

LEGEND

Tree Inventory

Refer to Table 1 of report dated 6 January 2022 and last revised 15 October 2025. Trees measuring 10cm DBH and greater and within six metres of the subject property with the potential to be impacted by the proposed works and trees of all sizes within the road right-of-way were included in the inventory.

Tree Removals

The removal of 32 trees is required to accommodate the proposed development, as indicated with RED labels. One additional tree is identified for removal due to its poor condition, as indicated with an ORANGE label.

Tree Preservation

The preservation of the remaining nine trees and one tree polygon will be possible with the use of appropriate tree protection measures. Trees identified for preservation are indicated with GREEN labels. Tree protection measures must be implemented prior to the commencement of the proposed works. Required tree preservation fencing is indicated in MAGENTA. Refer to Tree Protection Plan Notes for preservation details.

Tree Label (GREEN), Preservation Recommended
Tree Label (ORANGE), Removal Recommended Due to Condition

Tree Label (RED), Removal Required

Dripline of Tree Identified for Preservation (CYAN circle)

Tree Location Estimated by KFCI

Location of Tree Preservation Fencing (thick MAGENTA)

Location of Root Pruning Trench (thick CYAN)

Tree Protection Zone Symbol

TPZ

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TPZ

TREE PROTECTION PLAN NOTES

Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work. It is the applicant's responsibility to discuss potential tree injury of trees on shared property lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible for removal and such issues would be dealt with in civil court or through negotiation. The applicant would be required to replace such trees to the satisfaction of the City of Niagara Falls.

TREE PROTECTION ZONE: No construction activity including grade changes, surface treatments or excavations of any kind is permitted within the area identified on the Tree Protection Plan or Site Plan as a Tree Protection Zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. Grade changes are not permitted within established TPZ. The area(s) identified as a TPZ must remain undisturbed at all times.

TREE PROTECTION BARRIERS:

For City-owned Trees: Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a 2" x 4" wood frame. All supports and bracing used to secure the barrier should be located outside the TPZ. All supports and bracing should minimize damage to roots outside the TPZ. Where some fill or excavate has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the TPZ. If the TPZ needs to be reduced to facilitate construction access, the tree protection barrier must be maintained at a lesser distance and the exposed TPZ protected with plywood and wood chips. The barrier must be outside the TPZ. All such supports and bracing should minimize damage to roots outside the TPZ.

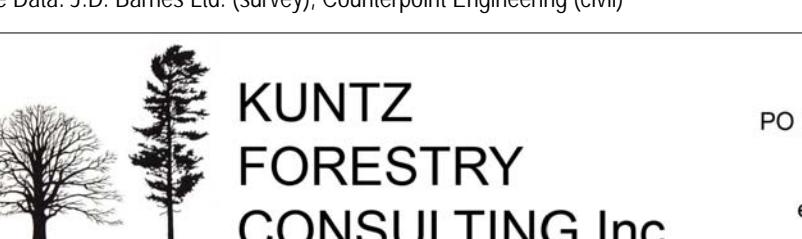
For trees on private property situated on or adjacent to construction sites: Tree protection barriers must be installed around trees to be protected using plywood clad hoarding or an equivalent approved by the City of Niagara Falls. All supports and bracing to safely secure the barrier should be outside the TPZ. All such supports and bracing should minimize damage to roots outside the TPZ.

General Note: Prior to the commencement of any site activity the tree protection barriers specified on this plan must be installed and written notice provided to the City of Niagara Falls. Established tree protection zones must not be used as construction access, storage or staging areas. The tree protection barriers must remain in effective condition until all site activities including landscaping are complete. Written notice must be provided to the City of Niagara Falls prior to the removal of the tree protection barriers.

ARBORICULTURAL WORK: Any roots or branches which extend beyond the TPZ indicated on this plan which require pruning, must be pruned by a qualified Arborist or other professional as approved by the City of Niagara Falls. All pruning of tree roots and branches must be in accordance with good arboricultural standards. Roots located outside the TPZ that have received approval from the City of Niagara Falls to be pruned must first be exposed by hand digging or by using a low pressure hydro vac method. This will allow a proper pruning cut and minimize tearing of the roots. The Arborist/professional retained to carry out crown or root pruning must contact the City of Niagara Falls no less than 48 hours prior to conducting any specified work.

