	2.4	Possible	Fair	On Property	Retain			Some decay at union of codominant stems.
3	Willow sp.	<i>Salix sp.</i>	Native	1	11					1.5	2.4	Possible	Fair	On Property	Retain			2 stems less than 10cm; fruiting bodies on stems.
4	Willow sp.	<i>Salix sp.</i>	Native	2	13	12				2.5	2.4	Improbable	Fair	On Property	Retain			Willow clump with several stems less than 10cm DBH; round crown.
5	Golden Weeping Willow	<i>Salix x sepulcralis</i>	Non-native	1	122					5.0	8.15	Probable	Poor	On Property	Remove	Development	None	History of branch failures; epicormic growth; large codominant stems with staining; debris pile at base.
6	Willow sp.	<i>Salix sp.</i>	Native	2	31	25				3.0	3.6	Possible	Fair	On Property	Remove	Development	Yes	Some dieback and decay between codominant stems.
7	Norway Maple	<i>Acer platanoides</i>	Non-native	2	19	10				2.0	2.4	Possible	Poor	On Property	Remove	Development	Yes	Leader removed and hanging; epicormic growth.
8	White Mulberry	<i>Morus alba</i>	Non-native	5	21	20	15	14	10	3.0	3.6	Possible	Fair	On Property	Remove	Development	Yes	Staining from branch unions; some dieback.
9	Manitoba Maple	<i>Acer negundo</i>	Native	1	47					4.0	3.0	Possible	Fair	On Property	Remove	Development	Yes	Epicormic growth; some dieback; grape in crown.
10	Manitoba Maple	<i>Acer negundo</i>	Native	7	24	19	18	18	16	3.5	4.2	Probable	Poor	On Property	Remove	Development	None	Codominant stems leaning; missing bark; dieback; epicormic growth.
11	Manitoba Maple	<i>Acer negundo</i>	Native	3	23	10	13			4.0	3.0	Probable	Poor	On Property	Remove	Development	None	Strong lean with 1 stem almost horizontal on the ground, phototropic growth. Epicormic growth and dieback.
12	Manitoba Maple	<i>Acer negundo</i>	Native	3	33	31	15			4.0	4.8	Possible	Fair	On Property	Remove	Development	Yes	Epicormic growth; some dieback.
13	Manitoba Maple	<i>Acer negundo</i>	Native	2	13	10				3.0	2.4	Possible	Fair	On Property	Remove	Development	Yes	Dieback and epicormic growth; growing in the middle of junk pile.
14	Common Apple	<i>Malus pumila</i>	Non-native	1	44					1.5	3.0	Possible	Very Poor	On Property	Remove	Development	None	Bark peeling; topped; epicormic growth; cavity near base.
15	Common Apple	<i>Malus pumila</i>	Non-native	2	34	24				1.5	3.6	Possible	Poor	On Property	Remove	Development	Yes	Topped; epicormic growth; bark peeling.
16	Norway Maple	<i>Acer platanoides</i>	Non-native	1	39					3.5	3.0	Possible	Poor	On Property	Remove	Development	Yes	Unbalanced crown; callused wounds throughout branches; history of branch failures.
17	Norway Maple	<i>Acer platanoides</i>	Non-native	1	52					4.0	3.6	Possible	Fair	On Property	Remove	Development	Yes	History of branch failures; codominant leaders.
18	Norway Maple	<i>Acer platanoides</i>	Non-native	1	42					3.0	3.0	Possible	Fair	On Property	Remove	Development	Yes	Mostly one-sided crown; history of branch failures.
19	Norway Maple	<i>Acer platanoides</i>	Non-native	3	36	31	24			3.5	5.4	Possible	Fair	On Property	Remove	Development	Yes	History of branch failures; unbalanced crown.
20	Norway Maple	<i>Acer platanoides</i>	Non-native	1	51					3.5	3.6	Possible	Fair	On Property	Remove	Development	Yes	History of branch failures; epicormic growth; bark cracks on branches.
21	Norway Maple	<i>Acer platanoides</i>	Non-native	1	39					3.0	3.0	Possible	Fair	On Property	Remove	Development	Yes	Unbalanced crown; phototropic lean due to adjacent tree; history of branch failures.
22	Norway Maple	<i>Acer platanoides</i>	Non-native	1	57					4.0	3.6	Possible	Fair	On Property	Remove	Development	Yes	History of branch failures; epicormic growth; sunken bark on some areas of trunk.
23	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	51					2.0	3.6	Possible	Poor	On Property	Remove	Development	Yes	One codominant leader topped; dieback; reduced crown.
24	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	54					2.5	3.6	Possible	Fair	On Property	Remove	Development	Yes	Unbalanced and one-sided crown due to adjacent trees; bark cracks and cavities near base.
25	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	58					2.5	3.6	Possible	Poor	On Property	Remove	Development	Yes	Unbalanced and one sided crown due to adjacent tree; cavity on stem; frass at base.
26	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	50					2.5	3.0	Possible	Fair	On Property	Remove	Development	Yes	One large codominant stem removed with cavity at union; stem with large wound; one codominant leader failed.
27	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	67					3.0	4.2	Possible	Fair	On Property	Remove	Development	Yes	Large callused wound on codominant leader; crown thinning.
28	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	84					4.0	5.4	Possible	Fair	On Property	Remove	Development	Yes	Cavity on codominant leader; sunken bark and staining at branch unions.
29	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	57					2.0	3.6	Probable	Poor	On Property	Remove	Development	None	Unbalanced crown; large codominant stem removed; overarching branch with cracks.
30	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	62					3.0	4.2	Probable	Poor	On Property	Remove	Development	None	Large codominant stem with rot removed; possible cavity up remaining leaders; dieback and branch failures.
31	Norway Maple	<i>Acer platanoides</i>	Non-native	1	65					3.5	4.2	Probable	Fair	On Property	Remove	Development	None	Staining at branch unions; some dieback; epicormic growth; large hanger, remove for Possible.
32	Norway Maple	<i>Acer platanoides</i>	Non-native	1	87					4.0	5.4	Probable	Fair	Off Property	Remove	Development	Yes	History of branch failures; remove deadwood to improve to Possible; small hangers.
33	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	47					2.5	3.0	Possible	Very Poor	Boundary	Remove	Grading	None	Small live crown remaining; outcompeted by adjacent tree.
34	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	57					3.0	3.6	Possible	Fair	Boundary	Remove	Grading	Yes	Previous branch failures; bark cracks; root flare damage.
35	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	56					2.5	3.6	Possible	Fair	Boundary	Remove	Grading	Yes	Major failure of half the tree in past; large pruning face; asymmetrical crown.
36	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	61					3.0	4.2	Possible	Fair	Boundary	Remove	Grading	Yes	Some bark cracks; small cavity on main stem; mower damage to root flare.
37	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	58					4.0	3.6	Improbable	Good	Boundary	Remove	Grading	Yes	Large, ascending limbs; odd form but decent structure.

