

APPENDIX 13
Site Photographs



Aquatic Habitat Assessment: Reach 1 – Municipal Drain No. 1



Photo 1. Characteristic habitat conditions.



Photo 2. Characteristic habitat conditions.



Photo 3. Characteristic habitat conditions.



Photo 4. Characteristic habitat conditions.



Photo 5. Culvert C1 upstream of South Field Road.



Photo 6. Culvert C1 downstream of South Field Road.

Aquatic Habitat Assessment: Reach 2 – Unnamed Drainage Feature



Photo 7. Tile drain outlet.



Photo 8. Characteristic habitat conditions.



Photo 9. Characteristic habitat conditions.



Photo 10. Characteristic habitat conditions.



Photo 11. Characteristic habitat conditions.



Photo 12. Characteristic habitat conditions.

Aquatic Habitat Assessment: Reach 3 – Unnamed Drainage Feature



Photo 13. Characteristic habitat conditions.



Photo 14. Characteristic habitat conditions.



Photo 15. Characteristic habitat conditions.



Photo 16. Characteristic habitat conditions.



Photo 17. Culvert C3 upstream of railway.



Photo 18. Culvert C3 downstream of railway.

Aquatic Habitat Assessment: Reach 4 – Unnamed Drainage Feature



Photo 19. Characteristic habitat conditions.



Photo 20. Characteristic habitat conditions.



Photo 21. Characteristic habitat conditions.



Photo 22. Characteristic habitat conditions.



Photo 23. Culvert C2 upstream of South Field Road.



Photo 24. Culvert C2 downstream of South Field Road.

Aquatic Habitat Assessment: Reach 5 – Unnamed Drainage Feature



Photo 25. Characteristic habitat conditions.



Photo 26. Characteristic habitat conditions.



Photo 27. Characteristic habitat conditions.



Photo 28. Characteristic habitat conditions.



Photo 29. Characteristic habitat conditions.



Photo 30. Characteristic habitat conditions.

Aquatic Habitat Assessment: Reach 6 – Municipal Drain No. 7



Photo 31. Culvert C4 upstream of New Jerusalem Road.



Photo 32. Culvert C4 downstream of New Jerusalem Road.



Photo 33. Characteristic habitat conditions.



Photo 34. Characteristic habitat conditions.



Photo 35. Culvert C5 upstream of Scotch Line Road.



Photo 36. Culvert C5 downstream of Scotch Line Road.



Photo 37. View of traditional chimneys on the current farmhouse that may provide habitat for Chimney Swift.

APPENDIX 14
Project Impacts and Mitigation Table



ACTIVITY	PROJECT PHASE	POTENTIAL IMPACTS	INITIAL IMPACT RATING ^{1,3}	MITIGATION RECOMMENDATIONS/COMMENTS	FINAL IMPACT RATING ^{2,3}	PROPOSED IMPLEMENTATION PHASE	MONITORING/ FOLLOW-UP RECOMENDATIONS
Vegetation Removal – Clearing & Grubbing <i>Upland Area</i>	Site Preparation and Servicing	Loss of vegetation and wildlife habitat	Moderate	- Avoid significant wildlife habitat - Design to avoid or minimize loss of vegetation and edge habitat. - Implement compensation plan where possible, including Block 13, using native tree, shrub, and vegetative species.	Minor	Site Preparation and Servicing, Construction, Post-Construction/Site Restoration	Monitor restoration/ compensation plantings to ensure proper establishment
Vegetation Removal – Clearing & Grubbing <i>Upland Area</i>	Site Preparation and Servicing	Disturbance of wildlife species	Minor	- Avoid removal or destruction of animal movement corridors. - Time activities to avoid wildlife disturbance during important life stages (generalized breeding bird nesting period (Apr 1- Aug 31) & Bat maternity period (March 15- November 30).	None	Site Preparation and Servicing, Construction	
Vegetation Removal – Clearing & Grubbing <i>Upland Area</i>	Site Preparation and Servicing	Impacts to nesting birds protected under the Migratory Bird Convention Act	Moderate	- Complete all vegetation removal outside the Environment Canada breeding bird nesting window (April 1- August 31) - Where vegetation removal must occur during the nesting window, conduct a bird nest survey to determine locations of active nests prior to construction works including installation of Erosion Sediment Control (ESC) fence and any site clearing. - Create nest protection zones where active bird nests are found and monitor (as needed, e.g., weekly) until inactive. - Implement required mitigation measures per ESA and SARA approvals.	None	Site Preparation and Servicing, Construction, Post-Construction/Site Restoration	Monitor active nests (as needed, e.g., weekly) until inactive.
Vegetation Removal – Clearing & Grubbing <i>Wetland Areas</i>	Site Preparation and Servicing	Increased erosion, sedimentation into wetland	Minor	- Develop & implement ESC plan - Incorporate considerations from the Functional Stormwater Management Plan (SBM, 2026)	Minor- none	Site Preparation and Servicing, Construction, Post-Construction/Site Restoration	Monitor ESC fence weekly, and after a major storm event for any breaks, and repair.

