



Tree Inventory and Preservation Plan – 35 Barker Street, Picton, Ontario

June 24, 2026

Prepared for: Homes First Queen Elizabeth
Residences Inc.

Cambium Reference: 23284.002

CAMBIUM INC.

866.217.7900

cambium-inc.com



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1.0 Introduction

Cambium Inc. (Cambium) was retained by Homes First Queen Elizabeth Residences Inc. to complete a Tree Inventory and Preservation Plan (TIPP; the Study) at 35 Barker Street, in the community of Picton, in Prince Edward County, Ontario (Figure 1).

The proposed development includes the re-development of the Site to a 4-building mid rise apartment complex with associated parking and amenity areas. Based on the proposed development, the entire property will be considered the Area of Impact (AOI) for this report.

1.1 Purpose and Tree Inventory Area

The following TIPP was completed to assess the general condition, and quantify any impacts to trees that are associated with the proposed development within the Tree Inventory Area (TIA). The Tree Inventory Area for this assignment includes the AOI representing the limits of disturbance plus an offset of 6 (m) to account for adjacent trees, their branches and roots. The Tree Inventory Area is shown on Figure 1.

The following TIPP provides detailed information on existing trees within the TIA based on February 17 and 18, 2026 fieldwork. Data collected includes species, diameter at breast height (DBH), and indicators of impaired health or disease. Tree maintenance considerations were also recorded, where applicable. The TIPP provides recommendations related to the protection and care of trees within, and in close proximity to, the limit of disturbance during construction.



2.0 Regulations and By-laws

2.1 Municipal By-laws and Policies

2.1.1 Prince Edward County Tree Management and Preservation Policy

The Prince Edward County (PEC) Tree Management and Preservation Policy offers direction to County Operations and Development (Prince Edward County, 2021) teams on safeguarding and managing trees within settlement areas. This policy is applicable to trees located on municipally owned lands, and on private lands within designated settlement areas that are subject to an application for approval under the *Planning Act*. It outlines the steps to take for tree removal, maintenance, and planting, and includes advice on suitable tree species, species to avoid, and methods for assessing tree health. Adhering to these guidelines ensures the health and safety of County trees, contributing to the growth and enhancement of Prince Edward County's urban forest.

2.2 Species Conservation Act, 2025

The *Species Conservation Act, 2025* (SCA) establishes the current legislative framework for the protection and management of species at risk and their habitats in the province, replacing the *Endangered Species Act, 2007*. The Act continues to provide provincial oversight through species listings, habitat protections, and funding mechanisms that support conservation initiatives. It maintains a science-based approach to species classification through the Committee on the Status of Species at Risk in Ontario (COSSARO), while introducing a more flexible, regulatory system that allows certain activities affecting listed species or habitats to proceed under prescribed conditions, permits, or registrations. The framework emphasizes a balance between biodiversity conservation and economic development by controlling impacts where avoidance is not feasible, and applying mitigation and conservation actions, where applicable.



2.3 Species at Risk Act

The federal *Species at Risk Act* (SARA) was adopted in 2002 to prevent endangered or threatened species from becoming extinct or extirpated, to help in the recovery of endangered, threatened, and extirpated species, and to manage species of special concern to help prevent them from becoming endangered or threatened. Habitat which is deemed necessary for the survival/recovery of a listed wildlife species, referred to as Critical Habitat, is protected under Section 56 of the SARA. The SARA applies to all federal lands in Canada; however, at-risk aquatic and migratory bird species located on private property in Ontario also receive protection under the Act.

2.4 Migratory Birds Convention Act, 1994

The federal *Migratory Birds Convention Act, 1994* (MBCA) prohibits killing, capturing, injuring, taking or disturbing of the listed migratory birds. Including damaging, destroying, removing, or disturbing of nests of all migratory bird species that contain a live birds or viable eggs. In 2022, new Migratory Birds Regulations (MBR) were adopted that afford year-round protection to the nests of 18 migratory species, until the nest is deemed to be abandoned. Nest abandonment must be reported through the Abandoned Nest Registry, administered by Environment and Climate Change Canada (ECCC), if there is a need to damage, disturb, destroy, or remove a nest of a species listed in Schedule 1 of the MBR. The time period to confirm nest abandonment varies by species, and ranges from 12 to 36 months.

2.5 Forestry Act, 1990

The *Forestry Act* governs forestry practices and management within the province. It aims to promote sustainable forest management, protect forest resources, and maintain the ecological integrity of forested areas. Any tree considered boundary or neighbouring according to the *Forestry Act* (Government of Ontario, 1990a) requires written consent from the associated owner prior to injury or removal of the tree. This applies to any boundary or neighbouring trees as defined by a legal survey.



