

NOTE:
Encroachment within the mTPZ of Trees 20 and 21 will be required to accommodate the proposed development. If any roots are exposed during construction they must be pruned by a Certified Arborist in accordance with good arboricultural practice to ensure that the root systems are not damaged.

Table 1. Tree Inventory
Location: 6009 Valley Way, Niagara Falls Date: 11 Aug./5 Nov. 2025 Surveyors: JJJ

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	DL	mTPZ	Location	Comments	Action	Reason
1	White Birch	Betula papyrifera	~45, 45	FG	G	G	8	3.6	Neighbouring	Union	Preserve	Foundation Excavation
2	Honey Locust cultivar	Gleditsia triacanthos var. 'Inermis'	65	G	G	G	8	4.2	Subject Property	Union at 2.5 m	Remove	Road Construction
3	Silver Maple	Acer saccharinum	61	FG	G	FG	9	4.2	Subject Property	Union at base of crown, stem wound at flare	Remove	Road Construction
4	Silver Maple	Acer saccharinum	53	G	G	G	9	3.6	Subject Property	Union at 3 m	Remove	Road Construction
5	Norway Maple	Acer platanoides	~95	F	FG	G	6	4.2	City ROW	Union at 1.6 m, grinding root	Preserve	
6	Little-leaf Linden	Tilia cordata	~65	FG	G	G	6	4.2	Subject Property	Union at 2.5 m	Preserve	
7	Little-leaf Linden	Tilia cordata	~51	G	G	G	4	3.6	Subject Property		Preserve	
8	Silver Maple	Acer saccharinum	62	G	G	G	8	4.2	Subject Property	Union at 2.5 m	Remove	Road Construction
9	Silver Maple	Acer saccharinum	65	FG	G	G	14	5.4	Subject Property	Union at base of crown, light stem wound	Remove	Road Construction
10	Silver Maple	Acer saccharinum	81	FG	G	G	10	5.4	Subject Property	Union at base of crown	Remove	Foundation Excavation
11	White Spruce	Picea glauca	~20	G	G	G	3	2.4	Neighbouring		Preserve	
12	White Spruce	Picea glauca	~25	G	G	G	3	2.4	Neighbouring		Preserve	
13	White Spruce	Picea glauca	~35	G	G	G	4	2.4	Neighbouring		Preserve	
14	Silver Maple	Acer saccharinum	63	G	G	G	12	5.4	Subject Property	Union at base of crown	Remove	Foundation Excavation
15	White Spruce	Picea glauca	~31	G	G	G	4	2.4	Neighbouring	Heavy w/ compaction - cart see trunk	Preserve	
16	Silver Maple	Acer saccharinum	67	FG	G	G	10	5.4	Subject Property	Union at 2.5 m w/ included bark and stem vertical scaffold limb	Remove	Foundation Excavation
17	Norway Maple	Acer platanoides	~55, 55	F	FG	G	10	4.2	Neighbouring		Preserve	
18	Manitoba Maple	Acer negundo	40, 38, 16	F	F	F	7	3.0	Subject Property	Union at ground	Preserve	
19	Manitoba Maple	Acer negundo	14, 8	F	FF	FF	4	2.4	Subject Property	Union at ground, lean north, 30% crown setback	Preserve	
20	Norway Maple	Acer platanoides	74	FG	G	G	9	4.8	Subject Property	Union at 2 m pruning wounds	Preserve	
21	Sycamore Maple	Acer pseudoplatanus	31, 36	F	FG	FG	5	3.0	Subject Property	Union at 1 m w/ included bark, 10% crown setback	Preserve	
22	Black Walnut	Juglans nigra	~49	G	G	G	9	3.0	Subject Property		Preserve	
23	Black Walnut	Juglans nigra	~35	G	FG	G	6	2.4	Neighbouring	Light canker lesions on stem, crown bowed south	Preserve	
24	Little-leaf Linden	Tilia cordata	~28	F	G	G	5	2.4	Boundary	Under black retaining wall and asphalt paving 0.2 m from flare on south side	Preserve	
25	Manitoba Maple	Acer negundo	63	F	P	P	5	4.2	Subject Property	Included wire fence, flare covered w/ gravel, asphalt paving 0.2 m from flare on south side, 30% crown setback	Preserve	
26	Black Walnut	Juglans nigra	~51	G	G	G	8	3.6	Boundary		Remove	Road Construction
27	Manitoba Maple	Acer negundo	35, 22	F	FG	G	7	3.0	Subject Property	Union at ground	Remove	Road Construction
28	White Pine	Pinus strobus	~51, 38	FG	F	F	7	4.2	Neighbouring	Union at 0.3 m, 30 cm stem dead	Preserve	
29	White Spruce	Picea glauca	~14	G	F	F	3	2.4	Neighbouring	Lean east, understory	Preserve	
30	White Spruce	Picea glauca	~30, 15	F	F	FG	4	2.4	Neighbouring	Union at 0.6 m	Preserve	
31	White Spruce	Picea glauca	~21	G	FG	FG	3	2.4	Neighbouring	Sparse crown	Preserve	
32	White Spruce	Picea glauca	~31	G	G	G	4	2.4	Neighbouring		Preserve	
33	White Spruce	Picea glauca	~25	G	FG	FG	3	2.4	Neighbouring	Sparse crown	Preserve	
34	White Spruce	Picea glauca	~18	G	G	G	3	2.4	Neighbouring		Preserve	
35	White Spruce	Picea glauca	~38	G	F	F	4	2.4	Neighbouring	Top of crown dead	Preserve	
36	White Spruce	Picea glauca	~15	G	F	F	1	2.4	Neighbouring	Sparse crown	Preserve	
37	White Spruce	Picea glauca	~61	G	FG	F	4	4.2	Neighbouring		Preserve	
38	Little-leaf Linden	Tilia cordata	15, 28, 10, 20, 16	F	F	G	4	3.0	Neighbouring	Union at ground, cluster 5 stems, included wire fence	Remove	Road Construction
39	Little-leaf Linden	Tilia cordata	16, 14, 14, 12, 18, 18	F	F	G	4	3.0	Neighbouring	Union at ground	Remove	Road Construction
40	Silver Maple	Acer saccharinum	77	FG	G	G	12	4.8	Neighbouring	Union at 3.5 m, exposed roots	Remove	Road Construction
41	Silver Maple	Acer saccharinum	76	G	G	G	10	4.8	Neighbouring	Union at 3.5 m	Remove	Road Construction
42	Manitoba Maple	Acer negundo	33, 22, 19	F	FG	G	6	3.0	Boundary	Union at ground w/ included bark, lean west	Remove	Road Construction/Condition
43	Manitoba Maple	Acer negundo	~43	FG	G	G	4	3.0	Boundary	Union at 2 m	Preserve	
44	Norway Maple	Acer platanoides	18, 17, 14	F	FG	G	4	2.4	Boundary	Union at 0.8 and 1.1 m	Preserve	
45	Black Locust	Robinia pseudoacacia	~12, 16	FG	G	G	3	2.4	Boundary	Union at 1.2 m	Preserve	
46	Little-leaf Linden	Tilia cordata	~28	G	G	G	4	2.4	City ROW		Remove	Road Construction
47	Honey Locust cultivar	Gleditsia triacanthos var. 'Inermis'	58	G	G	G	8	3.6	Neighbouring		Preserve	
48	Freemant's Maple	Acer x freemanii	61	FG	FG	FG	8	4.2	Neighbouring	Union at 2 m, 10% crown setback	Preserve	Road Construction
49	Honey Locust cultivar	Gleditsia triacanthos var. 'Inermis'	58	G	G	G	9	3.6	Neighbouring		Remove	Road Construction
50	Honey Locust cultivar	Gleditsia triacanthos var. 'Inermis'	58	G	G	G	9	3.6	Neighbouring	Union at 2 m	Preserve	
51	Honey Locust cultivar	Gleditsia triacanthos var. 'Inermis'	61	G	G	G	10	4.2	Neighbouring	Growth deficit	Preserve	
52	Honey Locust cultivar	Gleditsia triacanthos var. 'Inermis'	65	G	G	G	12	4.2	Neighbouring		Preserve	