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Vegetation Removal – Clearing & Grubbing <i>Wetland Areas</i>	Site Preparation and Servicing	Decreased shade and cover	Minor	- Maintain or restore vegetative buffers - Implement enhancement and restoration where possible, using locally-sourced native tree, shrub and herbaceous species.	None	Site Preparation and Servicing, Construction, Post-Construction/Site Restoration	Monitor restoration/ compensation plantings to ensure proper establishment.
Vegetation Removal – Clearing & Grubbing <i>Wetland Areas</i>	Site Preparation and Servicing	Reduced vegetation diversity	Minor	- Maintain or restore riparian vegetation where possible - Implement enhancement and restoration where possible, using locally-sourced native tree, shrub and herbaceous species.	None	Site Preparation and Servicing, Construction, Post-Construction/Site Restoration	Monitor restoration/ compensation plantings to ensure proper establishment.
Vegetation Removal – Clearing & Grubbing <i>Wetland Areas</i>	Site Preparation and Servicing	Reduced habitat for sensitive species	Minor	Create physical buffers (30 m wetland buffer)	None	Site Preparation and Servicing, Construction, Post-Construction/Site Restoration	Monitor restoration/ compensation plantings to ensure proper establishment.
In-water work – Culvert C3 Replacement	Site Preparation and Servicing	Impacts to fish and fish habitat	Moderate	- Conduct in-water work between July 16 - March 14 to avoid the sensitive time period for fish. - Isolate and conduct in-water works within the dry. - Conduct a fish rescue prior to dewatering of isolated work areas. - Maintain or restore vegetative buffers. - Develop & implement ESC Plan per GGH Erosion and Sediment guidelines (TRCA, 2019).	None	Site Preparation and Servicing, Construction	Retain qualified biologist to perform and document results of the fish rescue under a valid Licence to Collect Fish for Scientific Purposes.

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Grading	Site Preparation and Servicing	Increased erosion, sedimentation, and turbidity	Moderate	- Maintain or restore vegetative buffers. - Develop & implement ESC Plan per GGH Erosion and Sediment guidelines (TRCA, 2019)	None	Site Preparation and Servicing, Construction, Post-Construction/Site Restoration	Monitor restoration/compensation plantings to ensure proper establishment. Monitor ESC fence weekly, and after a major storm event for any breaks, and repair.
Grading	Site Preparation and Servicing	Increase nutrient inputs and contaminants to waterbodies and wetlands	Minor	- Develop & implement ESC Plan per GGH Erosion and Sediment guidelines (TRCA, 2019) - Designate areas for equipment storage as far as possible from natural features.	None	Site Preparation and Servicing, Construction, Post-Construction/Site Restoration	Monitor ESC fence weekly, and after a major storm event for any breaks, and repair.
Grading	Site Preparation and Servicing	Increased soil compaction	Moderate	Control access and movement of equipment and people	Minor	Site Preparation and Servicing, Construction	
Grading	Site Preparation and Servicing	Changes to drainage	Minor	- Schedule grading to avoid high runoff volumes. - Minimize changes to land contours and natural drainage	None	Site Preparation and Servicing, Construction	
Grading	Site Preparation and Servicing	Changes to surface runoff	Minor	- Maintain streams and timing, quantity of flows. - Implement SWM measures as detailed in the Functional Stormwater Management Plan (SBM, 2026).	None	Site Preparation and Servicing, Construction	
Grading	Site Preparation and Servicing	Changes in soil moisture, tree cover and vegetation	Moderate	- Maintain streams and timing, quantity of flows. - Implement SWM measures as detailed in the Functional Stormwater Management Plan (SBM, 2026).	Minor	Site Preparation and Servicing, Construction	

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Grading	Site Preparation and Servicing	Disturbance to wildlife	Minor	Time activities and conduct work outside timing windows of sensitive species and avoid sensitive periods (breeding birds, bat maternity)	None	Site Preparation and Servicing, Construction	
Grading	Site Preparation and Servicing	Alteration or destruction of wildlife habitat	Minor	Identify sensitive species prior to work and design grading to avoid disturbing sensitive species.	Minor-None	Site Preparation and Servicing, Construction	
Grading	Site Preparation and Servicing	Wildlife entering construction areas	Minor	Develop & implement ESC plan to exclude wildlife	None	Site Preparation and Servicing, Construction	Monitor ESC fence weekly, and after a major storm event for any breaks, and repair.
Installation of Services and utilities	Site Preparation and Servicing	Increased erosion, sedimentation, and turbidity	Minor	- Maintain vegetated buffers. - Implement enhancement and restoration where able, using locally-sourced native tree, shrub and herbaceous species.	Minor-None	Site Preparation and Servicing, Construction, Post-construction/Site Restoration	Monitor ESC fence weekly, and after a major storm event for any breaks, and repair. Monitor restoration/ compensation plantings to ensure proper establishment.
Installation of Services and Utilities	Site Preparation and Servicing	Increased nutrient and contaminant inputs to waterbodies	Minor	- Develop & implement ESC Plan per GGH Erosion and Sediment guidelines (TRCA, 2019) - Designate areas for equipment storage.	None	Construction, Post-Construction/ Site Restoration	Monitor ESC fence weekly, and after a major storm event for any breaks, and repair.
Installation of Services and Utilities	Site Preparation and Servicing	Disturbance to wildlife including sensitive species	Moderate	Conduct work outside timing windows of sensitive species and time sensitive periods (Generalized breeding birdnesting period from Apr 1 to Aug 31 and the bat maternity window of Apr 1 to Sept 30).	None	Site Preparation and Servicing, Construction	