3.0 Methods

The tree inventory and assessment were completed by an ISA Certified Arborist on February 17 and 18, 2026. Data was collected using the accepted standard arboricultural techniques as outlined in the Council of Tree & Landscape Appraisers' *Guide for Plant Appraisal* (Council of Tree and Landscape Appraisers, 2020) and the Prince Edward County (PEC) Tree Management and Preservation Policy (Prince Edward County, 2021).

3.1 Tree Inventory and Assessment

Trees were inventoried or tallied based on the following parameters:

- All trees ≥ 10 cm DBH were individually inventoried in the TIA.
- All tree species at risk (SAR) regardless of DBH were inventoried if encountered within the TIA.
- Boundary trees on adjacent lands were inventoried from Site boundaries if no permission was received to access adjacent lands.

The locations of all identified trees were recorded using an online field map on the ESRI ArcGIS Field Maps app on a Samsung tablet or smartphone which was connected to a Columbus P-70 Ultra Professional Real Time Kinetic (RTK) GNSS (Global Navigation Satellite System) Receiver unit for georeferencing purposes (accuracy < 1 m). Tree locations are displayed within Figure 1.

The DBH of all inventoried trees were measured using a metric diameter tape. The dripline of the inventoried trees was estimated in meters. The tree assessment included a Visual Tree Assessment (VTA) to determine the health and structural condition of each tree. The VTA included recording abiotic and biotic disorders and conditions, as well as structural defects, recorded within the Observations/Comments column of Appendix A.



For the purposes of this assignment, a qualitative rating is used for both health and structure as described in Table 1 below.

Table 1 Tree Health Rating Descriptions

Rating	Description
Dead	A tree is considered dead when it has no living tissue.
Poor	Declining in health. Usually describes trees which have large trunk- tissue necrosis, large stem scars. Foliage discolouration is often associated with this condition as is moderate to heavy top-dieback (< 50% crown density) and crown suppression. Chronic fungal infection or insect infestation may be present. May require removal.
Fair	May have a partially leaved, suppressed or disfigured crown (>74% crown density), combined with a few dead branches or limbs, or small open wounds and small trunk-tissue necrosis. Tree health will likely not decline further in the next 5 years. Growth occurs mostly as extensions from the terminal bud. Epicormic branching may be heavy.
Good	Full, symmetrical crown, no sign of active decay, chronic or acute insect attack, large open wounds, tissue necrosis, dieback or chlorotic foliage. Not leaning, falling or about to be uprooted. Growth occurs mostly as extensions from the terminal bud with little epicormic branching. Shoot growth usually exceeds 10 cm.

It is at the discretion of the owners of trees whether dead trees or trees with poor structure or health should be inspected further or whether any other mitigation measures should be implemented.

3.2 Tree Impact Analysis

Using data collected during the tree inventory and assessment, a tree impact analysis was performed using ArcGIS software. Recommendations for each tree's proposed action (i.e., remove, injure, no impact) were based on several factors including each tree's current condition, species specific sensitivity to construction, it's location in relation to the impact area, and the percentage of Tree Protection Zone (TPZ) impacted.

The TPZ is an area around each tree, typically established based on the species and size of the tree, intended to provide an area protecting the tree from potential impacts including root and soil compaction and mechanical damage. The TPZ for a tree found within the TIA was



determined based on the tree's diameter class. For the purposes of this tree impact analysis, diameter class TPZs were used as all trees were located within TIA.

Generally, the following guidelines were followed in determining the recommended action for each tree:

- Trees, including dead trees, whose Structural Root Zone (SRZ) are impacted by the proposed works were recommended for **removal**.
- Trees with equal to or greater than 30% of their TPZ affected by proposed work activities were recommended for **removal** as the impacts are expected to lead to their decline.
- Trees with less than 30% of their TPZ affected by proposed work activities were recommended for **protection with injury** in order to mitigate further damage to the trees' below- and above-ground parts.
- Where the proposed work is not expected to encroach into their TPZ based on the impact analysis described above, **no impact** is anticipated to the subject trees. Depending on the location of the trees in relation to the proposed work activities, including construction laydown and site access, tree protection may be proposed to prevent encroachment into their TPZ and to protect them from injury.