Legend

DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
DL	Diapine	(m)
mTPZ	Minimum Tree Preservation Zone	(m)
G	Good	
F	Fair	
P	Poor	
-	Estimate	

- LEGEND**
- Surveyed Tree Location
 - GPS Tree Location
 - 11 Tree Number Identified for Preservation (GREEN)
 - 10 Tree Number Identified for Preservation (GREEN)
 - TPZ Tree Preservation Zone Symbol
 - Minimum Tree Protection Zone (mTPZ)
 - Tree Protection Fence Location
 - Property Boundary

Tree Protection Recommendations

- The following recommendations are made in attempts to reduce the impacts to trees identified for preservation:
- Tree protection fence must be installed at the mTPZ distance outlined on this drawing prior to the commencement of construction, unless noted otherwise on this drawing.
 - Once tree protection fence has been installed it must not be moved, relocated or altered in any way (unless repairing fallen fence etc.) for the duration of the construction period.
 - No intrusion into an area identified on Sheet 1 as a tree preservation zone (TPZ) is allowed at anytime during construction unless noted otherwise on this drawing.
 - No storage of machinery, construction debris, materials, waste or any other items is allowed within a TPZ.
 - Any tree branches and roots that conflict with the proposed development must be pruned by a Certified Arborist in accordance with good arboricultural practice.
 - Tree protection fencing should be inspected by a Certified Arborist prior to and during construction to ensure that the fencing remains intact and in good repair throughout the stages of development.

Table 2. Minimum tree preservation zone distances.

DBH (cm)	Min. Tree Preservation Zone Distance (m)*
< 10	1.8
11-40	2.4
41-50	3
51-60	3.6
61-70	4.2
71-80	4.8
81-90	5.4
91-100	6
101-110	6.6

*As measured from the outside of the tree trunk.