ACTIVITY	PROJECT PHASE	POTENTIAL IMPACTS	INITIAL IMPACT RATING ^{1,3}	MITIGATION RECOMMENDATIONS/COMMENTS	FINAL IMPACT RATING ^{2,3}	PROPOSED IMPLEMENTATION PHASE	MONITORING/ FOLLOW-UP RECOMENDATIONS
Installation of Services and Utilities	Site Preparation and Servicing	Hydrological changes	Moderate	Implement appropriate stormwater management measures identified in the Functional Stormwater Management Report (SBM, 2026).	Minor-none	Construction, Post-Construction/ Site Restoration	
Installation of Services and Utilities	Site Preparation and Servicing	Wildlife entering construction areas	Minor	Develop & implement ESC plan to exclude wildlife	None	Site Preparation and Servicing, Construction	Monitor ESC fence weekly, and after a major storm event for any breaks, and repair.
Building Construction (including accessory uses and amenities)	Construction	Increased erosion, sedimentation and turbidity	Moderate	- Implement ESC Plan per GGH Erosion and Sediment Guidelines (TRCA, 2019) - Implement enhancement and restoration where able, using locally-sourced native tree, shrub and herbaceous species.	Minor-none	Construction, Post-Construction/ Site Restoration	Monitor restoration/ compensation plantings to ensure proper establishment.
Building Construction (including accessory uses and amenities)	Construction	Water contamination by oils, gasoline, grease and other materials	Minor	Control water contamination through good housekeeping practices such as designated areas for parking and refuelling vehicles.	None	Construction	
Building Construction (including accessory uses and amenities)	Construction	Increased impervious surfaces causing increased runoff, reduced infiltration and groundwater discharge	Moderate	Implement appropriate measures as identified in the Functional Stormwater Management Report (SBM, 2026).	Minor-none	Construction, Post-Construction/ Site Restoration	Monitor restoration/ compensation plantings to ensure proper establishment.
Building Construction (including accessory uses and amenities)	Construction	Disturbance to wildlife from sounds and activity associated with occupancy	Minor	Restrict access and buffer natural areas to discourage landowner encroachment and improper use.	None	Construction, Post-Construction/ Site Restoration	Monitor restoration/ compensation plantings to ensure proper establishment.

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Building Construction (including accessory uses and amenities)	Construction	Loss of wildlife (mortality) due to collisions with buildings	Minor	Design buildings to minimize/prevent mortality	Minor-none	Construction	
Roads – Paving	Construction	Increased impervious surfaces	Moderate	- Minimize areas of paved surfaces - Implement LID measures where appropriate, per the Functional Stormwater Management Report (SBM, 2026).	Minor-none	Construction	
Roads – Paving	Construction	Increased runoff	Moderate	Control quantity and quality of stormwater using best management practices as identified in the Stormwater Management Report (SBM, 2026).	Minor-none	Construction	
Roads – Paving	Construction	Reduced infiltration, increased nutrient and contaminant inputs	Minor	Design roads without curbs, gutters, and sidewalks to promote infiltration galleries and other infiltration devices	None	Construction	
Roads – Paving	Construction	Increased erosion, sedimentation, and turbidity	Moderate	- Maintain or provide vegetative buffers - Implement ESC Plan per GGH Erosion and Sediment Guidelines (TRCA, 2019)	None	Construction, Post-Construction/ Site Restoration	Monitor restoration/ compensation plantings to ensure proper establishment. Monitor ESC fence weekly, and after a major storm event for any breaks, and repair.

ACTIVITY	PROJECT PHASE	POTENTIAL IMPACTS	INITIAL IMPACT RATING ^{1,3}	MITIGATION RECOMMENDATIONS/COMMENTS	FINAL IMPACT RATING ^{2,3}	PROPOSED IMPLEMENTATION PHASE	MONITORING/ FOLLOW-UP RECOMENDATIONS
Roads – Paving	Construction	Increased water temperatures	Minor	- Identify species sensitive to disturbance and time paving periods to avoid periods of wildlife habitat use. - Ensure important corridors are not lost, develop alternate corridors, and cover where possible. - Provide appropriate stormwater management systems	None	Construction, Post-Construction/ Site Restoration	
Roads – Paving	Construction	Loss of wildlife habitat	Moderate	Minimize areas of paved surfaces	Minor-none	Construction	
Roads – Paving	Construction	Wildlife mortality on roads	Minor	Design to reduce / prevent mortality	Minor-none	Construction	
Human Occupation	Post-Construction	Vegetation and soil compaction	Minor	Minimize erosion by using gravel, stones or wood on paths	Minor-None	Construction, Post-construction/Site Restoration	
Human Occupation	Post-Construction	Noise and light pollution from facilities	Minor	- Implement Lighting Plan. - Direct outdoor lighting downwards and only as bright as necessary. - Provide landowner manual to promote stewardship	Minor-None	Construction, Post-Construction/Site Restoration	

LEGEND:

¹ *Initial Impact* is a relative rating of the expected impact to occur in the absence of any mitigation measures. It evaluates the impact based on the duration, reversibility, extend of influence, frequency, existing ecological site context, likelihood of occurring and cumulative effects.

² *Actual Impact* is the expected impact in consideration of implementation of mitigation measures or where potential impact may cause little to no actual impact.

³ *Impact Rating*

None: An event that, if it occurs, will cause no foreseeable impact.

Minor: An event that, if it occurs, will cause small, reversible, and geographically localized impact that can be easily mitigated.

Moderate: Significant but reversible, OR irreversible and geographically localized, impact that requires significant mitigation.

Severe: Significant AND irreversible impact on the environment, impacts cannot be fully mitigated.

APPENDIX 15
Tree Preservation Plan



TREE PRESERVATION PLAN **NORTHEAST ENLARGEMENT TPP 1.2**

TREE PRESERVATION PLAN EAST ENLARGEMENT TPP 1.4

TREE PRESERVATION PLAN **SOUTHEAST ENLARGEMENT TPP 1.6**

- ## GENERAL TREE NOTES
1. All arboricultural work performed on trees such as pruning of branches and roots shall be conducted by an ISA Certified Arborist.
 2. Prune and mitigate limbs and roots damaged by construction work in accordance with ANSI A300 (Part 1) - 2008 Pruning and the Best Management Practices companion publication (revised 2008).
 3. Tree Protection Fence to be erected prior to the commencement of any construction or grading, and maintained throughout the duration of the work.
 4. Tree Protection Zone is delimited by Tree Protection Fence shown on the drawings.
 5. No construction or activities including the following to occur within Tree Protection Zone: equipment parking or access, storage of supplies, topsoil or fill, and refueling.
 6. Tree removals (if required) will be undertaken in compliance with the Migratory Birds Convention Act. Efforts will be made to remove vegetation outside the General Nesting period (April 1 - Aug 31) for regions C1 and C2 of Ontario. In the event vegetation must be removed within the General Nesting Period, a qualified avian biologist is to review the site prior to removal to ensure compliance with the Migratory Birds Convention Act.
 7. Any soils and vegetation within tree protection zone damaged by the Contractor shall be restored to the satisfaction of the Municipality by the Contractor at no additional cost to the Owner.