Following the impact analysis described above, tree recommendations were also reviewed manually by Cambium's ISA Certified Arborists to confirm the recommendations based on factors such as the position of the trees in relation to the work, required pruning, and the trees' overall conditions, species sensitivity, and age. Overall results of the tree impact analysis are summarized in Section 4.2, with specific results for Species at Risk in Section 4.4, and potentially hazardous trees in Section 4.1.



4.0 Results

4.1 Tree Assessment

All individual trees surveyed as part of the tree inventory and assessment were found within an urban environment and consisted of small, medium and large trees with DBH measurements ranging from 3.5 cm to 94.0 cm; the average DBH was 29.9 cm. Several tree species were identified during the tree inventory, with the most abundant being Black Walnut (*Juglans nigra*), Manitoba Maple (*Acer negundo*) and Butternut (*Juglans cinera*).

The majority of the defects observed were caused by either human interference or natural occurrences including mechanical damage, insects, weather and natural environmental conditions. Biotic and abiotic disorders and structural defects observed are included in Appendix A. Table 2 provides a summary of the overall condition of trees ranging from a rating of good to poor.

Table 2 Summary of Tree Condition

Tree Condition	Total Number of Trees
Good	47
Fair	28
Poor	23
Dead	2
Total	100

The majority of the trees were inventoried in the AOI. Of the total 100 trees inventoried, 53 were located within the AOI, 47 were located within the buffer area, and 0 were located outside the Impact and Tree Inventory Areas.

4.2 Tree Impact Analysis

Based on the results of the tree impact analysis, the full development of the AOI would lead to the removal of 67 trees, and injury of 10 trees. The remaining 23 trees are not anticipated to be impacted by the proposed work, with protection proposed around retained trees located within the TIA, as shown on Figure 1 through Figure 5. Table 3 below provides an overall summary of



the recommended action for all inventoried trees based on the current AOI, and Appendix A lists the recommended action for each tree.

Table 3 Summary of Tree Inventory and Anticipated Impacts

Ownership	Anticipated Removal	Anticipated Injury	No Anticipated Impact	Total
Municipality	4*	0	0	4
Private	63	10	23	96
Total	67	10	23	100

**Note: It is understood that County led Barker Street road improvement works will result in the removal of Tree ID 3 (Municipally owned).*

It is recommended that the proposed work plan is reviewed alongside the results of the tree impact analysis so that proposed impacts to trees are reduced wherever feasible to maximize tree preservation.

Should the limits or nature of the proposed work change, an ISA Certified Arborist should be retained to review the additional impacts and determine whether the recommended actions in this report are still applicable.

4.3 Compensation

All regulated trees typically require compensation in the form of replacement plantings where removal is permitted. Accordingly, compensation is proposed for all public and private tree removals with a diameter at breast height (DBH) of 10 cm or greater, with the exception of trees identified as dead, dying, or ash.

A total of 85 replacement trees are proposed to compensate for the anticipated removals within the Tree Inventory Area. These replacement trees will be planted on the subject property (or within suitable planting areas identified on-site), where feasible. If insufficient space is available to accommodate all required plantings, a cash-in-lieu contribution may be provided in accordance with Prince Edward County requirements.



Table 4 provides a detailed summary of anticipated tree replacement requirements, consistent with the County's *Tree Management and Preservation Policy (Private Lands within Settlement Area)*.

It is recommended that all replacement trees be planted on-site during the next available planting season following construction. Replacement trees should be installed in locations that provide sufficient soil volume and growing conditions to support long-term establishment and growth.

Detailed replanting plans should be prepared in consultation with a qualified landscape architect, taking into account site conditions at the time of planting. All final planting plans are subject to approval by Prince Edward County.

Table 4 Summary of Trees Requiring Compensation within the Tree Inventory Area

Tree Ownership	Number of Removals	Replacement Tree as Compensation	Replacement Size		
			5 gal Pots (1 -3 m tall)	150 cm tall wire basket (conifer), 45 mm caliper (hardwood)	175-200 cm tall wire basket (conifer), 60 mm caliper (hardwood)
Municipality	3*	6	0	6	0
Private	47	79	25	24	30
Total	50	85	25	30	30

*Note: Removal of Tree ID 3 is not included in the above compensation calculations as it is understood that County led Barker Street road improvement works will result in the removal of this tree.

4.4 Species at Risk

At the time of the tree inventory 15 Butternut (*Juglans cinerea*; provincially endangered) were observed within the TIA. In addition, 5 Butternuts were observed outside of the TIA on adjacent lands to the east.