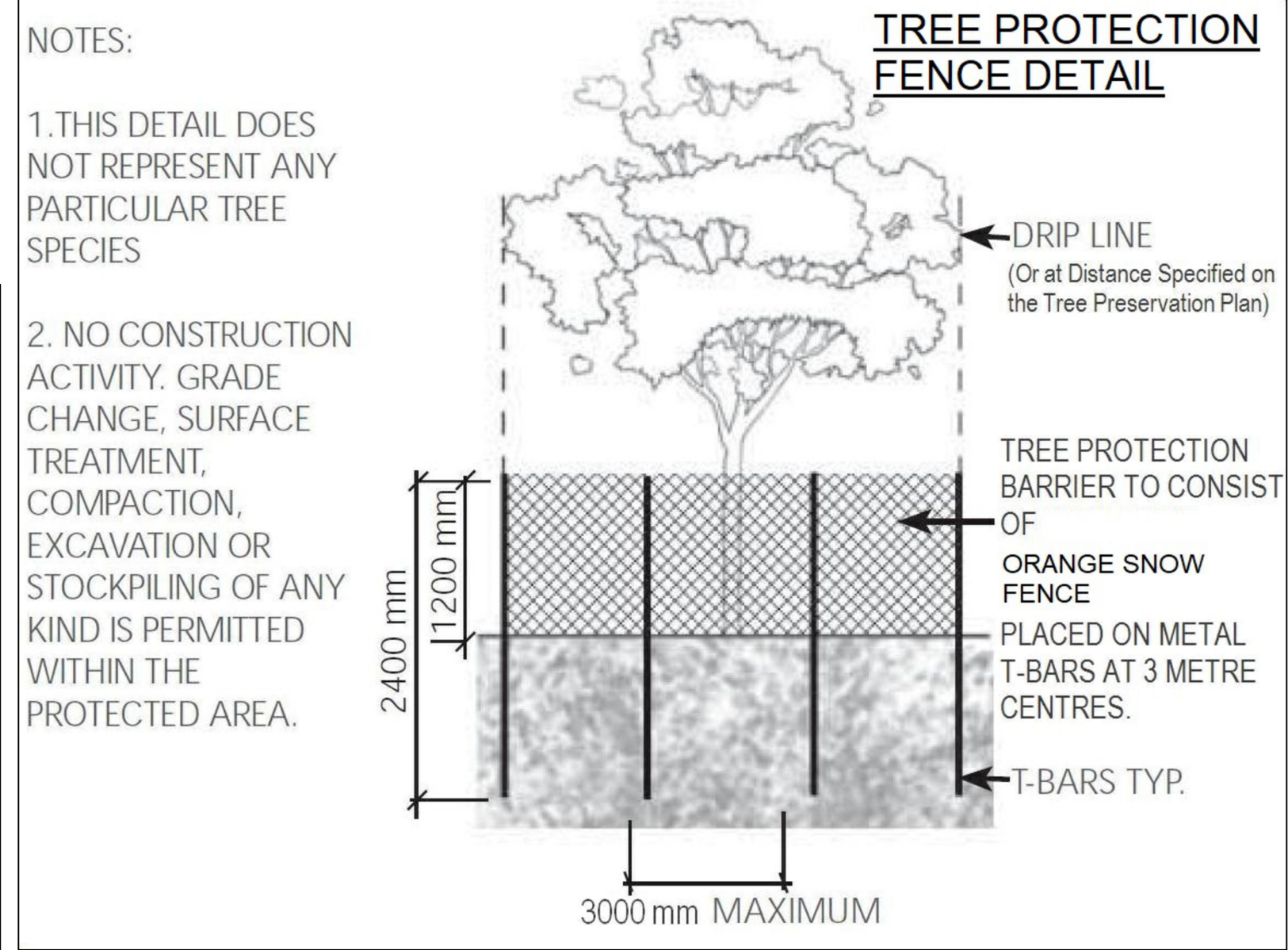
TREE PROTECTION PLAN NOTES
Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed 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.

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:
Tree protection barriers must be installed around trees to be protected using page wire fence supported on metal T-bars. 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. 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. Permission from the City/Town must be provided prior to the removal of tree protection fence.

ARBORICULTURAL WORK:
Any roots or branches which extend beyond the TPZ indicated on this plan which require pruning, must be pruned by a Certified Arborist. 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/Town to be pruned must first be exposed by hand digging or by using an air spade. This will allow a proper pruning cut and minimize tearing of the roots.



No.	Description	Date	By
1	Issued for Submission	5 Nov. 2025	JJJ

Data Source: Upper Canada Consultants

6009-6017 Valley Way
Niagara Falls, ON

Valley Way Non-Profit Housing Corp.
6017 Valley Way
Niagara Falls, ON L2E 1X9

Tree Preservation Plan

JACKSON ARBORICULTURE INC.
CONSULTING AND DESIGN ANALYSIS
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Project # P590 Sheet # 1
Date 5 November 2025
Scale 1:500 (@ 24x36)