1. An ISA Certified Arborist must be present on site during construction activities within MTPZ to confirm and/or modify mitigation measures for trees to be preserved.
2. Use trenchless methods (e.g. horizontal directional drilling) to install underground services (e.g. sanitary sewers and water lines) within Minimum Tree Protection Zones.

- Existing sanitary/storm sewers and watermains to be discontinued within tree protection zones will be filled (as needed) and abandoned.
- Excavation and access for construction/removal of abandoned underground services will be conducted outside of tree protection zones.

Where finish grading of cuts and fills, and including swales occurs within tree protection zones, the following steps are required.

1. Excavate by hand or Air-spade technology to a maximum depth of 100mm.
2. Roots encountered are to be assessed by the Project Arborist to determine the extent of roots to be pruned. Based on findings, other treatments may be required (e.g. crown reduction, tree removal), and which may require approval from the municipality.
3. Based on root findings, local, minor adjustments to grading within the tree protection zone may be required based on field consultation between the Project Arborist and Project Engineer.
4. No access by heavy equipment into tree protection zone is permitted. Fine grading to be carried out using light equipment and/or by hand.

5. Add topsoil to meet grade requirements to a maximum of 150mm.
6. No topsoil to be added onto trunk base or above-ground section of trunk base flare.
7. Maintain positive drainage away from trunk base.
8. Based on local conditions (e.g. surface drainage), local, minor adjustments to grading within the tree protection zone may be required based on field consultation between the Project Arborist and Project Engineer.

1. Trees owned by others require permission (i.e. written consent) from the land owner(s) prior to activities that may damage or destroy trees. Trees owned by others are Offsite Trees and Shared Trees:
 - a. Offsite Trees - Trees on property adjacent to the subject property;
 - b. Shared (Boundary) Trees - Trees whose trunk including the basal trunk flare growing on the boundary between the subject property and adjoining property (from *Ontario Forestry Act*).

10. (2) Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands. 1990, c. 18 Sched. I, s. 21.

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

All root sensitive excavation must be performed under the supervision of a qualified arborist. All roots exposed must be documented by the supervising arborist. Every effort should be made to preserve as many exposed roots as possible. Roots approved for pruning should be cleanly cut with a sharp, non-vibrating tool such as a handsaw, secateurs, chainsaw at face of trench such that no further disturbance of the roots are to be expected once mechanical excavation begins. All root pruning is to be performed by the arborist only, as per guidelines below.

1. When root sensitive excavation is performed in regards to the installation of a deep site feature such as a foundation, roots of less than 5cm diameter can be cut sharply, if necessary, unless an abundance of smaller roots are involved. If roots of 5cm diameter or greater or an abundance of smaller roots are exposed in the excavation areas inside or just outside the Tree Protection Zone (TPZ) of bylaw trees they should be preserved.
2. When root sensitive excavation is performed in regards to the installation of site features such as post holes, all roots exposed of under 5cm diameter may be cleanly cut at face of hole such that no further disturbance of the roots are to be expected once mechanical excavation begins for the lower portion of the holes (below hand dug area). If roots of 5cm diameter or greater are uncovered they should be preserved, the post holes filled in with viable soil and the hole moved at least 0.5 metre away to avoid significant roots.
3. When root sensitive excavation is performed in regards to the installation of site features such as driveways, walkways, curbs, etc. roots of less than 5cm diameter can be cut sharply, if necessary, unless an abundance of smaller roots are involved. If roots of 5cm diameter or greater or an abundance of smaller roots are exposed in the excavation areas inside or just outside the TPZ of bylaw trees they should be preserved
4. When root sensitive excavation is performed in regards to the installation of utilities such as water lines or sewers, every effort should be made to preserve as many exposed roots as possible by installing the utilities underneath the roots without root pruning. If roots of 5cm diameter or greater are uncovered they should be preserved.

1 GENERAL TREE PRESERVATION

EXISTING TREE
ID NUMBER / OUTER CIRCLE DENOTES APPROX. CROWN RESERVE, INNER CIRCLE DENOTES MINIMUM TREE PROTECTION ZONE (MTPZ)

PRESERVE TREE
TREE HAS MODERATE TO HIGH BIOLOGICAL HEALTH AND/OR STRUCTURAL CONDITION AND CAN BE INCORPORATED INTO THE PROPOSED DEVELOPMENT

REMOVE TREE
TREE IS IN CONFLICT WITH PROPOSED DEVELOPMENT

REMOVE TREE
TREE HAS LOW BIOLOGICAL HEALTH AND/OR LOW STRUCTURAL CONDITION

REMOVE TREE
TREE HAS LOW BIOLOGICAL HEALTH AND/OR STRUCTURAL CONDITION AND IS IN CONFLICT WITH PROPOSED DEVELOPMENT

TREE PROTECTION FENCE

ROOT SENSITIVE EXCAVATION
REFER TO NOTES ON DRAWING TYP-2

1. Site Servicing and Grading Plans received from SBM Ltd. on March 23, 2026.
2. Tree locations collected by an Aboud & Associates Inc. ISA Certified Arborist on March 15, 2024.