Butternut is a provincially endangered species protected under the *Species Conservation Act, 2025* (SCA). Prior to undertaking any activity that may affect the Butternut or the lands within its critical root zone, an assessment of tree health must be performed by a Butternut Health Expert (BHE). The health assessment divides trees into three health categories based on procedures outlined in the Butternut Assessment Guidelines (Ministry of Environment



Conservation and Parks, 2021). For each tree, the BHE must determine: the health category of the tree, whether the tree is a putative hybrid, and whether the tree is believed to be naturally occurring or cultivated. Butternut health categories are defined as follows:

- Category 1: affected by butternut canker to such an advanced degree that retaining the tree would not support the protection or recovery of butternut trees in the area in which the tree is located.
- Category 2: not affected by butternut canker or affected by butternut canker but the degree to which it is affected is not as advanced as Category 1 and retaining the tree could support the protection or recovery of butternut trees in the area in which the tree is located.
- Category 3: could be useful in determining how to prevent or resist butternut canker.

Hybrids of Butternut and non-native Walnut trees are different species from Butternut, are not fully native to Ontario, and are not protected under the SCA. To determine if a tree is a putative hybrid, the BHE must use the Key for Field Identification of Butternut hybrids as detailed in the ministry guidelines. Should the field assessment results be inconclusive, genetic testing may be pursued.

A total of seven (7) trees within the defined AOI were assessed by a qualified Butternut Health Expert using the Key for Field Identification of Butternut Hybrids. Each individual received a total hybrid score of 5 or greater, exceeding the established threshold of ≥ 4 for classification as a hybrid. Based on these results, all assessed trees are determined to be putative Butternut hybrids. In accordance with Section 3.5 of the Butternut Assessment guidance, hybrids are considered a separate taxon from *Juglans cinerea* and are not protected under the *Species Conservation Act*, 2025 framework.

All assessed trees were also classified as Category 1, indicating advanced infection by butternut canker and negligible value for species recovery. While categorization is not applicable to hybrids, this further supports that retention would not contribute to conservation objectives even under a precautionary interpretation.



It is understood that Butternut trees located on adjacent lands are being addressed separately by the adjacent landowner through their respective development approval process.

Based on the above, the assessed individuals within the AOI are appropriately considered non-protected hybrid trees, and registration or permitting under the *Species Conservation Act*, 2025 is not required for their removal.



5.0 Tree Removal, Protection, and Maintenance Recommendations

General recommendations included in this section are based on the latest arboricultural standards and the PEC Tree Preservation and Management Policy. Recommendations in this section assume that all required permits and authorizations have been obtained prior to construction commencing. Tree protection measures should be installed prior to any site alteration, including equipment access and stockpiling. No grading, excavation, materials storage, or equipment access should occur within the TPZ of any protected or retained trees. An ISA Certified Arborist should be consulted if any encroachment into a TPZ is required or changes to the AOI are made, to ensure that additional tree protection measures are implemented, if applicable.

5.1 Tree Protection Hoarding

Tree protection hoarding is to be installed around trees recommended for retention within the TIA as shown in Figure 1. Tree protection hoarding may include vertical fencing or horizontal hoarding and tree protection signage as detailed below.

5.1.1 Vertical Fencing

Vertical fencing is designed to prevent access into the TPZ of protected trees and shall be installed as per Section 1.5 of PEC Tree Management and Preservation Policy (Prince Edward County, 2021).

“Protection fencing shall be comprised of materials making it semi-permanent, continuous and immovable. Protection fencing material shall be rigid (plywood) unless otherwise approved to be flexible (orange construction fence or siltation fabric) by the *Director of Operations* for trees on municipal lands or the *Director of Development Services* for trees on private lands subject to the Policy. Protection fencing shall be kept in place until the end of construction activities.”

Vertical fencing should encompass as much of the TPZ of protected trees as possible, extending to existing public sidewalks and roads.



Overall, installation of tree protection hoarding will reduce the potential for negative impacts including soil and root compaction, as well as the potential for mechanical damage to trunks or branches. All tree protection hoarding shall be installed prior to any construction activity taking place on site, and it shall remain standing in good repair until construction is complete.

Photographs of the hoarding are to be sent to PEC prior to construction commencing; PEC may conduct an inspection at this time to ensure that hoarding is installed in accordance with their guidelines. Once approved by PEC, hoarding shall not be modified or removed during construction without written acknowledgment from PEC. If modification of hoarding is required during construction, PEC should be informed and an ISA Certified Arborist should be retained to review the revised scope of work as it relates to tree impacts. PEC may then provide additional authorization to modify the hoarding, and the Arborist may provide further recommendations to reduce impact to the existing trees.