No.	Issue / Revision	Date	By
1	Report Submission	6 Jan. '22	KNH
2	Report Revision	29 Aug. '23	KNH
3	Report Revision	27 Nov. '23	KNH
4	Report Revision	14 Feb. '24	KNH
5	Report Revision	8 Apr. '24	KNH
6	Report Revision	19 July '24	KNH
7	Report Revision	15 Oct. '25	KNH

Base Data: J.D. Barnes Ltd. (survey), Counterpoint Engineering (civil)



Client
Cassone Dwelling (BT) Inc.
101 Bradwick Drive
Concord, Ontario L4K 1K5

Property
3770 and 3940 Montrose Road
Niagara Falls, Ontario

Tree Inventory and Preservation Plan

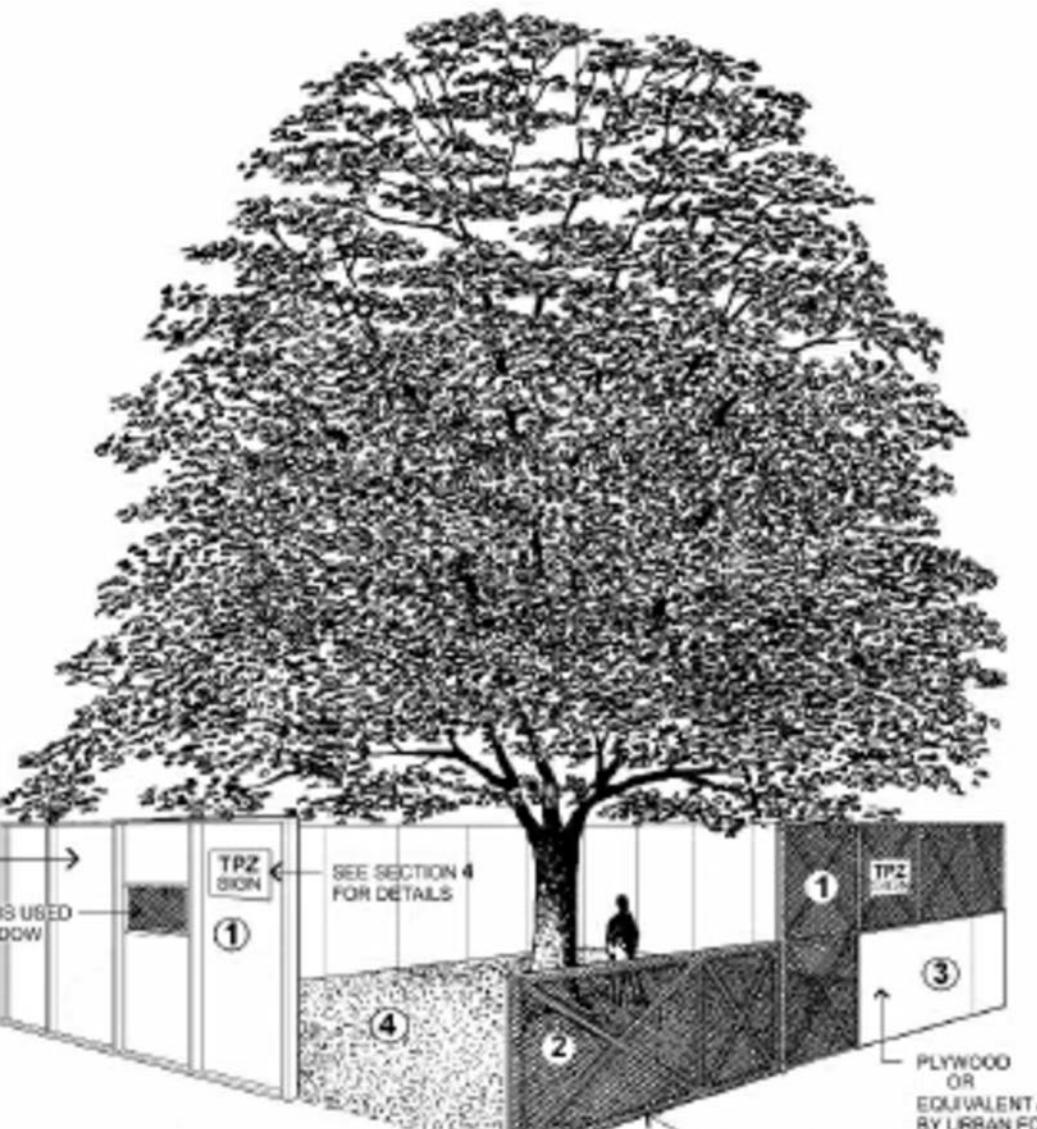
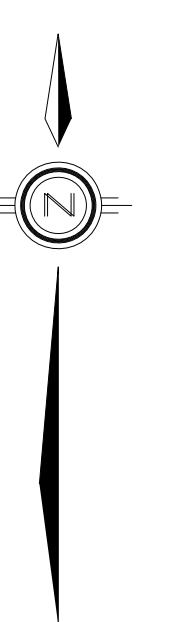
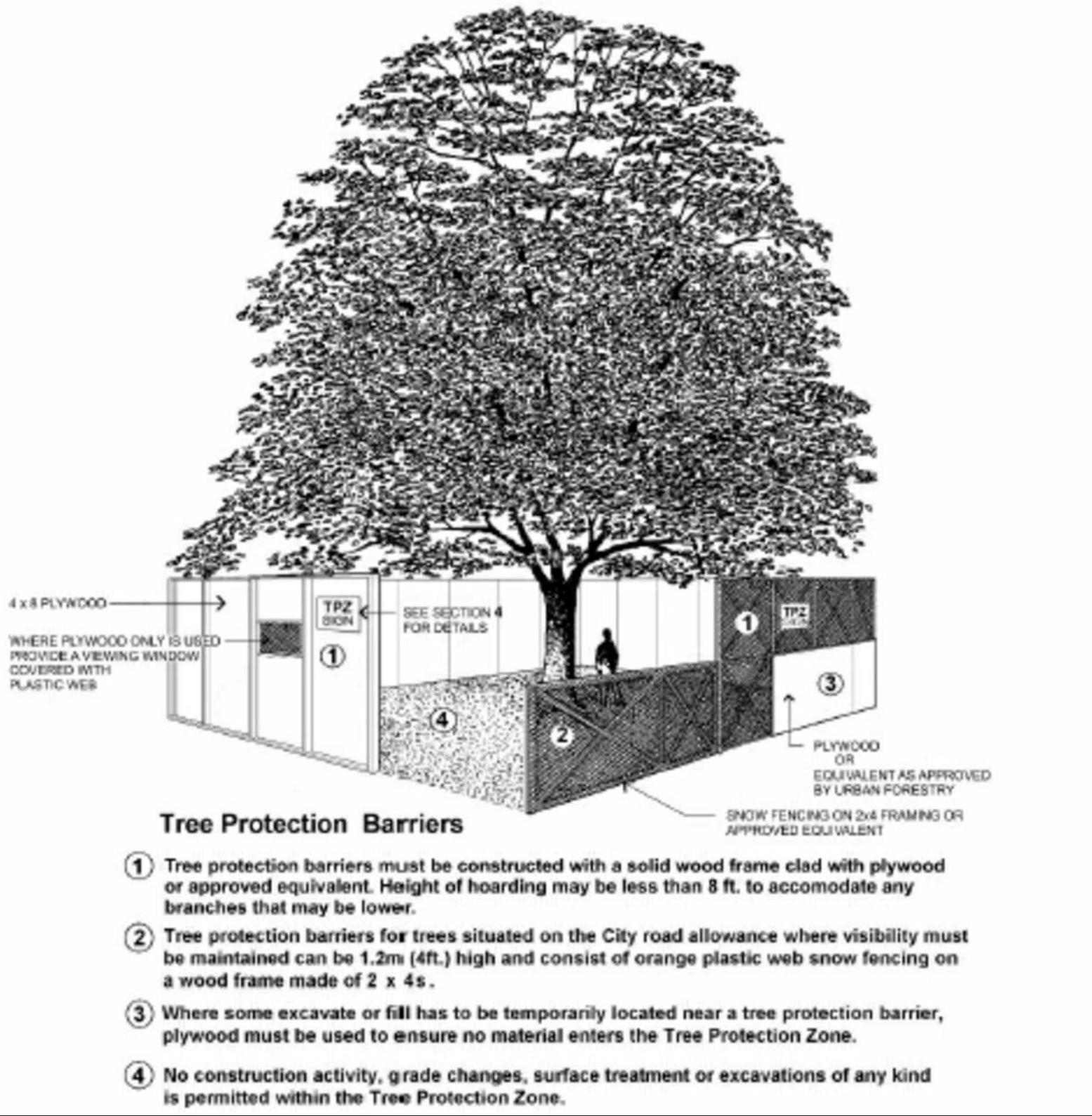
Project P2940

Figure

Date 6 January 2022

1

Scale 1:500



4 x 8 PLYWOOD
WHERE PLYWOOD ONLY IS USED
PROVIDE A VIEWING WINDOW
COVERED WITH
PLASTIC WEB

SEE SECTION 4
FOR DETAILS

PLYWOOD OR
EQUIVALENT AS APPROVED
BY URBAN FORESTRY

SNOW FENCING ON 2x4 FRAMING OR
APPROVED EQUIVALENT

Tree Protection Barriers

- Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoarding may be less than 8 ft. to accommodate any branches that may be lower.
- Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4s.
- Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

Tree Protection Barriers

Tree Protection Barriers