Tree Inventory and Preservation Plan Report
1794 Appleview Road
Pickering, Ontario

prepared for

Almont Homes Inc.

prepared by

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KUNTZ FORESTRY CONSULTING INC Project P4728

Introduction

Kuntz Forestry Consulting Inc. was retained by Almont Homes Inc. to complete a Tree Inventory and Preservation Plan as part of a development application for the property located at 1794 Appleview Road in Pickering, Ontario. The property is located on the east side of Appleview Road, west of Goldenridge Road within a residential area.

The work plan for this tree preservation study included the following:

- Prepare inventory of the tree resources over 15cm DBH on and within six metres of the Long Term Stable Top of Bank, and trees of all sizes within the road right-of-ways;
- Evaluate potential tree saving opportunities based on proposed development plans; and
- Document the findings in a Tree Inventory and Preservation Plan Report.

The results of the evaluation are provided below.

Methodology

The tree inventory was conducted on 1 August 2025. The trees were located using the topographic survey provided for the property and estimations made in-field. Trees located on the subject property were tagged using the numbers ___. Trees that could not be tagged were identified as letters A-D. Polygons (groups of trees) were identified as P1-P3. Tree locations are shown on Figure 1. Refer to Table 1 for the tree inventory and Appendix A for photographs of the trees.

Tree resources were assessed utilizing the following parameters:

Tree # - number assigned to tree that corresponds to Figure 1.
Species - common and botanical names provided in the inventory table.
DBH - diameter (centimetres) at breast height, measured at 1.4 m above the ground.
Condition - condition of tree considering trunk integrity, crown structure, and crown vigour. Condition ratings include poor (P), fair (F) and good (G).
Dripline – radius of crown (metres), as measured from the centre of the stem to the outermost branches.
Height – approximate height of tree (metres), estimated from the base to the topmost branches
Comments - additional relevant detail.

Existing Site Conditions

The subject property is currently occupied by a single-storey dwelling, with landscaping features and a gravel driveway providing access to Appleview Road. Refer to Figure 1 for existing conditions.

Tree Resources

The tree inventory documented 70 trees and three tree polygons on and within six metres of the subject property. Refer to Figure 1 for location of trees.

Tree resources were comprised of White Spruce (*Picea glauca*), Manitoba Maple (*Acer negundo*), Sugar Maple (*Acer saccharum*), Apple species (*Malus spp*.), Black Walnut (*Juglans nigra*), White Mulberry (*Morus alba*), Silver Maple (*Acer saccharinum*), Little-leaf Linden (*Tilia cordata*), Horsechestnut (*Aesculus hippocastanum*), Austrian Pine (*Pinus nigra*), Norway Maple (*Acer platanoides*), and Eastern White Cedar (*Thuja occidentalis*).

Proposed Development

The proposed development includes the demolition of the existing dwelling and construction of three new dwellings. The existing gravel driveway providing access to Appleview is to be removed, and the proposed dwellings are to front on to Goldenridge Road. Refer to Figure 1 for the existing conditions and proposed site plan.

Discussion

The following sections provide a discussion and analysis of development impacts, tree removal requirements, and tree preservation relative to the proposed development and existing conditions.

Development Impacts/Tree Removals

The proposed development will require the removal of 11 trees, including Trees 170-176, and 178-181. All trees identified for removal either directly conflict with the proposed building footprints or driveways.

The removal of an additional four trees, including Trees 167, 182, 185 and 199, are recommended regardless of the site plan due to their poor condition.

Refer to Figure 1 for the location of trees identified for removal.

Tree Preservation

The preservation of the remaining trees will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Refer to Figure 1 for the location of trees identified for preservation, further protection notes, and the preservation detail. Tree protection fencing will need to be installed prior to construction to ensure trees identified for retention are not impacted by the development.

<u>Trees 161, 164, 165, 187, 200 and 217-219</u>

Encroachment into the minimum tree protection zones (mTPZ's) of Trees 161, 164, 165, 187, 200 and 217-219 will be required during the demolition of the existing dwelling. It is assumed that the existing gravel driveway will be used as an access route for

demolition. The following mitigation measures are to be followed to ensure the trees respond well to the development:

- Prior to demolition, designated tree protection fencing must be installed as shown in orange on Figure 1. Horizontal hoarding has been prescribed where the mTPZ's cannot be fully respected. Refer to Hoarding Detail shown on Figure 1 for specifications.
- The existing gravel driveway is to be used for access during demolition.
- The existing foundation is located within the mTPZ's of Trees 161, 164, 165, 187 and 200. The foundation is to be removed carefully using small machinery under the supervision of a Certified Arborist. Any exposed roots should be left intact.
- Retaining walls and steps are located within the mTPZ's of Trees 161, and 217-219. Designated tree protection fencing can be temporarily modified to allow person access during the demolition of the retaining wall. The existing retaining walls must be carefully demolished by hand or using small machinery (ie. Skidsteer) under the supervision of a Certified Arborist. Any exposed roots must remain intact. The area can be remediated using topsoil.
- Following demolition, the gravel driveway area can be remediated. The gravel must be carefully removed by hand, no below grade changes are permitted. Topsoil and sod can be used to remediate the area.

Please note that preservation planning is subject to change provided a detailed servicing and grading plan.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by Almont Homes Inc. to complete a Tree Inventory and Preservation Plan as part of a development application for the property located at 1794 Appleview Road in Pickering, Ontario. A tree inventory was conducted and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 70 trees and three tree polygons on and within six metres of the subject property. The removal of 11 trees will be required to accommodate the proposed construction. All other trees can be saved provided appropriate tree protection measures are installed prior to the construction.

The following recommendations are suggested to minimize impact to trees identified for preservation. Refer to Figure 1 for the location of required tree preservation fencing and general Tree Protection Plan Notes, and the tree preservation fence detail.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.

- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.

- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.

- Site visits, pre, during, and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,
Kuntz Forestry Consulting Inc.

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Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (ie. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree location in the report may not be exact. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the site plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the site plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

Table 1. Tree Inventory

Location: 1794 Appleview Road Date: 1 August 2025 Surveyors: NB

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	Comments	Action
116	Manitoba Maple	*Acer negundo*	25	F	F	G		2.0	1.8	Lean (L), epicormic branching (M)	Preserve
133	Manitoba Maple	*Acer negundo*	55	F	F	F-G		5.0	3.6	Union at 4m	Preserve
142	Manitoba Maple	*Acer negundo*	16	F	F	F-G		2.0	1.8	Lean (L), bowed (L)	Preserve
143	Sugar Maple	*Acer saccharum*	23	F	F-G	F-G		2.0	1.8	Stem wound (L), crook (L)	Preserve
144	White Spruce	*Picea glauca*	38	G	G	G		3.0	2.4		Preserve
145	Manitoba Maple	*Acer negundo*	15	F	F	F-G		1.0	1.8		Preserve
146	White Spruce	*Picea glauca*	40	G	G	G		2.0	2.4		Preserve
147	White Spruce	*Picea glauca*	34	G	G	G		2.0	2.4		Preserve
148	White Spruce	*Picea glauca*	35	G	G	G		2.0	2.4		Preserve
150	White Spruce	*Picea glauca*	34	G	G	G		2.0	2.4		Preserve
151	White Spruce	*Picea glauca*	29	G	G	G		2.0	1.8		Preserve
156	White Spruce	*Picea glauca*	25	G	G	G		2.0	1.8		Preserve
157	White Spruce	*Picea glauca*	22	G	G	F		2.0	1.8	Deadwood (L)	Preserve
158	White Spruce	*Picea glauca*	19	G	G	G		2.0	1.8		Preserve
159	White Spruce	*Picea glauca*	19	G	G	G		1.5	1.8		Preserve
160	White Spruce	*Picea glauca*	37	G	G	G		5.0	2.4		Preserve
161	White Spruce	*Picea glauca*	36	G	G	G		3.0	2.4		Preserve (Injure)
162	White Spruce	*Picea glauca*	72	G	G	G		5.0	4.8		Preserve
163	Apple species	*Malus spp.*	25	G	G	F		2.0	1.8	Deadwood (M), epicormic branching (M)	Preserve
164	White Spruce	*Picea glauca*	42	G	G	G		3.0	3.0		Preserve (Injure)
165	White Spruce	*Picea glauca*	35	G	G	G		2.5	2.4		Preserve (Injure)
166	White Spruce	*Picea glauca*	31	G	G	G		2.0	2.4		Preserve
167	White Spruce	*Picea glauca*	29	F	F	P	60	2.0	1.8		Remove (Condition)