Post-construction, the Contractor shall contact PEC to confirm that all protection fencing/hoardings have remained in place and shall provide pictures with trees clearly identified and hoarding intact post construction. PEC staff may complete a hoarding inspection to confirm this information. Thereafter, PEC shall provide written confirmation that hoarding may be removed.

No tree protection fencing/hoardings shall be removed until confirmation has been received from PEC.

5.1.2 Horizontal Hoarding

Horizontal hoarding is to be installed to supplement vertical fencing to prevent compaction and root damage where encroachment into the minimum TPZ is required and authorized by PEC. In conjunction with the vertical fencing, it is recommended that horizontal hoarding is installed wherever the full TPZ cannot be protected with vertical hoarding and where temporary disturbance is anticipated, such as site access and material storage. General horizontal tree protection guidelines are as follows:



- Place two (2) 1.22 x 2.44 m (4 ft x 8 ft) plywood boards (minimum 0.75" [3/4"] thick) within the TPZ between the trunk or vertical fencing and the limit of excavation. Field fit may be necessary and board width and length may vary depending on available space.
- Boards are to be placed atop 300 mm (1 ft) of shredded bark mulch, framed with 2"x4"x8' lumber.
- Upon completion of required and authorized work within the TPZ, remove boards and spread mulch in a two-metre diameter around the trunk to a depth of 75 mm (3"), and reinstate vertical tree protection fencing to protect the full extent of the minimum TPZ.
- Steel plates may also be accepted as horizontal tree protection hoarding.

5.1.3 Tree Protection Signage

Tree protection signage shall be installed on the fence by the contractor to clearly delineate tree protection zones. The sign shall outline the following:

- That no grade change, storage of materials or equipment is permitted within the TPZ.
- Contact information for PEC.
- The potential fine for contravention of disobeying by-laws in which the TPZ was installed.

5.2 Excavation and Root Pruning

If excavation is required within a TPZ as the project progresses, an exploratory excavation is recommended first to determine the damage to the tree's root system by the proposed work. The exploratory excavation should be performed using hand digging or a low-pressure hydro-vac or pneumatic device, such as an air spade. No roots should be severed during the root exploration, and special care should be taken to avoid root damage during the excavation process. The excavated area should be backfilled with clean native fill as soon as reasonably possible, and the area should then be watered to prevent desiccation and promote root growth.

The root exploration should be conducted under the supervision of an ISA Certified Arborist and following PEC authorization. After consultation with PEC, the results should be used to



inform further action such as a change in the proposed design or construction methodology, excavation and root pruning, or additional remediation.

Roots encountered during excavation in or outside TPZ should be preserved wherever feasible. However, if it is determined that root pruning must occur to facilitate a grade change or other earthworks, where authorized by the applicable authorities, root pruning shall be conducted in accordance with acceptable arboricultural standards which may include:

- Maintenance and pruning during hot and dry weather should be avoided.
- To expose the roots, the area should be excavated by hand digging or using a low-pressure hydro-vac or pneumatic soil excavation device.
- Exposed roots should be neatly cut to the limit of disturbance with a sharp saw to minimize decay and entry points for disease.
- To prevent desiccation, exposed roots should be wrapped with dampened burlap, so that the roots maintain optimum soil moisture during construction and backfilling operations.
- If the root can be preserved while conducting the proposed work, temporary protection can be provided such as using a PVC pipe, cut in half, filled with loamy soil, placed over the root to protect it from injury
- Trees to be pruned should be watered after digging, along with an application of soil and mulch.
- The excavated area should be backfilled with the excavated material and reinstated to the original condition or better.
- Where needed, the use of clean, uncontaminated topsoil from an approved source may be used. It is recommended that the texture of backfill be coarser than existing soils, and that the backfill is applied directly onto existing soils (i.e., remove air pockets, sod, etc.)
- Root pruning must first be exposed using pneumatic excavation by hand digging or the use of a low pressure hydraulic (water) excavation. The water pressure, less than 3500 Kpa for hydraulic excavation must be low enough that root bark is not damaged or removed and on



the lowest temperature setting. This will allow a proper pruning cut and minimize tearing of the roots.

- Upon completion, tree protection hoarding should be reinstated to maximize protection of the minimum TPZ.
- All tree maintenance and pruning should be carried out by a qualified tree care specialist that is also an ISA Certified Arborist or under the supervision of an ISA Certified Arborist.

