



# TREE PRESERVATION PLAN

450 McNeely Avenue

Submitted as part of a Development Permit  
Application to the Town of Carleton Place

Dendron Forestry Services

December 14, 2023



## Tree Inventory and Preservation Plan

Submitted as part of Development Permit Application to the Town of Carleton Place

**Date of Report:** December 14, 2023  
**Property Address:** 450 McNeely Avenue  
**Prepared for:** Smart Centres c/o John Chin; Jchin@smartcentres.com  
**Prepared by:** Kevin Myers, ISA Certified Arborist; [kevin.myers@dendronforestry.ca](mailto:kevin.myers@dendronforestry.ca)  
**Date of Site Visit:** November 8, 2023

**This Report must be read in its entirety, including the Assumptions and Limiting Conditions attached herein.**

### Purpose of the Report

The purpose of this report is to provide the client with a detailed description of all trees on site with a diameter at breast height (DBH) of 200mm or greater as required by section 3.44 of the Development Permit By-law. This report considers the impact that the proposed development will have on the trees. Technical and design documents provided by the client are reviewed as part of this report, and conclusions are drawn on the suitability for retaining the protected trees on the site. For those trees that are recommended for retention, mitigation measures are provided to reduce the impact during construction.

While a rationale for removing trees may be provided based on document review and the site visit, **this report does not grant permission to remove trees; this must be received from town staff.**

### Methodology

The following materials were reviewed as part of this report:

- Pre-Consultation Minutes from town staff, dated October 12, 2023
- Site Plan by Petroff Architects, dated October 30, 2023
- Grading and Servicing plans by Counterpoint Engineering, dated December 11, 2023
- Google© Street View imagery – various years

A site visit was conducted to collect the following information from each tree 200 mm or greater:

- Diameter at breast height (DBH) (1.3 m from grade)
- Species
- Tree health



### Existing site conditions (Tree Inventory)

Appendix A contains two tables: Table 1 describes individually inventoried stems >200mm DBH, and Table 2 describes groupings of trees that contain stems >200mm DBH. The trees, groupings and vegetation communities have been approximately delineated in the “Existing vegetation” map on page 3.

The site is mostly dominated by a large open grassy area. In the western corner, there is a wooded area approximately 0.5ha in size. Within this area, three distinct vegetation communities dominate: along the northwest border is an area of dead ash trees (*Fraxinus spp.*) with glossy buckthorn (*Frangula alnus* – a highly invasive shrub) growing underneath (labeled **C2**); in the center of this wooded area is a dense stand of eastern white cedar (*Thuja occidentalis*) (labeled **C1**); and at the south corner is a stand of balsam poplar (*Populus balsamifera*) (labeled **G1**). Other species noted in this wooded corner of the site are those expected in wet areas: tamarack (*Larix laricina*), common buckthorn (*Rhamnus cathartica* – also a highly invasive shrub), and red osier dogwood (*Cornus stolonifera*).

In the northern corner of the site is **C3**: a dry scrub area of dead ash trees and juniper shrubs (*Juniperis communis*).

No butternut (*Juglans cinerea*), a provincially endangered tree in Ontario, nor hackberry (*Celtis occidentalis*) were observed on site.



Tree Preservation Plan Map – 450 McNeely Avenue  
Tree layer prepared by  
Dendron Forestry Services  
Existing Vegetation, November 20, 2023  
For more information, please contact: [info@dendronforestry.ca](mailto:info@dendronforestry.ca)



### **Proposed development and Tree Preservation**

Due to the proposed development, tree preservation will be very difficult. Due to the proposed building and parking, as well as the need for a below grade electrical duct bank and visual clearance for the retail signage, **Trees 1-13** are recommended for removal at this time.

However, because the development will proceed in phases, there is an opportunity to keep vegetation on the site during this first phase (Phase 1). Keeping vegetation on site will provide food and shelter for local fauna, as well as help reduce erosion.

Group **G2**, the cedars near the northern boundary of the property, can be retained during Phase 1. They will likely need to be removed for the next phase when it occurs. Similarly, a portion of **C3** can be retained during Phase 1. The dead trees in C3 should be cut down for worker safety and for aesthetic reasons.

While it does not meet the 200mm caliper threshold for protection, **Tree 14** is in good condition and is at a higher grade than much of the existing site. During Phase 1, provided this corner does not require regrading or it is not in conflict with the design, Tree 14 may be retainable.

**Expected number of living stems >200mm caliper to be removed for Phase E: 19**



The undersigned personally inspected the property and issues associated with this report on November 8, 2023. On Behalf of Dendron Forestry Services,

Kevin Myers, MFC  
ISA Certified Arborist®, ON-2907A  
[info@dendronforestry.ca](mailto:info@dendronforestry.ca)  
(613) 805-9663 (WOOD)

This report has been approved by Astrid Nielsen, Registered Professional Forester, Dec 14, 2023