Bisgould Lands Tree Protection Plan
Tree Inventory Data

Tree Number	Common Name	Scientific Name	Native / Non-native	Stem Count	DBH 1 (cm)	DBH 2 (cm)	DBH 3 (cm)	DBH 4 (cm)	DBH 5 (cm)	Crown Radius (m)	Tree Protection Zone (m)	Potential for Structural Failure Rating	Overall Condition	Location	Proposed Action	Rationale for Removal	Compensation Required	Comments
38	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	54					2.5	3.6	Possible	Fair	Boundary	Remove	Grading	Yes	Bark peeling and cracks; wound on root flare, mower damage; history of branch failures.
39	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	56					2.5	3.6	Possible	Fair	Boundary	Remove	Grading	Yes	Some bark peeling in upper stem.
40	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	49					3.0	3.0	Improbable	Fair	Boundary	Remove	Grading	Yes	Poor past pruning cuts; sparse crown.
41	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	68					4.0	4.2	Possible	Good	Boundary	Remove	Grading	Yes	Oversized lower limbs ascending; poor pruning cuts.
42	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	72					3.0	4.8	Possible	Fair	Boundary	Remove	Grading	Yes	Crowded crown; woodpecker feeding; bark cracks.
43	European Mountain-ash	<i>Sorbus aucuparia</i>	Non-native	1	15					2.5	2.4	Improbable	Fair	Boundary	Remove	Grading	Yes	Growing at root flare of adjacent cedar; unbalanced crown.
44	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	55					3.5	3.6	Possible	Fair	Boundary	Remove	Grading	Yes	One dead scaffold branch; large bark wound; some sapwood decay.
45	European Mountain-ash	<i>Sorbus aucuparia</i>	Non-native	1	12					1.5	2.4	Possible	Fair	Boundary	Remove	Grading	Yes	Growing through wire fence; suppressed.
46	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	31					1.5	3.0	Possible	Fair	Boundary	Remove	Grading	Yes	History of branch failures; peeling bark from 2 leaders.
47	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	71					3.5	4.8	Possible	Fair	Off Property	Retain			One-sided crown due to competition with adjacent tree; staining at branch unions.
48	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	48					3.0	3.0	Improbable	Fair	Off Property	Retain			Past failure of scaffold limb; poor pruning cuts; upright form.
49	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	53					2.5	3.6	Possible	Fair	Off Property	Retain			History of branch failures; minor dieback.
50	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	62					4.0	4.2	Improbable	Good	On Property	Remove	Grading	Yes	Codominant stems from 2m; oversized limb extending east; poor pruning cuts.
51	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	46					4.0	3.0	Possible	Fair	On Property	Remove	Grading	Yes	Oversized lateral limb; weak leader with broken top.
52	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	48					4.0	3.0	Possible	Poor	On Property	Remove	Grading	Yes	Sparse crown; large face of pruning cuts; large ascending lateral with decay; woodpecker holes.
53	Sweet Cherry	<i>Prunus avium</i>	Non-native	1	44					5.0	3.0	Improbable	Fair	On Property	Remove	Grading	Yes	Torsional bark seams; epicormic growth.
54	Manitoba Maple	<i>Acer negundo</i>	Native	3	33	27	20			6.0	4.8	Possible	Fair	On Property	Remove	Development	Yes	One dead stem failed; small dead branches; vine in crown.
55	Norway Maple	<i>Acer platanoides</i>	Non-native	3	57	27	14			6.0	6	Possible	Fair	On Property	Remove	Development	Yes	Substantial partial stem failure; included bark; poor pruning cuts; reasonably healthy crown.
56	Common Apple	<i>Malus pumila</i>	Non-native	4	20	17	15	14		3.5	3.6	Possible	Poor	On Property	Remove	Development	Yes	Two stems dead; past branch failures; water sprouts.
57	White Ash	<i>Fraxinus americana</i>	Native	2	34	19				4.5	3.6	Probable	Dead	Off Property	Remove	Condition	None	Insect galleries, EAB exit holes.
58	White Ash	<i>Fraxinus americana</i>	Native	1	47					4.0	3.0	Probable	Very Poor	Off Property	Remove	Condition	None	90% live crown lost; live water sprouts and epicormic shoots.
59	White Ash	<i>Fraxinus americana</i>	Native	1	53					5.5	3.6	Probable	Very Poor	Off Property	Remove	Condition	None	90% live crown lost; live epicormic shoots; EAB exit holes.
60	Norway Maple	<i>Acer platanoides</i>	Non-native	1	15					2.0	2.4	Improbable	Fair	Boundary	Remove	Grading	Yes	Codominant leaders; epicormic shoots; full crown.
61	White Ash	<i>Fraxinus americana</i>	Native	1	52					5.0	3.6	Probable	Dead	Off Property	Remove	Condition	None	Insect galleries; sloughing bark.
62	Common Apple	<i>Malus pumila</i>	Non-native	2	38	24				4.5	4.2	Improbable	Good	Off Property	Remove	Grading	Yes	Corrected lean; good fruit set last season; 2 dead branches.
63	White Ash	<i>Fraxinus americana</i>	Native	2	55	25				5.0	4.8	Probable	Very Poor	Off Property	Remove	Condition	None	Extensive branch failures; only live epicormic shoots; insect galleries.
64	White Ash	<i>Fraxinus americana</i>	Native	2	51	27				4.5	4.8	Probable	Very Poor	Off Property	Remove	Condition	None	80% live crown lost; insect galleries; sloughing bark.
65	White Ash	<i>Fraxinus americana</i>	Native	1	55					5.5	3.6	Probable	Very Poor	Off Property	Remove	Condition	None	95% live crown lost; branch dieback.
66	American Basswood	<i>Tilia americana</i>	Native	5	31	24	21	20	16	4.0	4.8	Improbable	Good	Boundary	Remove	Grading	Yes	Twisting stems; poor pruning, water sprouts; healthy crown with crossing branches.
67	Common Apple	<i>Malus pumila</i>	Non-native	4	27	24	21	16		4.5	4.8	Possible	Fair	Boundary	Remove	Grading	Yes	Spreading stems; poor pruning leading to branch dieback; water sprouts.
68	White Ash	<i>Fraxinus americana</i>	Native	3	11	10	10			2.5	3.0	Improbable	Good	Boundary	Remove	Grading	Yes	5 other stems less than 10cm DBH; healthy crown; crossing branches; minor sapsucker holes.
69	Bur Oak	<i>Quercus macrocarpa</i>	Native	1	27					3.0	2.4	Improbable	Good	Boundary	Remove	Grading	Yes	Healthy crown; decent structure but 2 tight branch angles; one large basal shoot.
70	Bur Oak	<i>Quercus macrocarpa</i>	Native	1	64					7.0	4.2	Possible	Good	On Property	Remove	Servicing	Yes	Asymmetrical crown from past hydro pruning, good wound closure; otherwise good structure; epicormic growth.
71	Common Apple	<i>Malus pumila</i>	Non-native	3	62	51	34			5.5	10.7	Possible	Fair	Boundary	Retain			Smallest stem dead; 4 large dead branches; secondary stem leaning northeast; broad crown with many water sprouts.
A	Scots Pine	<i>Pinus sylvestris</i>	Non-native	1	32					3.5	3.0	Improbable	Fair	On Property	Remove	Development	Yes	Some dieback.
B	Scots Pine	<i>Pinus sylvestris</i>	Non-native	1	23					3.5	2.4	Improbable	Fair	On Property	Remove	Development	Yes	Slightly asymmetrical crown to west; sparse crown.
C	Scots Pine	<i>Pinus sylvestris</i>	Non-native	1	30					3.5	2.4	Improbable	Fair	On Property	Remove	Development	Yes	Some dieback and thinned crown.
D	Scots Pine	<i>Pinus sylvestris</i>	Non-native	1	32					3.5	3.0	Improbable	Fair	On Property	Remove	Development	Yes	Slightly asymmetrical crown to east; crooked stem; 1 past limb failure.
E	Scots Pine	<i>Pinus sylvestris</i>	Non-native	1	31					3.0	3.0	Improbable	Fair	On Property	Remove	Development	Yes	Asymmetrical crown to north.
F	Black Pine	<i>Pinus nigra</i>	Non-native	1	39					3.5	3.0	Improbable	Fair	Off Property	Remove	Development	Yes	One scaffold with resinosis; unbalanced crown.
G	Black Pine	<i>Pinus nigra</i>	Non-native	1	32					3.0	3.0	Improbable	Good	Off Property	Remove	Development	Yes	Lower branches pruned.