2	ISSUED FOR COORDINATION	JD	27 MAR-2
1	ISSUED FOR COORDINATION	JD	17 APR-2
0	ISSUED FOR COORDINATION	JD	08 OCT-2
No.	Description	By	Date

All previous issues of this drawing are supercede

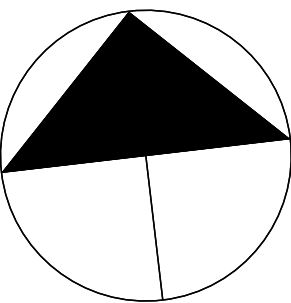


Title:

Project

1665 SCOTCH LINE RD, ELMIRA
TOWNSHIP OF WOOLWICH

Date: OCTOBER 2024	Designer: NB
Project: AA23-232A	Drawn: NB
Scale: 1:2,000	Checked: JD

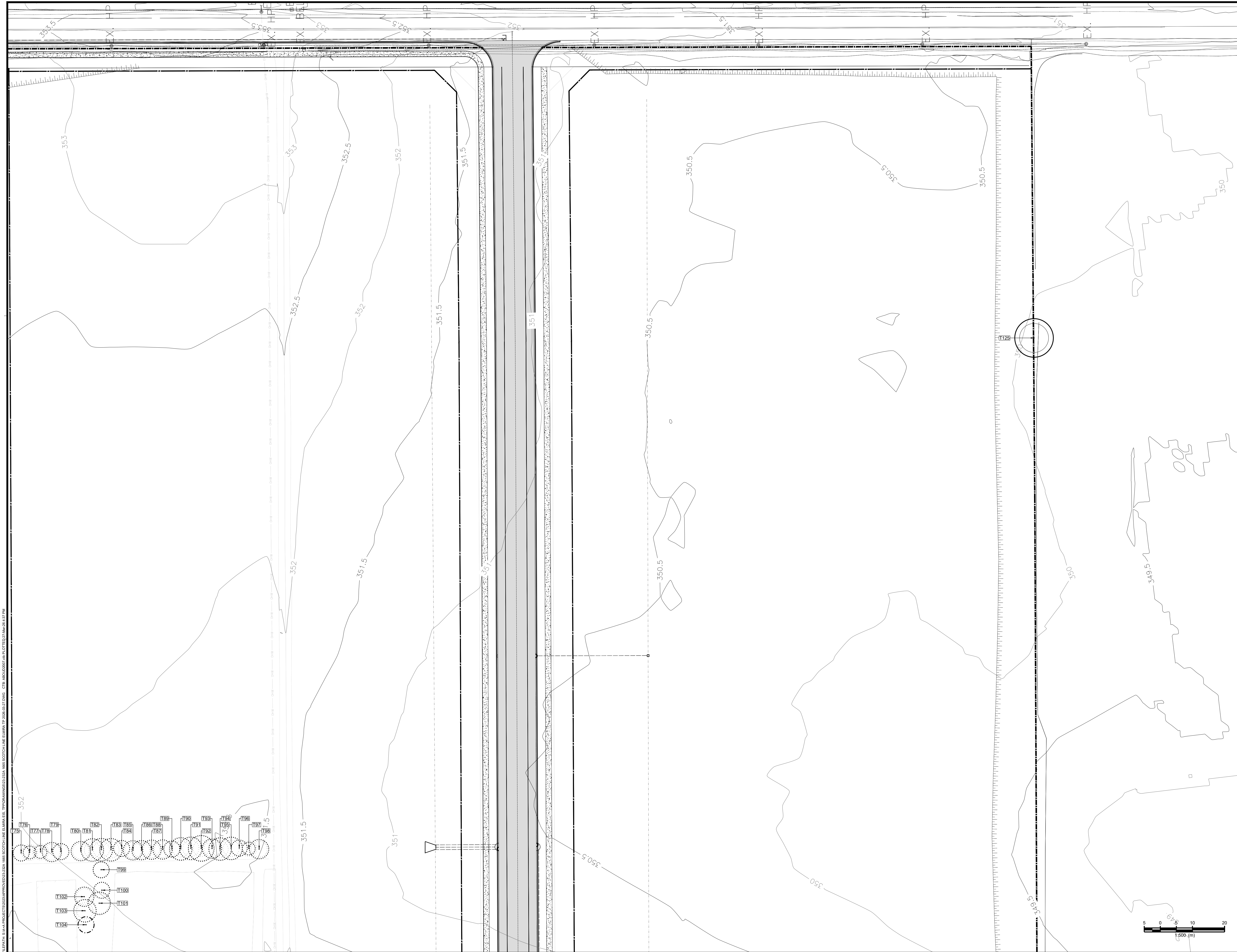


NOT FOR CONSTRUCTION

Drawing No:

TPP-1

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DATE: 2024-03-27 14:30:00
DRAWN BY: J.D. CHECKED BY: J.D.
PROJECT: 1665 SCOTCH LINE RD, ELMIRA, ONTARIO L1B 4B2
SHEET: 1 OF 1
SCALE: 1:500
TOWNSHIP OF WOOLWICH



LEGEND:

- EXISTING TREE
ID NUMBER / OUTER CIRCLE DENOTES APPROX. CROWN RESERVE. INNER CIRCLE DENOTES MINIMUM TREE PROTECTION ZONE (MTPZ)
- PRESERVE TREE
TREE HAS MODERATE TO HIGH BIOLOGICAL HEALTH AND/OR STRUCTURAL CONDITION AND CAN BE INCORPORATED INTO THE PROPOSED DEVELOPMENT
- REMOVE TREE
TREE IS IN CONFLICT WITH PROPOSED DEVELOPMENT
- REMOVE TREE
TREE HAS LOW BIOLOGICAL HEALTH AND/OR LOW STRUCTURAL CONDITION
- REMOVE TREE
TREE HAS LOW BIOLOGICAL HEALTH AND/OR STRUCTURAL CONDITION AND IS IN CONFLICT WITH PROPOSED DEVELOPMENT
- TREE PROTECTION FENCE
- ROOT SENSITIVE EXCAVATION
REFER TO NOTES ON DRAWING TPP-2

INFORMATION SOURCES

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- Tree locations collected by an About & Associates Inc. ISA Certified Arborist on March 15, 2024.