168	White Spruce	*Picea glauca*	17	G	G	G		1.5	1.8		Preserve
F	Manitoba Maple	*Acer negundo*	~29	F	F	F-G		3.0	1.8	Lean (M), Crook (M)	Preserve
169	Black Walnut	*Juglans nigra*	69	G	G	G		5.0	4.2		Preserve
170	Black Walnut	*Juglans nigra*	35	G	G	G		5.0	2.4		Remove
171	Black Walnut	*Juglans nigra*	27	G	F	G		3.0	1.8	Crook (L)	Remove
172	Black Walnut	*Juglans nigra*	27	G	G	G		3.0	1.8		Remove
173	Black Walnut	*Juglans nigra*	64	G	G	G		2.0	4.2		Remove
174	Black Walnut	*Juglans nigra*	21	G	G	G		5.0	1.8		Remove
175	Black Walnut	*Juglans nigra*	20	G	G	G		2.0	1.8		Remove
176	White Spruce	*Picea glauca*	16	G	G	G		0.5	1.8		Remove
177	Black Walnut	*Juglans nigra*	16	G	G	G		1.0	1.8		Remove
178	White Mulberry	*Morus alba*	28	G	F	F-G		2.0	1.8	Union at 2m, epicormic branching (L)	Preserve
179	Black Walnut	*Juglans nigra*	58	G	F	F-G		5.0	3.6	Poor form (L), crook (L), deadwood (L)	Remove
180	Silver Maple	*Acer saccharinum*	28	F	F	F-G		2.0	1.8	Union at 5m, one stem removed	Remove
181	White Spruce	*Picea glauca*	32	G	G	G		2.0	2.4		Remove
182	Manitoba Maple	*Acer negundo*	75	P	P-F	F-G		5.0	4.8	Active stem failure, fruiting bodies (M), poor form (M)	Remove (Condition)
183	Black Walnut	*Juglans nigra*	44	G	G	G		4.0	3.0		Preserve
184	Little-leaf linden	*Tilia cordata*	56	F	F-G	F-G		4.0	3.6	Union at 2m, deadwood (L)	Preserve
185	Manitoba Maple	*Acer negundo*	48	F	F	P-F		5.0	3.0	Lean (L-M), epicormic branching (M), deadwood (M)	Remove (Condition)
186	White Spruce	*Picea glauca*	60	G	G	F-G		4.0	3.6	Deadwood (L)	Preserve
187	White Spruce	*Picea glauca*	58	G	G	G		4.0	3.6		Preserve (Injure)
188	Horsechestnut	*Aesculus hippocastanum*	25, 18	F-G	F-G	F-G		3.0	1.8	Union at 1m and 1.4m	Preserve
189	White Spruce	*Picea glauca*	45	G	G	F		3.0	3.0	Deadwood (M)	Preserve
191	Austrian Pine	*Pinus nigra*	44	G	G	G		2.5	3.0		Preserve
192	Austrian Pine	*Pinus nigra*	42	G	G	G		2.5	3.0		Preserve
193	Austrian Pine	*Pinus nigra*	40	G	G	G		2.5	2.4		Preserve
194	Austrian Pine	*Pinus nigra*	16	G	G	G		2.5	1.8		Preserve
195	Austrian Pine	*Pinus nigra*	32	G	G	G		2.5	2.4		Preserve

196	Silver Maple	*Acer saccharinum*	53	F	F	F-G		4.0	3.6	Union at 2m, stem wound with rot (L)	Preserve
197	Austrian Pine	*Pinus nigra*	35	G	G	G		3.0	2.4		Preserve
198	Austrian Pine	*Pinus nigra*	38	G	G	G		3.0	2.4		Preserve
199	Apple species	*Malus spp.*	40	P-F	F	P-F		3.0	2.4	Deadwood (H), union at 2m	Remove (Condition)
200	Manitoba Maple	*Acer negundo*	27	F	F	F		3.0	1.8	Lean (L), bowing (M)	Preserve (Injure)
212	White Spruce	*Picea glauca*	40					2.5	2.4		Preserve
213	Silver Maple	*Acer saccharinum*	31	F	F	F		3.0	2.4	Lean (L), bowed (M),	Preserve
214	Manitoba Maple	*Acer negundo*	45	F	F	F-G		3.5	2.4	Lean (M)	Preserve
215	White Spruce	*Picea glauca*	36	G	G	G		3.0	2.4		Preserve
216	White Spruce	*Picea glauca*	25	G	G	G		2.0	1.8		Preserve
217	White Spruce	*Picea glauca*	35	G	G	G		2.5	2.4		Preserve (Injure)
218	Norway Maple	*Acer platanoides*	40	G	G	G		2.5	2.4		Preserve (Injure)
219	White Spruce	*Picea glauca*	57	G	G	G		3.0	3.6		Preserve (Injure)
220	Manitoba Maple	*Acer negundo*	43	F	F	F		3.0	3.0	Lean (L), union at 3m	Preserve
221	Black Walnut	*Juglans nigra*	20	G	G	G		2.0	1.8		Preserve
A	Sugar Maple	*Acer saccharum*	10	G	G	G		1.0	1.8		Preserve
B	Sugar Maple	*Acer saccharum*	8, 8, 3,	F	F	G		0.5	1.2		Preserve
C	Sugar Maple	*Acer saccharum*	5	G	G	G		0.5	1.2		Preserve
D	Manitoba Maple	*Acer negundo*	~29	F	F	F		1.0	1.8	Lean (M), crook (M)	Preserve
P1	Eastern White Cedar, Manitoba Maple	*Thuja occidentalis, Acer negundo*	10-15	G	G	G		0.5	1.8		Preserve
P2	Eastern White Cedar	*Thuja occidentalis*	10-15	G	G	G		0.5	1.8		Preserve
P3	Eastern White Cedar	*Thuja occidentalis*	10-15	G	G	G		0.5	1.8		Preserve