Bisgould Lands Tree Protection Plan
Tree Inventory Data

Tree Number	Common Name	Scientific Name	Native / Non-native	Stem Count	DBH 1 (cm)	DBH 2 (cm)	DBH 3 (cm)	DBH 4 (cm)	DBH 5 (cm)	Crown Radius (m)	Tree Protection Zone (m)	Potential for Structural Failure Rating	Overall Condition	Location	Proposed Action	Rationale for Removal	Compensation Required	Comments
H	Black Pine	<i>Pinus nigra</i>	Non-native	1	28					2.5	2.4	Improbable	Fair	Off Property	Remove	Development	Yes	Some crown thinning on side opposite subject property.
I	Black Pine	<i>Pinus nigra</i>	Non-native	1	28					3.0	2.4	Possible	Fair	Off Property	Remove	Development	Yes	Crown thinning; dieback in sunlit lower branches.
J	Black Pine	<i>Pinus nigra</i>	Non-native	1	35					2.5	3.0	Improbable	Fair	Off Property	Retain			Unbalanced crown; dieback on one side due to adjacent tree.
K	Black Pine	<i>Pinus nigra</i>	Non-native	1	38					2.5	3.0	Possible	Fair	Off Property	Retain			Lower canopy dieback due to shade pruning; small dead branches.
L	Black Pine	<i>Pinus nigra</i>	Non-native	1	31					2.0	3.0	Possible	Fair	Off Property	Retain			Lower canopy dieback and unbalanced crown due to competition with adjacent trees in hedgerow.
M	Black Pine	<i>Pinus nigra</i>	Non-native	1	51					4.0	3.6	Improbable	Fair	Off Property	Retain			Large branch overarchng onto development property; unbalanced crown.
N	Black Pine	<i>Pinus nigra</i>	Non-native	1	46					4.0	3.0	Improbable	Good	Off Property	Retain			Canopy overhanging development property; mostly full crown.
O	Black Pine	<i>Pinus nigra</i>	Non-native	1	31					3.0	3.0	Possible	Fair	Off Property	Retain			Crooked stem; some needles browning.
P	Golden Weeping Willow	<i>Salix x sepulcralis</i>	Non-native	1	129					5.0	8.9	Probable	Poor	Off Property	Retain			Decay fungi on main stem; history of branch failures; vines in tree adding load; canopy overhanging property line.
R	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1							0	Improbable	Dead	On Property	Remove	Development	None	Stump only.
S	White Spruce	<i>Picea glauca</i>	Native	1	58					3.5	3.6	Improbable	Good	Off Property	Retain			One past branch failure; good form.
T	Norway Maple	<i>Acer platanoides</i>	Non-native	1	72					6.0	4.8	Possible	Fair	Off Property	Retain			Codominant stems from 2m; three past branch failures; bark seam.
U	Black Walnut	<i>Juglans nigra</i>	Native	1	13					2.5	2.4	Improbable	Fair	Off Property	Retain			Some wounds on leaders.
V	White Spruce	<i>Picea glauca</i>	Native	1	20					2.0	2.4	Improbable	Fair	Off Property	Retain			Slightly suppressed in lower crown.
W	White Spruce	<i>Picea glauca</i>	Native	1	30					3.0	2.4	Improbable	Good	Off Property	Retain			Good form; exuding sap; minor needle browning.
X	Northern Red Oak	<i>Quercus rubra</i>	Native	1	42					7.0	3.0	Improbable	Good	Off Property	Retain			Good form and structure.
Y	Red Maple	<i>Acer rubrum</i>	Native	1	18					3.0	2.4	Possible	Good	Off Property	Retain			Tight branch angles; form partly influenced by neighbouring tree's stem leaning on it.
Z	Blue Spruce	<i>Picea pungens</i>	Non-native	1	25					3.0	2.4	Improbable	Fair	Off Property	Retain			10% dieback.
AA	Blue Spruce	<i>Picea pungens</i>	Non-native	1	28					4.0	2.4	Improbable	Fair	Off Property	Retain			Some foliar necrosis.
AB	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	25					3.0	2.4	Improbable	Fair	Off Property	Retain			Sparse crown.
AC	Norway Maple	<i>Acer platanoides</i>	Non-native	1	21					3.5	2.4	Improbable	Good	Off Property	Retain			Full crown; oversized lateral limb.