**APPENDIX A**

Table 1 - Individual Tree Information

Tree <sup>1,4</sup>	Species	DBH (cm)	Tree Condition	Canopy diameter (m)	Forester recommendation
1	Large tooth aspen ( <i>Populus grandidentata</i> )	22	Good	6	Remove due to proposed plans
2	White spruce ( <i>Picea glauca</i> )	24	Good	6	Remove due to proposed plans
3	American elm ( <i>Ulmus americana</i> )	22	Fair – poor form; lean	7	Remove due to proposed plans
4	White oak ( <i>Quercus alba</i> )	33	Good	8	Remove due to proposed plans
5	American elm ( <i>Ulmus americana</i> )	28	Good/Fair	8	Remove due to proposed plans
6	Apple ( <i>Malus spp.</i> )	22, 22, 14, 16, 16	Fair/Poor – fused stems; dead branches	9	Remove due to proposed plans
7	White oak ( <i>Quercus alba</i> )	34	Good	10	Remove due to proposed plans
8	Apple ( <i>Malus spp.</i> )	20, 18, 14, 14, 10, 12, 9	Fair – poor form; epicormic shoots	11	Remove due to proposed plans
9	Sugar maple ( <i>Acer saccharum</i> )	62 (@1m)	Good	13	Remove due to proposed plans
10	Manitoba maple ( <i>Acer negundo</i> )	25, 15, 12	Poor – growing horizontally		Remove due to proposed plans
11	Manitoba maple ( <i>Acer negundo</i> )	26, 23	Poor – growing horizontally		Remove due to proposed plans
12	Apple ( <i>Malus spp.</i> )	23, 25, 13, 13, 14	Fair/Poor – many dead branches; poor form	13	Remove due to proposed plans
13	Manitoba maple ( <i>Acer negundo</i> )	38, 20	Fair/Poor – large branch attachment wound; lean towards subject property	14	Remove due to proposed plans
14	Red oak ( <i>Quercus rubra</i> )	14	Good	6	Below 200mm caliper. Protect with fencing during Phase E.

Table 2 - Tree Grouping Information

Group <sup>1,4</sup>	Species	Description	General Tree Condition	Forester recommendation
1	Balsam poplar ( <i>Populus balsamifera</i> )	6 stems 20-31cm DBH	Fair – narrow crowns; leans to grow towards light	Remove due to proposed plans
2	Eastern white cedar ( <i>Thuja occidentalis</i> )	4 stems 20-32cm DBH	Good	Protect with fencing during Phase E

<sup>1</sup> Please refer to the attached map for tree numbers. Note that this includes a tree layer added to aerial imagery.

<sup>2</sup>Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.

<sup>4</sup>The location of these trees was not provided and has been estimated

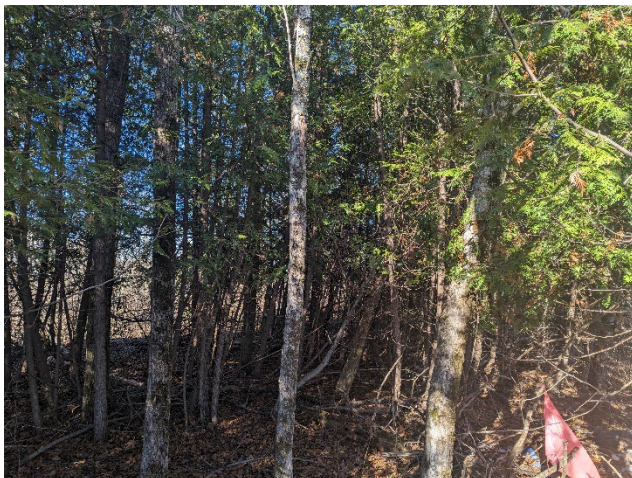


## **APPENDIX B**

### **PHOTOGRAPHS**



*Above: view of the site from the south corner - cedar thicket (C1) at left, Trees 4-11 in background. Below: small cedar and poplar stems in the cedar thicket*







*View of the property from the west corner. Looking into C2 - dead ash and glossy buckthorn*



*Above: Trees 9 (sugar maple at left), 10 and 11 (maples growing horizontally at right).*

*Below: Tree 6 (left) and Tree 7 (right)*





*Tree 13 (left) and 14 (right). Tree 14 should be protected with fencing during construction*



## **APPENDIX C**

### **ASSUMPTIONS AND LIMITING CONDITIONS**

#### **Intended Use of the Report**

This Report was prepared by Dendron Forestry Services (hereafter “Dendron”) at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

#### **Intended User of the Report**

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

#### **Limitations of this Report**

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

#### **No Opinion regarding ownership of the Tree**

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

#### **Assumptions**

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. Dendron and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

#### **No Publication**



The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where Dendron has given its prior written consent.

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.

#### **Implementing the Report Recommendations**

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

#### **Further Services**

Neither Dendron nor any assessor employed or retained by Dendron for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act 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, without limitation, providing the payment of the Report's regular hourly billing fees.

#### **Limits of Liability**

In carrying out this Report, Dendron and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, 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 adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Dendron for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership 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 Dendron 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 Report.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated October 26, 2023, for which this Assessment was carried out.

Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

#### **No Third Party Liability**

This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry 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 unauthorized use or reliance of this Report by any such party.

#### **General**

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Dendron accepts no liability for misunderstandings due to a black and white copy of the report.

Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.



Tree Preservation Plan Map – 450 McNeely Avenue  
 Tree layer prepared by  
 Dendron Forestry Services  
 Proposed development and tree removal, December 14, 2023  
 For more information, please contact: info@dendronforestry.ca



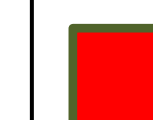
**Note:** the tree layer has been added to the grading plan provided by the client in pdf format. This layer refers to the trees only, and the original plan has not been altered in the process. Tree and stand locations were not provided and have been estimated.

Vegetation Community	Description	Forester recommendation
C1	Dense cedar thicket	Remove due to proposed plans
C2	Dead ash undergrown with glossy buckthorn	Remove due to proposed plans
C3	Dead ash and elm trees scattered among juniper bushes.	Remove lower portion to accommodate required electrical duct bank and site works. Retain upper portion during Phase 1 to control erosion and provide food and shelter for fauna.

Group <sup>1,4</sup>	Species	Description	General Tree Condition	Forester recommendation
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**Legend**

 Tree(s) to be removed