2	ISSUED FOR COORDINATION	JD	27 MAR-26
1	ISSUED FOR COORDINATION	JD	17 APR-25
0	ISSUED FOR COORDINATION	JD	08 OCT-24
No.	Description	By	Date

REVISIONS: All previous issues of this drawing are superceded

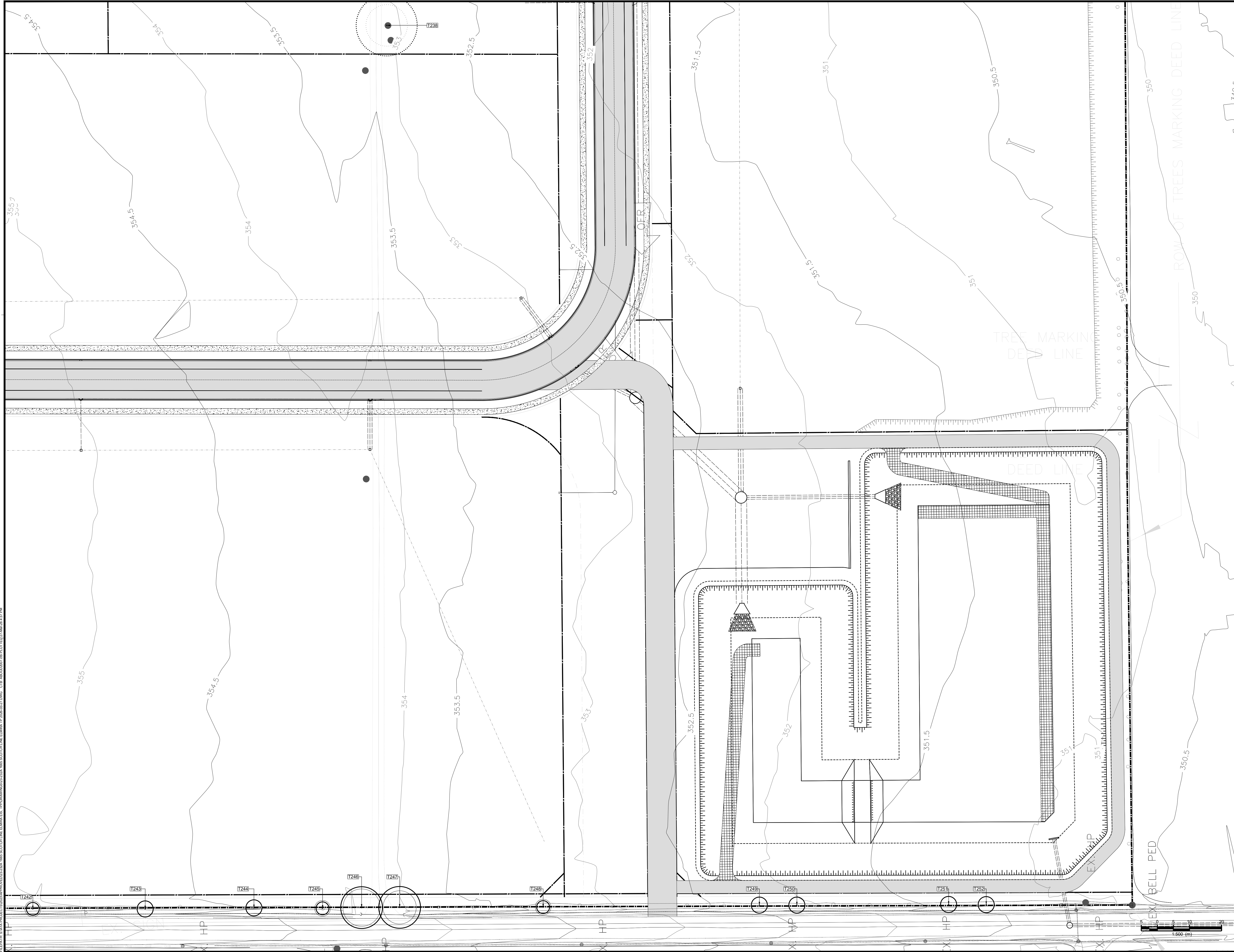
ABOUT & ASSOCIATES INC.
Consulting Arborists • Ecologists • Landscape Architects
3-6 Edinburgh Road South, Guelph, Ontario, N1H 5N8 • 519.822.6839 • aboutandassociates.com

Title:
TREE PRESERVATION PLAN - NORTHEAST ENLARGEMENT

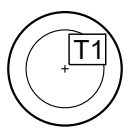
Project:
**1665 SCOTCH LINE RD, ELMIRA
TOWNSHIP OF WOOLWICH**

Date: OCTOBER 2024 Designer: NB
Project: AA23-232A Drawn: NB
Scale: 1:500 Checked: JD

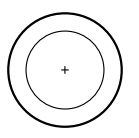
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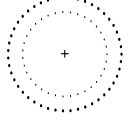
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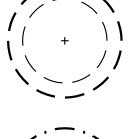
EXISTING TREE
ID NUMBER / OUTER CIRCLE DENOTES APPROX. CROWN RESERVE. INNER CIRCLE DENOTES MINIMUM TREE PROTECTION ZONE (MTPZ)



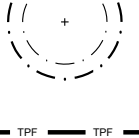
PRESERVE TREE
TREE HAS MODERATE TO HIGH BIOLOGICAL HEALTH AND/OR STRUCTURAL CONDITION AND CAN BE INCORPORATED INTO THE PROPOSED DEVELOPMENT



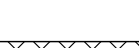
REMOVE TREE
TREE IS IN CONFLICT WITH PROPOSED DEVELOPMENT



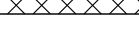
REMOVE TREE
TREE HAS LOW BIOLOGICAL HEALTH AND/OR LOW STRUCTURAL CONDITION



REMOVE TREE
TREE HAS LOW BIOLOGICAL HEALTH AND/OR STRUCTURAL CONDITION AND IS IN CONFLICT WITH PROPOSED DEVELOPMENT



TREE PROTECTION FENCE



ROOT SENSITIVE EXCAVATION
REFER TO NOTES ON DRAWING TPP-2

INFORMATION SOURCES

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No.	Description	By	Date

REVISIONS: All previous issues of this drawing are superseded.