5.3 Canopy Pruning

Where branches are likely to be damaged during construction, and pruning is approved by the relevant authorities, branches shall be pruned ahead of the work to avoid branches being broken off, so that bark is not torn, and wounds are not more extensive than necessary. Any branches that overhang the work area and require pruning are to be pruned using clean tools as per the latest arboricultural practices (Tree Care Industry Association, 2008). The contractor(s) must report immediately to the contract administrator any damage to trees such as broken limbs, damage to roots, or wounds to the main trunk or stem systems so that the damage can be assessed immediately. Section 4 of PEC Tree Management and Preservation Policy (Prince Edward County, 2021) provides a general overview of pruning guidelines that follow standard ISA pruning criteria.

5.4 Tree Removal and Vegetation Clearing

If tree removals are required to facilitate the development as it progresses, they should be removed following permit issuance where applicable and prior to construction activities commencing on site, as trees proposed for removal may become hazardous once construction and excavation begins on site.

If required, clearing of vegetation should be conducted between December 1 and March 14, outside of the breeding bird season and active bat season to reduce potential impacts to migratory birds and endangered species bats to avoid contravention of the Migratory Birds Convention Act (Government of Canada, 1994) and *Species Conservation Act, 2025*. Nests and wildlife tree searches, for the purpose of providing approval for vegetation removal during the



nesting period (April 1 to August 31) and active bat season (March 15 to November 30) must be completed by a qualified biologist (Government of Canada, 2022).

Nest searches are typically only conducted in simple habitats, referring to habitats that contain few likely nesting spots or a small community of migratory birds. Clearing in simple habitats during the nesting season can only occur if a qualified biologist has confirmed it would not affect the nest or young of a protected species. Searching for nests is not recommended within complex habitats, as the ability to detect nests is low while the risk of disturbance to active nests is high. This disturbance increases the risk of nest predation or abandonment by adults.

5.5 Invasive Species

If tree removal is required as the project progresses, trees shall be removed from the site in a manner that will prevent the emergence and spread of invasive species. All waste generated from tree and vegetation removals should be disposed of at an appropriate local waste treatment facility.



6.0 Summary of Recommendations

- Tree protection fencing should be installed as per Section 1.5 of the PEC Tree Management and Preservation Policy. Tree protection fencing must be installed prior to initiation of the work to protect trees recommended for retention within the Tree Inventory Area. The installation of tree protection fencing will reduce the potential for negative impacts including soil and root compaction as well as the potential for mechanical damage to trunks or branches.
- A notice sign/poster, on all tree protection fencing as indicated in Section 5.1.3.
- An ISA Certified Arborist should be retained to supervise any root pruning that needs to be done to trees recommended for injury.
- Any necessary pruning should be conducted prior to tree removal by an ISA Certified Arborist or trained professional with adequate arboricultural experience, in order to ensure that trees marked for preservation do not experience unnecessary stress or damage.
- The Site Plans should be reviewed with the results of the tree impact analysis, and that proposed impacts to trees be reduced wherever feasible to maximize tree preservation.
- Should the limits or nature of the proposed work change, an ISA Certified Arborist should be retained to review the additional impacts and determine whether the recommended actions in this report are still applicable.
- Nesting birds are protected under the *Migratory Birds Convention Act*, 1994 (MBCA). Removals and pruning are not to take place during the migratory bird breeding period, which for the subject Site broadly extends from April 1st to August 31st of any given year. In the event that tree removal is required during the breeding season, the area should be surveyed for breeding birds, cavity nesters, and nests containing eggs and/or young, immediately prior to removal. Nests and roost trees discovered should be left undisturbed until young have fledged or the nest is determined to be unsuccessful.
- Tree removal should avoid the active bat season (March 15– November 30). If vegetation clearing or construction is to occur between December 1st and March 14th, the vegetation



should be investigated by a qualified biologist to confirm whether SAR bat habitat may be present. Presence or absence of habitat should be confirmed through acoustic monitoring following industry standard protocols prior to any tree removal.

- Trees shall be removed from the site in a manner that will prevent the emergence and spread of invasive species and disposed at an appropriate local waster treatment facility.