Codes		
DBH	Diameter at Breast Height	*(cm)*
TI	Trunk Integrity	*(G, F, P)*
CS	Crown Structure	*(G, F, P)*
CV	Crown Vigor	*(G, F, P)*
CDB	Crown Die Back	*(%)*
DL	Dripline	*(metres)*
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy		

Appendix A. Photographs of Trees

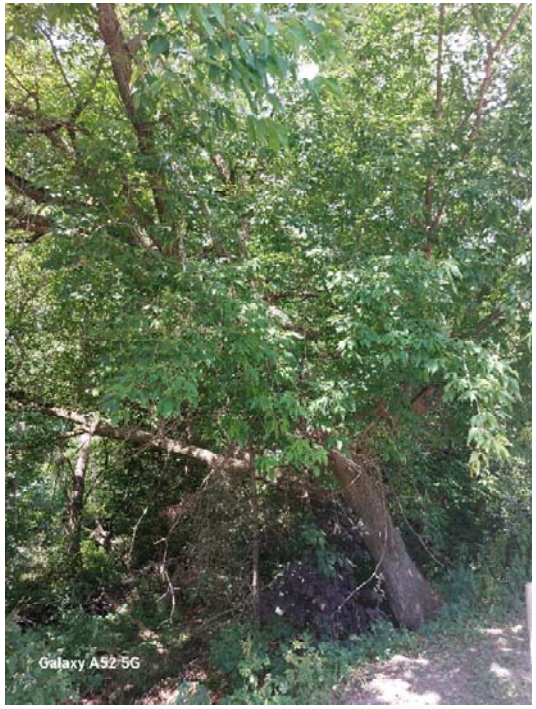

Image 1. Tree 116

Image 2. Trees 133 and A-C

Image 3. Trees 145-156

Image 4. Trees 158 and 159

Image 5. Trees 164-169

Image 6. Trees 162 and 163

Image 7. Trees 170-177

Image 8. Trees 169, 185, 186

Image 9. Trees 180-182

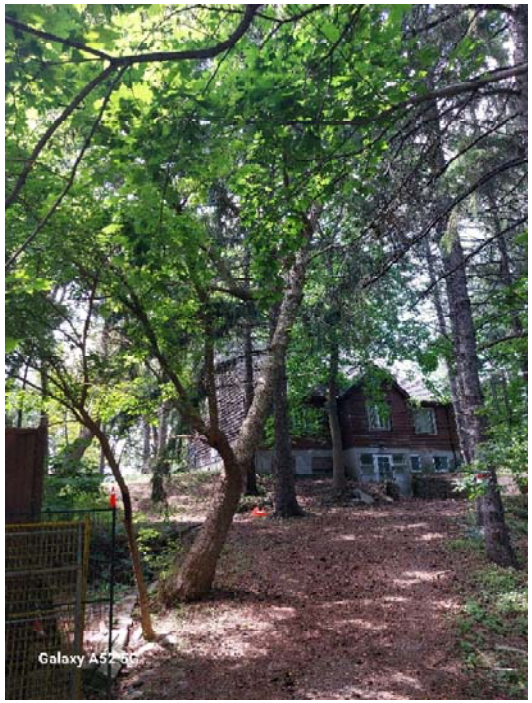

Image 10. Trees 220 and 212-218

Image 11. Tree 221 and P3