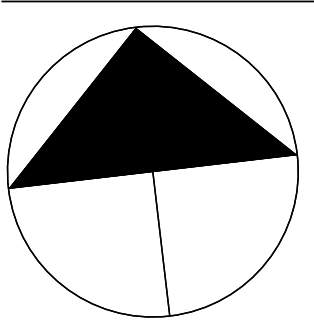


ABOUT & ASSOCIATES INC.
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3-6 Edinbrough Road South, Guelph, Ontario, N1H 5N8 • 519.822.6839 • aboutand.com

Title:
TREE PRESERVATION PLAN - SOUTHEAST ENLARGEMENT

Project:
**1665 SCOTCH LINE RD, ELMIRA
TOWNSHIP OF WOOLWICH**

Date: OCTOBER 2024 Designer: NB
Project: AA23-232A Drawn: NB
Scale: 1:500 Checked: JD



NOT FOR CONSTRUCTION

Drawing No:
TPP-1.6

CLIENT: A&A, 1665 SCOTCH LINE RD, ELMIRA, ONTARIO, N1H 5N8. PROJECT: 1665 SCOTCH LINE RD, ELMIRA, ONTARIO, N1H 5N8. DATE: 27 MAR 2026. DRAWN BY: JD. CHECKED BY: NB. DESIGNED BY: NB. PROJECT MANAGER: NB. PROJECT NO: AA23-232A. PROJECT NAME: 1665 SCOTCH LINE RD, ELMIRA, ONTARIO, N1H 5N8. PROJECT TYPE: TREE PRESERVATION PLAN. PROJECT LOCATION: 1665 SCOTCH LINE RD, ELMIRA, ONTARIO, N1H 5N8. PROJECT SCALE: 1:500. PROJECT STATUS: ISSUED FOR COORDINATION. PROJECT REVISIONS: 0. PROJECT NOTES: ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED.