7.0 Limitations of the Assignment

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Cambium can neither guarantee nor be responsible for the accuracy of the information provided by others.
2. Unless expressed otherwise: the information contained in this report covers only those items at the time of inspection; and the inspection is limited to visual examination of the accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
3. The assessment of the subject trees, despite its rating, does not constitute a tree risk assessment.
4. It is at the discretion of the tree owner/manager and the associated property owners whether dead trees or trees with poor ratings should be inspected further or whether any other mitigation measures should be implemented.
5. Tree's location, size, and condition were estimated if on adjacent properties where permission to enter was not available.
6. It is understood that the relevant conservation authority will defer to applicable municipal by-laws and regulations. It is the responsibility of the tree owner/manager to ensure no further permitting will be required.
7. Every effort is made to correctly identify tree ownership during the tree inventory and the Geographic Information System (GIS)-based tree impact assessment and tree ownership was estimated as best as possible by the Arborist. It must be understood, tree ownership can only be determined by comparing the legally surveyed location of the tree trunk to the legally surveyed property boundary.
8. Shrubs, such as but not limited to, Staghorn Sumac (*Rhus typhina*) or Common Buckthorn (*Rhamnus cathartica*), were not included in the tree inventory.



8.0 Closing

Of the 100 trees inventoried, 67 trees will require removal based on the results of the tree impact analysis. Furthermore, 10 trees are anticipated to be injured, with no anticipated impact for the remaining 23 trees. Recommendations outlined above should be implemented to reduce the risk of negative impacts on the surrounding natural features.

Respectfully submitted,

Cambium Inc.

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Brenden Hnatiw, B.Sc.
Technologist / ISA Arborist

DocuSigned by:

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Danielle Leal, B.Sc.
Project Manager / Ecologist

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10.0 Glossary of Acronyms

AD : Animal/Insect Damage
BC: Broken Crown
BD: Bark Damage
BH: Bat Habitat
BN: Bark Necrosis
BB#: # of Broken Branches
BR: Basal Rot
BSD: Basal Trunk Damage
CDB: Crown Dieback
CL: Chlorotic Leaves
CN: Crown Necrosis
CS: Close to Building
CT: Crooked/Bent Trunk
CV: Cavity
DC: Dead Canopy
DE: Diseased/Decayed
DED: Dutch Elm Disease
DF: Defoliated
DL: Dead Leader
DW: Deadwood
EAB: Emerald Ash Borer
ER: Exposed Roots
ETB: Enlarged Trunk Base
FC: Frost Cracks
FS: Fused Branched/Limbs
GC: Grade Change
GR: Gridling Roots
GTF: Growing Through Fence

IB: Included Bark
LF: Leader Failure
LN: Lean
LoG: Lying on Ground
LS: Landscaped Tree
MB: Multi-branch Nodes on Trunk
ML: Multiple Leaders
NST: Bird Nest in Tree
OW: Oozing Wound
PB: Peeling Bark
PC: Pollarded Crown
PF: Previous Failure
PL: Poor Leader Development
PP: Past Pruning
RPM: Root Plate Movement
SB: Sprouts at Trunk Base
SC: Sprouts in Crown
SL: Slender Form
SN: Squirrel Nest
SP: Sapling
ST: Sprouts on Trunk
TS: Trunk Split
TT: Twisted Trunk
TW: Trunk Wound
UC: Unbalanced Crown
UW: Under Wires
VC: Vine Covered
WT: Windthrow



11.0 Statement of Qualifications and Limitations

Limited Warranty

Cambium relies on its client to provide instructions on the scope of work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards, and with the degree of care and skill ordinarily exercised by professionals performing similar services for similar projects in the same region. Unless required under applicable laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

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The findings, results, information and data prepared by Cambium are based on the materials, documents and information provided by the client to Cambium and on the facts, conditions and circumstances encountered by Cambium during the performance of the work. In formulating its findings, results, information and data, Cambium assumes that the information, documents and materials provided by the client to Cambium are factual, accurate and represent a true depiction of the circumstances that exist at the Project. Cambium relies on its client to inform Cambium if there are changes to any such information, documents and materials. Cambium does not review, analyze or attempt to verify the accuracy or completeness of the information, documents or materials provided by the client, other than in accordance with applicable accepted industry practice. Cambium will not be responsible for matters arising from incomplete, incorrect or misleading information or from facts or circumstances that are not fully disclosed to Cambium, are unknown by Cambium, or are otherwise concealed from Cambium during the provision of its services.

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Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work considers any locations or times other than those from which information, sample results and data was specifically received, the work shall be based on a reasonable extrapolation from such information, sample results and data, but the actual conditions encountered may vary from those extrapolations.