APPENDIX II

Tree Health & Risk Assessment Criteria

Tree Health Assessment Criteria

Assessment Criteria	Definition¹
Excellent	Represents a tree in near perfect form, health, and vigour. This tree would exhibit no deadwood, no decline, and no visible defects.
Good	Represents a tree ranging from a generally healthy tree to a near perfect tree in terms of health, vigour and structure. This tree exhibits a complete, balanced crown structure with little to no deadwood and minimal defects as well as a properly formed root flare.
Fair	Represents a tree with minor health, balance or structural issues with minimal to moderate deadwood. Branching structure shows signs of included bark or minor rot within the branch connections or trunk wood. The root flare shows minimal signs of mechanical injury, decay, poor callusing, or girdling roots. Trees in the category require minor remedial actions to improve the vigour and structure of the tree.
Poor	Represents a tree that exhibits a poor vigour, reduced crown size (<30% of crown typical of species caused by overcrowding or decline), extreme crown imbalance, or extensive rot in the branching and trunk wood. Fungus could be seen from these rotting areas, suggesting further decay. These trees have extensive crown die back with a large amount of deadwood, and possibly dead sections. These weakened areas can lead to a potential failure of tree sections. Rooting zones show signs of extensive root decay or damage (fruiting bodies or mechanical damage) or girdling roots. Trees in this category require more extensive actions to prevent failure. A tree identified as poor would be a candidate for removal in the near future.
Very Poor	Represents a tree that exhibits major health and structural defects. Quite often the defects or diseases affecting this tree will be fatal. Large quantities of fungus, large dead sections with possible cavities and bark falling off all are signs that a tree is in a major state of decline and would be identified as very poor. These trees have a probable or imminent potential for structural failure. These trees should be identified for removal.
Dead	Represents a tree that exhibits no sign of new growth, including buds, foliage, or shoot growth. These trees have a probable or imminent potential for structural failure. These trees should be identified for removal.

¹ (Dunster 2009)

Potential for Structural Failure Assessment Criteria

Assessment Criteria*	Definition¹
Improbable	The tree or branch is not likely to fail during normal weather conditions and may not fail in many severe weather conditions within the specified time frame.
Possible	Failure could occur, but it is unlikely during normal weather conditions within the specified time frame.
Probable	Failure may be expected under normal weather conditions within the specified time frame.
Imminent	Failure has started or is most likely to occur in the near future, even if there is no significant wind or increased load. This is a rare occurrence for an assessor to encounter, and it may require immediate action to protect people from harm.
*A specified time frame of 2 year will be used when assessing potential for structural failure.	

¹ (Dunster et al. 2013)

APPENDIX III

Conditions of Assessment

Conditions of Tree Assessment

Limitations

This tree inventory and assessment is based on the circumstances and observations by Natural Resource Solutions Inc. (NRSI) as they existed at the time of the site inspection(s) of the Client's Property as described in this report (the "Property") and the trees situated thereon, and upon information provided by the Client to NRSI. The opinions in this assessment are given based on observations made and using generally accepted professional judgment, however, because trees are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this assessment are valid only at the date any such observations and analysis took place. No guarantee, warranty, representation or opinion is offered or made by NRSI as to the length of the validity of the results, observations, recommendations and analysis contained within this assessment. As a result, the Client shall not rely upon this assessment, save and except for representing the circumstances and observations at the date of site inspection(s), and the analysis and recommendations made in relation to the proposed undertaking. It is recommended that the inventoried trees discussed in this assessment should be re-assessed periodically, where required.

Further Services

Neither NRSI, nor any assessor employed or retained by NRSI (the "Assessor") for the purpose of preparing or assisting in the preparation of this assessment shall be required to provide any further consultation or services to the Client including, without limitation, acting as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including providing payment of the Assessor's regular hourly billing fees.

NRSI accepts no responsibility for the implementation of all or any part of this report, unless specifically requested to examine the implementation of such activities recommended herein. Any request for the inspection or supervision of all or part of the implementation shall be made in writing and the details agreed to in writing by both parties.

Assumptions

The Client is hereby notified that where any of the information set out and referenced in this assessment are based on assumptions, facts or information provided to NRSI, NRSI will in no way be responsible for the veracity or accuracy of any such information. Further, the Client acknowledges and agrees that NRSI has, for the purposes of preparing their assessment, assumed that the Property is in full compliance with all applicable federal, provincial, municipal and local statutes, regulations, by-laws, guidelines and other related laws. NRSI explicitly denies any legal liability for any and all issues with respect to non-compliance with any of the above-referenced statutes, regulations, by-laws, guidelines and laws as it may pertain to or affect the Property.

Restriction of Assessment

The assessment carried out was restricted to the areas as described in this report. NRSI is not legally liable for any other trees except those expressly discussed herein. The conclusions of this assessment do not apply to any areas, trees, or any other property not covered or referenced in this assessment.

Professional Responsibility

In carrying out this assessment, NRSI and any Assessor appointed for and on behalf of NRSI to perform and carry out the assessment has exercised a reasonable standard of care, skill and diligence. The assessment has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage (during the leaf-on period), the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the assessment, none of the trees examined on the property were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

No guarantees are offered, or implied, that trees recommended for retention, or all parts of them, will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of extreme weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by NRSI or its directors, officers, employers, contractors, agents or Assessors for:

- a) Any legal description provided with respect to the Property;
- b) Issues of title and/or ownership with respect to the Property;
- c) The accuracy of the Property line locations or boundaries with respect to the Property; and
- d) The accuracy of any other information provided to NRSI by the Client or third parties;
- e) Any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and,
- f) The unauthorized distribution of the assessment.