Tree No.	Tree Species	DBH (cm) L, Z	Minimum Tree Diameter 2m (m) from lower trunk (feet) 3		Crown Relative est. (%)	Biological Health (H, M, L)	Structural Condition (H, M, L)	Overall Condition (E, G, F, P, D)	Ownership: Private, Other, Municipal, Shared	Rec. Action - Condition: Preserve, Remove	Rec. Action - Development: Preserve, Remove	Final Recommendation: Preserve, Remove	Comments / Observations
66	Aster saccharum sp. saccharum Sugar Maple	11(8.6)	2.4	2	L	M(L)	Good	P	R	R	R	R	
67	Aster saccharum sp. saccharum Sugar Maple	21(16.7, 6.6)	2.4	6	M(H)	M(L)	Good	P	P	P	R	R	
68	Aster saccharum sp. saccharum Sugar Maple	24(18.14, 4)	2.4	5	M	M	Fair	P	P	P	R	R	Debark minor to moderate.
69	Aster saccharum sp. saccharum Sugar Maple	26(22.13, 15)	2.4	7	M(H)	M(H)	Good	P	P	P	R	R	
70	Aster saccharum sp. saccharum Sugar Maple	15	2.4	3	M(L)	M(L)	Poor	P	P	P	R	R	Debark minor; significant trunk wounds
71	Thuja occidentalis Eastern White Cedar	14(8.8, 7.5)	2.4	2	M	M	Fair	P	P	P	R	R	
72	Thuja occidentalis Eastern White Cedar	24(21.11, 11.10.9)	2.4	5	M	M	Fair	P	P	P	R	R	
73	Thuja occidentalis Eastern White Cedar	22(17.11, 10.10.9)	2.4	3	M	M	Fair	P	P	P	R	R	
74	Thuja occidentalis Eastern White Cedar	19(10.9, 9.6.7)	2.4	3	M	M	Fair	P	P	P	R	R	
75	Picea glauca White Spruce	21	2.4	5	M(H)	M(H)	Good	P	P	P	R	R	
76	Picea glauca White Spruce	17	2.4	4	M(H)	M(H)	Good	P	P	P	R	R	
77	Picea glauca White Spruce	16	2.4	4	M(H)	M(H)	Good	P	P	P	R	R	
78	Picea glauca White Spruce	24	2.4	6	M(H)	M(H)	Good	P	P	P	R	R	
79	Picea glauca White Spruce	17	2.4	5	M(H)	M(H)	Good	P	P	P	R	R	
80	Picea glauca White Spruce	23	2.4	6	M(H)	M(H)	Good	P	P	P	R	R	
81	Picea glauca White Spruce	25	2.4	7	M(H)	M(H)	Good	P	P	P	R	R	
82	Picea glauca White Spruce	23	2.4	7	M(H)	M(H)	Good	P	P	P	R	R	
83	Picea glauca White Spruce	26	2.4	7	M(H)	M(H)	Good	P	P	P	R	R	
84	Picea glauca White Spruce	18	2.4	5	M(H)	M(H)	Good	P	P	P	R	R	
85	Picea glauca White Spruce	25	2.4	6	M(H)	M(H)	Good	P	P	P	R	R	
86	Picea glauca White Spruce	22	2.4	6	M(H)	M(H)	Good	P	P	P	R	R	
87	Picea glauca White Spruce	22	2.4	6	M(H)	M(H)	Good	P	P	P	R	R	
88	Picea glauca White Spruce	25	2.4	6	M(H)	M(H)	Good	P	P	P	R	R	
89	Picea glauca White Spruce	20	2.4	5	M(H)	M(H)	Good	P	P	P	R	R	
90	Picea glauca White Spruce	26	2.4	7	M(H)	M(H)	Good	P	P	P	R	R	
91	Picea glauca White Spruce	26	2.4	7	M(H)	M(H)	Good	P	P	P	R	R	
92	Picea glauca White Spruce	25	2.4	8	M(H)	M(H)	Good	P	P	P	R	R	
93	Picea glauca White Spruce	21	2.4	6	M(H)	M(H)	Good	P	P	P	R	R	
94	Picea glauca White Spruce	24	2.4	7	M(H)	M(H)	Good	P	P	P	R	R	
95	Picea glauca White Spruce	26	2.4	7	M(H)	M(H)	Good	P	P	P	R	R	
96	Picea glauca White Spruce	21	2.4	5	M(H)	M(H)	Good	P	P	P	R	R	
97	Picea pungens "Millar" Colorado Blue Spruce	15	2.4	4	M(H)	M(H)	Good	P	P	P	R	R	
98	Picea abies Norway Spruce	20	2.4	6	M(H)	M(H)	Good	P	P	P	R	R	
99	Aster saccharum Silver Maple	12	2.4	5	M(H)	M(H)	Good	P	P	P	R	R	
100	Prunus sp. Cherry species	18	2.4	5	M	M	Fair	P	P	P	R	R	Cherry tree. Vase on crown 50%.
101	Prunus sp. Cherry species	39(32.30, 15)	3	7	M	M	Fair	P	P	P	R	R	Cherry tree. Codominant stems from base, included bark.
102	Prunus sp. Cherry species	24	2.4	6	L	M	Poor	P	P	P	R	R	Service decline. Cherry tree.
103	Prunus sp. Cherry species	25	2.4	7	M	M	Fair	P	P	P	R	R	Cherry tree.
104	Prunus sp. Cherry species	10	2.4	5	L	M	Very Poor	P	R	R	R	R	Service declining. Peach tree.
105	Malus sp. Apple species	42(31.26, 13)	3	6	M(L)	L	Very Poor	P	R	R	R	R	Base trunk hollowed, severe canker, tree declining.
106	Picea abies Norway Spruce	18	3.6	7	M	M(H)	Good	P	P	P	R	R	
107	Picea abies Norway Spruce	34	3	8	M	M(H)	Good	P	P	P	R	R	
108	Picea abies Norway Spruce	47	3	8	M	M(H)	Good	P	P	P	R	R	
109	Prunus sp. Pear	33(32.6)	3	5	M(L)	M(L)	Poor	P	P	P	R	R	Leader with moderate to severe decay, forked from base
110	Picea abies Norway Spruce	40	3	8	M	M(H)	Good	P	P	P	R	R	
111	Picea abies Norway Spruce	43	3	8	M	M(H)	Good	P	P	P	R	R	
112	Prunus sp. Pear	20(27, 15)	2.4	8	M	M	Fair	P	P	P	R	R	Moderate decay in crown and trunk
113	Picea abies Norway Spruce	44	3	8	M	M(H)	Good	P	P	P	R	R	
114	Picea abies Norway Spruce	47	3	8	M	M(H)	Good	P	P	P	R	R	
115	Prunus sp. Cherry species	15	2.4	4	M	M(H)	Good	P	P	P	R	R	
116	Picea abies Norway Spruce	57	3.6	8	M	M(H)	Good	P	P	P	R	R	
117	Picea abies Norway Spruce	38	3	8	M	M(H)	Good	P	P	P	R	R	
118	Picea abies Norway Spruce	42	3	8	M	M(H)	Good	P	P	P	R	R	
119	Picea abies Norway Spruce	42	3	8	M	M(H)	Good	P	P	P	R	R	
120	Picea abies Norway Spruce	39	3	8	M	M(H)	Good	P	P	P	R	R	
121	Picea abies Norway Spruce	40	3	8	M	M(H)	Good	P	P	P	R	R	Grinding roots
122	Picea abies Norway Spruce	59	3.6	8	M	M(H)	Good	P	P	P	R	R	Grinding roots
123	Picea abies Norway Spruce	36	3	8	M	M(H)	Good	P	P	P	R	R	
124	Picea abies Norway Spruce	62	4.2	12	M	M(H)	Good	P	P	P	R	R	
125	Fraxinus sp. Ash	67	4.2	12	L	L	Dead	S	P	P	P	P	
126	Aster saccharum Silver Maple	41(40, 18, 6)	3	12	M	M	Fair	O	P	P	P	P	Forked from base, included bark, moderate decay in trunk
127	Prunus sp. Cherry species	193	6	9	M(L)	M(L)	Very Poor	P	R	R	R	R	Base trunk hollowed, just one branch alive, poor development, declining
128	Prunus sp. Cherry species	18	2.4	4	M	M	Fair	P	P	P	R	R	Partially suppressed, minor leaning
129	Prunus sp. Cherry species	12	2.4	4	M	M	Fair	P	P	P	R	R	
130	Prunus sp. Cherry species	46	3	4	M(L)	M(L)	Very Poor	P	R	R	R	R	Leader broken, basal sprouts, declining

Drawing No:

TPP-2

NOT FOR CONSTRUCTION

FILEPATH: S:\A+A PROJECTS\2023\APPROVED\23-232A 1665 SCOTCH LINE ELMIRA EIS, TPP\DRAWINGS\23-232A 1665 SCOTCH LINE ELMIRA TP 2025-03-27 DWG CTB: ABOUD2007.ctb PLOTTED: 27-Mar-26 4:37 PM

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1. DBH (Diameter at breast height): measurement of tree stem diameter at 1.4 meters above ground.
2. [] Denotes DBH's of Each Stem of Tree with Multiple Stems
3. Tree Protection Zones, adapted from Specifications Index for Tree Protection and Preservation (Spec. No. SS12A) City of Burlington (September, 2020)

Removal of trees owned by others (e.g. private off-site, municipal or shared/boundary trees) require approval from the owner.

NOT FOR CONSTRUCTION