Third Party Liability

This assessment was prepared by NRSI for the Client. The data collected reflect NRSI's best assessment of the inventoried trees situated on the Property with the information available at the time of observation. Data analysis and the assessment of potential impacts to inventoried trees is specific to the proposed undertaking as described in this report. NRSI accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use of this assessment for purposes unrelated to the proposed undertaking.

General

Any plans and/or illustrations in this assessment are included only to help the Client visualize the issues in this assessment and shall not be relied upon for any other purpose.

This report shall be considered as a whole, no sections are severable, and the assessment shall be considered incomplete if any pages are missing.

APPENDIX IV

Tree Data Summary Tables

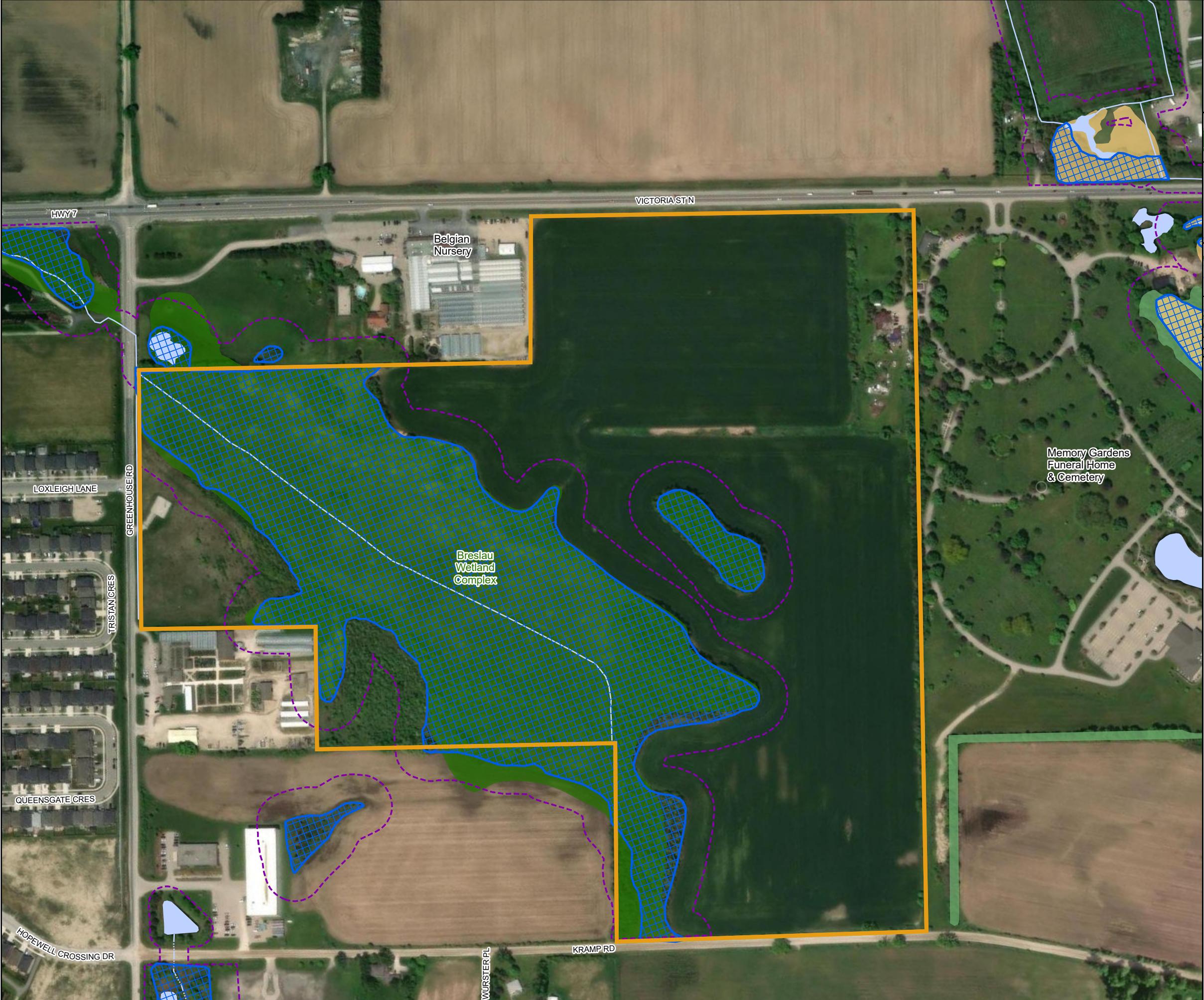
Summary of Inventoried Trees

Common Name	Scientific Name	Good	Fair	Poor	Very Poor	Dead	Total
Native Species							
Manitoba Maple	<i>Acer negundo</i>		4	2			6
Red Maple	<i>Acer rubrum</i>	1					1
White Ash	<i>Fraxinus americana</i>	1			5	2	8
Black Walnut	<i>Juglans nigra</i>		1				1
White Spruce	<i>Picea glauca</i>	2	1				3
Bur Oak	<i>Quercus macrocarpa</i>	2					2
Northern Red Oak	<i>Quercus rubra</i>	1					1
Willow species	<i>Salix</i> sp.		5				5
Eastern White Cedar	<i>Thuja occidentalis</i>	3	18	5	1	1	28
American Basswood	<i>Tilia americana</i>	1					1
<i>Subtotal</i>		11	29	7	6	3	56
Non-Native Species							
Norway Maple	<i>Acer platanoides</i>	1	11	2			14
Common Apple	<i>Malus pumila</i>	1	2	2	1		6
White Mulberry	<i>Morus alba</i>		1				1
Blue Spruce	<i>Picea pungens</i>		2				2
Black Pine	<i>Pinus nigra</i>	2	8				10
Scots Pine	<i>Pinus sylvestris</i>		5				5
Sweet Cherry	<i>Prunus avium</i>		1				1
Golden Weeping Willow	<i>Salix x sepulcralis</i>			2			2
European Mountain-ash	<i>Sorbus aucuparia</i>		2				2
<i>Subtotal</i>		4	32	6	1		43
Overall Total		15	61	13	7	3	99

Overall Health of Inventoried Trees

Potential for Structural Failure Rating	Overall Condition					Total
	Good	Fair	Poor	Very Poor	Dead	
Improbable	12	20			1	33
Possible	3	39	7	2		51
Probable		2	6	5	2	15
Imminent						0
Total	15	61	13	7	3	99

MAPS



Map 1

Bisgould Lands TPP

Subject Property and Natural Features

Legend

- Subject Property
- Permanent Watercourse
- Intermittent Watercourse
- Waterbody
- Provincially Significant Wetland (PSW)
- Unevaluated Wetland
- Wetland (GRCA)
- Wooded Area
- Regulation Limit (GRCA)

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

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Project: 3681 Date: January 21, 2026	NAD83(CSRS)v7 - UTM Zone 17 Size: 11x17" 1:4,000
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060120180240

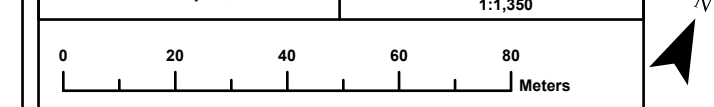
Meters

 Subject Property

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Project: 3681 Date: January 22, 2026	NAD83(CSRS)v7 - UTM Zone 17 Size: 24x36"	
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Tree Number	Common Name	Scientific Name	Native / Non-native	Stem Count	DBH 1 (cm)	DBH 2 (cm)	DBH 3 (cm)	DBH 4 (cm)	DBH 5 (cm)	Crown Radius (m)	Tree Protection Zone (m)	Potential for Structural Failure Rating	Overall Condition	Location	Proposed Action	Comments
1	Willow sp.	<i>Salix sp.</i>	Native	1	12.5					3.0	2.4	Possible	Fair	On Property	Remove	Some dieback and epicormic growth.
2	Willow sp.	<i>Salix sp.</i>	Native	2	11.0	10.0				2.0	2.4	Possible	Fair	On Property	Retain	Some decay at union of codominant stems.
3	Willow sp.	<i>Salix sp.</i>	Native	1	10.5					1.5	2.4	Possible	Fair	On Property	Retain	2 stems less than 10cm; fruiting bodies on stems.
4	Willow sp.	<i>Salix sp.</i>	Native	2	12.5	12.0				2.5	2.4	Improbable	Fair	On Property	Retain	Willow clump with several stems less than 10cm DBH; round crown.
5	Golden Weeping Willow	<i>Salix x sepulcralis</i>	Non-native	1	121.5					5.0	8.15	Probable	Poor	On Property	Remove	History of branch failures; epicormic growth; large codominant stems with staining; debris pile at base.
6	Willow sp.	<i>Salix sp.</i>	Native	2	31.0	24.5				3.0	3.6	Possible	Fair	On Property	Remove	Some dieback and decay between codominant stems.
7	Norway Maple	<i>Acer platanoides</i>	Non-native	2	19.0	10.0				2.0	2.4	Possible	Poor	On Property	Remove	Leader removed and hanging; epicormic growth.
8	White Mulberry	<i>Morus alba</i>	Non-native	5	20.5	19.5	14.5	14.0	10.0	3.0	3.6	Possible	Fair	On Property	Remove	Staining from branch unions; some dieback.
9	Manitoba Maple	<i>Acer negundo</i>	Native	1	46.5					4.0	3.0	Possible	Fair	On Property	Remove	Epicormic growth; some dieback; grape in crown.
10	Manitoba Maple	<i>Acer negundo</i>	Native	7	24.0	19.0	18.0	17.5	16.0	3.5	4.2	Probable	Poor	On Property	Remove	Codominant stems leaning; missing bark; dieback; epicormic growth.
11	Manitoba Maple	<i>Acer negundo</i>	Native	3	22.5	10.0	13.0			4.0	3.0	Probable	Poor	On Property	Remove	Strong lean with 1 stem almost horizontal on the ground, phototropic growth. Epicormic growth and dieback.
12	Manitoba Maple	<i>Acer negundo</i>	Native	3	33.0	30.5	15.0			4.0	4.8	Possible	Fair	On Property	Remove	Epicormic growth; some dieback.
13	Manitoba Maple	<i>Acer negundo</i>	Native	2	13.0	10.0				3.0	2.4	Possible	Fair	On Property	Remove	Dieback and epicormic growth; growing in the middle of junk pile.
14	Common Apple	<i>Malus pumila</i>	Non-native	1	43.5					1.5	3.0	Possible	Very Poor	On Property	Remove	Bark peeling; topped; epicormic growth; cavity near base.
15	Common Apple	<i>Malus pumila</i>	Non-native	2	34.0	23.5				1.5	3.6	Possible	Poor	On Property	Remove	Topped; epicormic growth; bark peeling.
16	Norway Maple	<i>Acer platanoides</i>	Non-native	1	38.5					3.5	3.0	Possible	Poor	On Property	Remove	Unbalanced crown; callused wounds throughout branches; history of branch failures.
17	Norway Maple	<i>Acer platanoides</i>	Non-native	1	52.0					4.0	3.6	Possible	Fair	On Property	Remove	History of branch failures; codominant leaders.
18	Norway Maple	<i>Acer platanoides</i>	Non-native	1	41.5					3.0	3.0	Possible	Fair	On Property	Remove	Mostly one-sided crown; history of branch failures.
19	Norway Maple	<i>Acer platanoides</i>	Non-native	3	35.5	30.5	24.0			3.5	5.4	Possible	Fair	On Property	Remove	History of branch failures; unbalanced crown.
20	Norway Maple	<i>Acer platanoides</i>	Non-native	1	50.5					3.5	3.6	Possible	Fair	On Property	Remove	History of branch failures; epicormic growth; bark cracks on branches.
21	Norway Maple	<i>Acer platanoides</i>	Non-native	1	39.0					3.0	3.0	Possible	Fair	On Property	Remove	Unbalanced crown; phototropic lean due to adjacent tree; history of branch failures.
22	Norway Maple	<i>Acer platanoides</i>	Non-native	1	57.0					4.0	3.6	Possible	Fair	On Property	Remove	History of branch failures; epicormic growth; sunken bark on some areas of trunk.
23	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	51.0					2.0	3.6	Possible	Poor	On Property	Remove	One codominant leader topped; dieback; reduced crown.
24	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	53.5					2.5	3.6	Possible	Fair	On Property	Remove	Unbalanced and one-sided crown due to adjacent trees; bark cracks and cavities near base.
25	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	57.5					2.5	3.6	Possible	Poor	On Property	Remove	Unbalanced and one sided crown due to adjacent tree; cavity on stem; frass at base.
26	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	50.0					2.5	3.0	Possible	Fair	On Property	Remove	One large codominant stem removed with cavity at union; stem with large wound; one codominant leader failed.
27	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	66.5					3.0	4.2	Possible	Fair	On Property	Remove	Large callused wound on codominant leader; crown thinning.
28	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	84.0					4.0	5.4	Possible	Fair	On Property	Remove	Cavity on codominant leader; sunken bark and staining at branch unions.
29	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	57.0					2.0	3.6	Probable	Poor	On Property	Remove	Unbalanced crown; large codominant stem removed; overarching branch with cracks.
30	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	62.0					3.0	4.2	Probable	Poor	On Property	Remove	Large codominant stem with rot removed; possible cavity up remaining leaders; dieback and branch failures.
31	Norway Maple	<i>Acer platanoides</i>	Non-native	1	64.5					3.5	4.2	Probable	Fair	On Property	Remove	Staining at branch unions; some dieback; epicormic growth; large hanger, remove for Possible.
32	Norway Maple	<i>Acer platanoides</i>	Non-native	1	86.5					4.0	5.4	Probable	Fair	Off Property	Remove	History of branch failures; remove deadwood to improve to Possible; small hangers.
33	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	47.0					2.5	3.0	Possible	Very Poor	Boundary	Remove	Small live crown remaining; outcompeted by adjacent tree.
34	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	56.5					3.0	3.6	Possible	Fair	Boundary	Remove	Previous branch failures; bark cracks; root flare damage.
35	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	55.5					2.5	3.6	Possible	Fair	Boundary	Remove	Major failure of half the tree in past; large pruning face; asymmetrical crown.
36	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	61.0					3.0	4.2	Possible	Fair	Boundary	Remove	Some bark cracks; small cavity on main stem; mower damage to root flare.
37	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	58.0					4.0	3.6	Improbable	Good	Boundary	Remove	Large, ascending limbs; odd form but decent structure.
38	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	54.0					2.5	3.6	Possible	Fair	Boundary	Remove	Bark peeling and cracks; wound on root flare, mower damage; history of branch failures.
39	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	55.5					2.5	3.6	Possible	Fair	Boundary	Remove	Some bark peeling in upper stem.
40	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	48.5					3.0	3.0	Improbable	Fair	Boundary	Remove	Poor past pruning cuts; sparse crown.
41	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	68.0					4.0	4.2	Possible	Good	Boundary	Remove	Oversized lower limbs ascending; poor pruning cuts.
42	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	72.0					3.0	4.8	Possible	Fair	Boundary	Remove	Crowded crown; woodpecker feeding; bark cracks.
43	European Mountain-ash	<i>Sorbus aucuparia</i>	Non-native	1	15.0					2.5	2.4	Improbable	Fair	Boundary	Remove	Growing at root flare of adjacent cedar; unbalanced crown.
44	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	55.0					3.5	3.6	Possible	Fair	Boundary	Remove	One dead scaffold branch; large bark wound; some sapwood decay.
45	European Mountain-ash	<i>Sorbus aucuparia</i>	Non-native	1	11.5					1.5	2.4	Possible	Fair	Boundary	Remove	Growing through wire fence; suppressed.
46	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	31.0					1.5	3.0	Possible	Fair	Boundary	Remove	History of branch failures; peeling bark from 2 leaders.
47	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	71.0					3.5	4.8	Possible	Fair	Off Property	Retain	One-sided crown due to competition with adjacent tree; staining at branch unions.
48	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	48.0					3.0	3.0	Improbable	Fair	Off Property	Retain	Past failure of scaffold limb; poor pruning cuts; upright form.
49	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	53.0					2.5	3.6	Possible	Fair	Off Property	Retain	History of branch failures; minor dieback.
50	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	61.5					4.0	4.2	Improbable	Good	On Property	Remove	Codominant stems from 2m; oversized limb extending east; poor pruning cuts.
51	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	46.0					4.0	3.0	Possible	Fair	On Property	Remove	Oversized lateral limb; weak leader with broken top.
52	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1	48.0					4.0	3.0	Possible	Poor	On Property	Remove	Sparse crown; large face of pruning cuts; large ascending lateral with decay; woodpecker holes.
53	Sweet Cherry	<i>Prunus avium</i>	Non-native	1	44.0					5.0	3.0	Improbable	Fair	On Property	Remove	Torsional bark seams; epicormic growth.
54	Manitoba Maple	<i>Acer negundo</i>	Native	3	32.5	26.5	20.0			6.0	4.8	Possible	Fair	On Property	Remove	One dead stem failed; small dead branches; vine in crown.
55	Norway Maple	<i>Acer platanoides</i>	Non-native	3	56.5	26.5	13.5			6.0	6	Possible	Fair	On Property	Remove	Substantial partial stem failure; included bark; poor pruning cuts; reasonably healthy crown.
56	Common Apple	<i>Malus pumila</i>	Non-native	4	20.0	17.0	15.0	14.0		3.5	3.6	Possible	Poor	On Property	Remove	Two stems dead; past branch failures; water sprouts.
57	White Ash	<i>Fraxinus americana</i>	Native	2	34.0	19.0				4.5	3.6	Probable	Dead	Off Property	Remove	Insect galleries; EAB exit holes.
58	White Ash	<i>Fraxinus americana</i>	Native	1	47.0					4.0	3.0	Probable	Very Poor	Off Property	Remove	90% live crown lost; live water sprouts and epicormic shoots.
59	White Ash	<i>Fraxinus americana</i>	Native	1	53.0					5.5	3.6	Probable	Very Poor	Off Property	Remove	90% live crown lost; live epicormic shoots; EAB exit holes.
60	Norway Maple	<i>Acer platanoides</i>	Non-native	1	14.5					2.0	2.4	Improbable	Fair	Boundary	Remove	Codominant leaders; epicormic shoots; full crown.
61	White Ash	<i>Fraxinus americana</i>	Native	1	52.0					5.0	3.6	Probable	Dead	Off Property	Remove	Insect galleries; sloughing bark.
62	Common Apple	<i>Malus pumila</i>	Non-native	2	38.0	24.0				4.5	4.2	Improbable	Good	Off Property	Remove	Corrected lean; good fruit set last season; 2 dead branches.
63	White Ash	<i>Fraxinus americana</i>	Native	2	55.0	25.0				5.0	4.8	Probable	Very Poor	Off Property	Remove	Extensive branch failures; only live epicormic shoots; insect galleries.
64	White Ash	<i>Fraxinus americana</i>	Native	2	50.5	26.5				4.5	4.8	Probable	Very Poor	Off Property	Remove	80% live crown lost; insect galleries; sloughing bark.
65	White Ash	<i>Fraxinus americana</i>	Native	1	55.0					5.5	3.6	Probable	Very Poor	Off Property	Remove	95% live crown lost; branch dieback.
66	American Basswood	<i>Tilia americana</i>	Native	5	31.0	24.0	21.0	20.0	16.0	4.0	4.8	Improbable	Good	Boundary	Remove	Twisting stems; poor pruning, water sprouts; healthy crown with crossing branches.
67	Common Apple	<i>Malus pumila</i>	Non-native	4	27.0	24.0	21.0	16.0		4.5	4.8	Possible	Fair	Boundary	Remove	Spreading stems; poor pruning leading to branch dieback; water sprouts.
68	White Ash	<i>Fraxinus americana</i>	Native	3	10.5	10.0	10.0			2.5	3.0	Improbable	Good	Boundary	Remove	5 other stems less than 10cm DBH; healthy crown; crossing branches; minor sapsucker holes.
69	Bur Oak	<i>Quercus macrocarpa</i>	Native	1	27.0					3.0	2.4	Improbable	Good	Boundary	Remove	Healthy crown; decent structure but 2 tight branch angles; one large basal shoot.
70	Bur Oak	<i>Quercus macrocarpa</i>	Native	1	63.5					7.0	4.2	Possible	Good	On Property	Remove	Asymmetrical crown from past hydro pruning, good wound closure; otherwise good structure; epicormic growth.
71	Common Apple	<i>Malus pumila</i>	Non-native	3	62.0	51.0	34.0			5.5	10.7	Possible	Fair	Boundary	Retain	Smallest stem dead; 4 large dead branches; secondary stem leaning northeast; broad crown with many water sprouts.
A	Scots Pine	<i>Pinus sylvestris</i>	Non-native	1	31.5					3.5	3.0	Improbable	Fair	On Property	Remove	Some dieback.
B	Scots Pine	<i>Pinus sylvestris</i>	Non-native	1	23.0					3.5	2.4	Improbable	Fair	On Property	Remove	Slightly asymmetrical crown to west; sparse crown.
C	Scots Pine	<i>Pinus sylvestris</i>	Non-native	1	30.0					3.5	2.4	Improbable	Fair	On Property	Remove	Some dieback and thinned crown.
D	Scots Pine	<i>Pinus sylvestris</i>	Non-native	1	32.0					3.5	3.0	Improbable	Fair	On Property	Remove	Slightly asymmetrical crown to east; crooked stem; 1 past limb failure.
E	Scots Pine	<i>Pinus sylvestris</i>	Non-native	1	31.0					3.0	3.0	Improbable	Fair	On Property	Remove	Asymmetrical crown to north.
F	Black Pine	<i>Pinus nigra</i>	Non-native	1	39.0					3.5	3.0	Improbable	Fair	Off Property	Remove	One scaffold with resinosis; unbalanced crown.
G	Black Pine	<i>Pinus nigra</i>	Non-native	1	31.5					3.0	3.0	Improbable	Good	Off Property	Remove	Lower branches pruned.
H	Black Pine	<i>Pinus nigra</i>	Non-native	1	28.0					2.5	2.4	Improbable	Fair	Off Property	Remove	Some crown thinning on side opposite subject property.
I	Black Pine	<i>Pinus nigra</i>	Non-native	1	27.5					3.0	2.4	Possible	Fair	Off Property	Remove	Crown thinning; dieback in sunlit lower branches.
J	Black Pine	<i>Pinus nigra</i>	Non-native	1	34.5					2.5	3.0	Improbable	Fair	Off Property	Retain	Unbalanced crown; dieback on one side due to adjacent tree.
K	Black Pine	<i>Pinus nigra</i>	Non-native	1	38.0					2.5	3.0	Possible	Fair	Off Property	Retain	Lower canopy dieback due to shade pruning; small dead branches.
L	Black Pine	<i>Pinus nigra</i>	Non-native	1	31.0					2.0	3.0	Possible	Fair	Off Property	Retain	Lower canopy dieback and unbalanced crown due to competition with adjacent trees in hedgerow.
M	Black Pine	<i>Pinus nigra</i>	Non-native	1	50.5					4.0	3.6	Improbable	Fair	Off Property	Retain	Large branch overarchng onto development property; unbalanced crown.
N	Black Pine	<i>Pinus nigra</i>	Non-native	1	45.5					4.0	3.0	Improbable	Good	Off Property	Retain	Canopy overhanging development property; mostly full crown.
O	Black Pine	<i>Pinus nigra</i>	Non-native	1	31.0					3.0	3.0	Possible	Fair	Off Property	Retain	Crooked stem; some needles browning.
P	Golden Weeping Willow	<i>Salix x sepulcralis</i>	Non-native	1	129.0					5.0	8.9	Probable	Poor	Off Property	Retain	Decay fungi on main stem; history of branch failures; vines in tree adding load; canopy overhanging property line.
R	Eastern White Cedar	<i>Thuja occidentalis</i>	Native	1							0	Improbable	Dead	On Property	Remove	Stump only.
S	White Spruce	<i>Picea glauca</i>	Native	1	57.5					3.5	3.6	Improbable	Good	Off Property	Retain	One past branch failure; good form.
T	Norway Maple	<i>Acer platanoides</i>	Non-native	1	72.0					6.0	4.8	Possible	Good	Off Property	Retain	Codominant stems from 2m; three past branch failures; bark seam.
U	Black Walnut	<i>Juglans nigra</i>	Native	1	12.5					2.5	2.4	Improbable	Fair	Off Property	Retain	Some wounds on leaders.
V	White Spruce	<i>Picea glauca</i>	Native	1	20.0					2.0	2.4	Improbable	Fair	Off Property	Retain	Slightly suppressed in lower crown.
W	White Spruce	<i>Picea glauca</i>	Native	1	30.0					3.0	2.4	Improbable	Good	Off Property	Retain	Good form; exuding sap; minor needle browning.
X	Northern Red Oak	<i>Quercus rubra</i>	Native	1												