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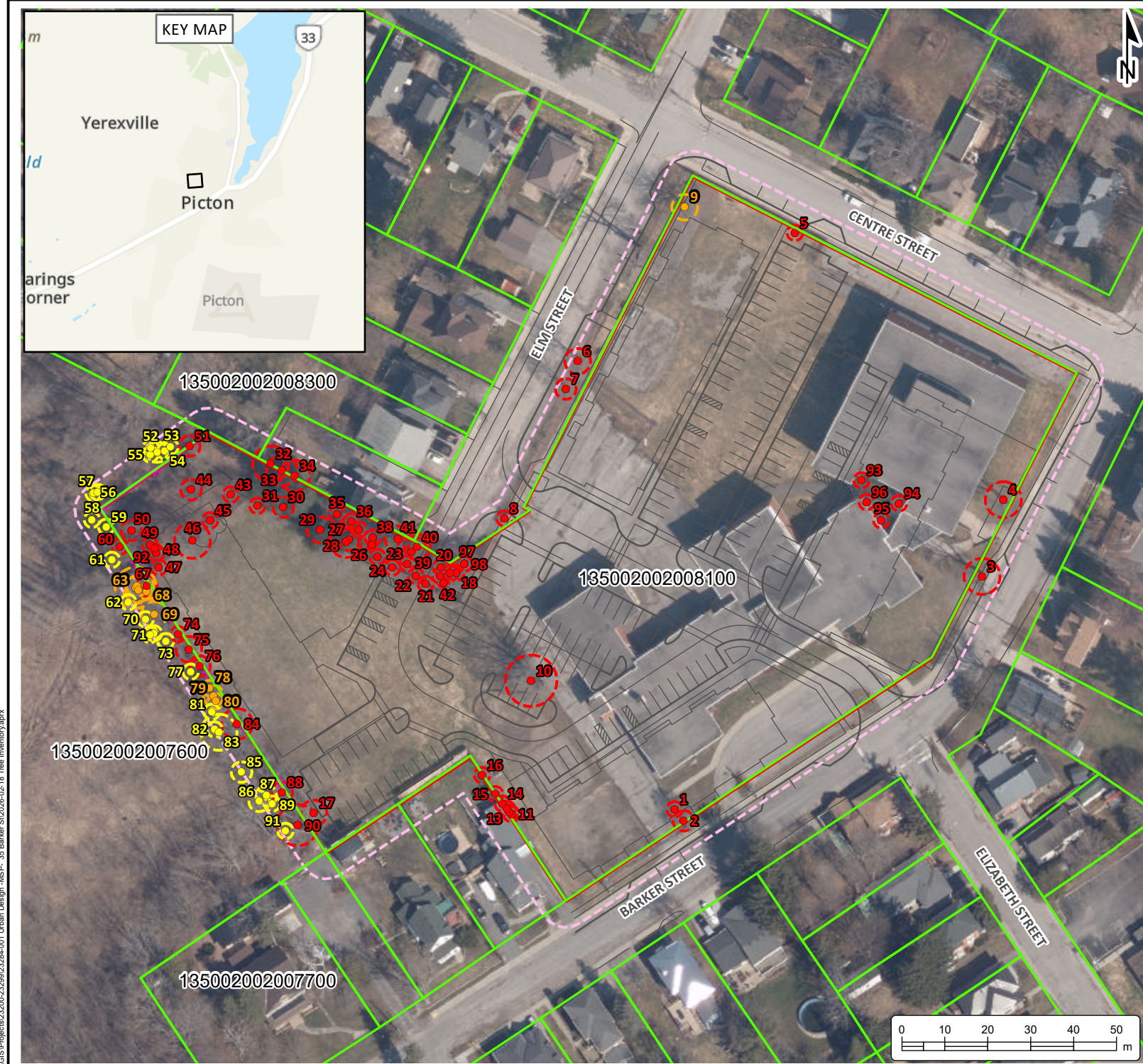
Personal Liability

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Tree Inventory and Preservation Plan – 35 Barker Street, Picton, Ontario
Homes First Queen Elizabeth Residences Inc.
Cambium Reference: 23284.002
June 24, 2026

Appended Figures



**TREE INVENTORY AND
PRESERVATION PLAN**
HOMES FIRST QUEEN
ELIZABETH RESIDENCES INC.
35 Barker Street
Prince Edward County
Picton, Ontario

LEGEND

- Site Plan
- Tree Protection Fencing
- Area of Impact (AOI)
- Tree Inventory Area

Inventoried Trees:

- Remove
- Protect - Injury
- Protect (No Impact)
- Retain

Tree Protection Zone (TPZ)(m):

- Remove
- Protect - Injury
- Protect

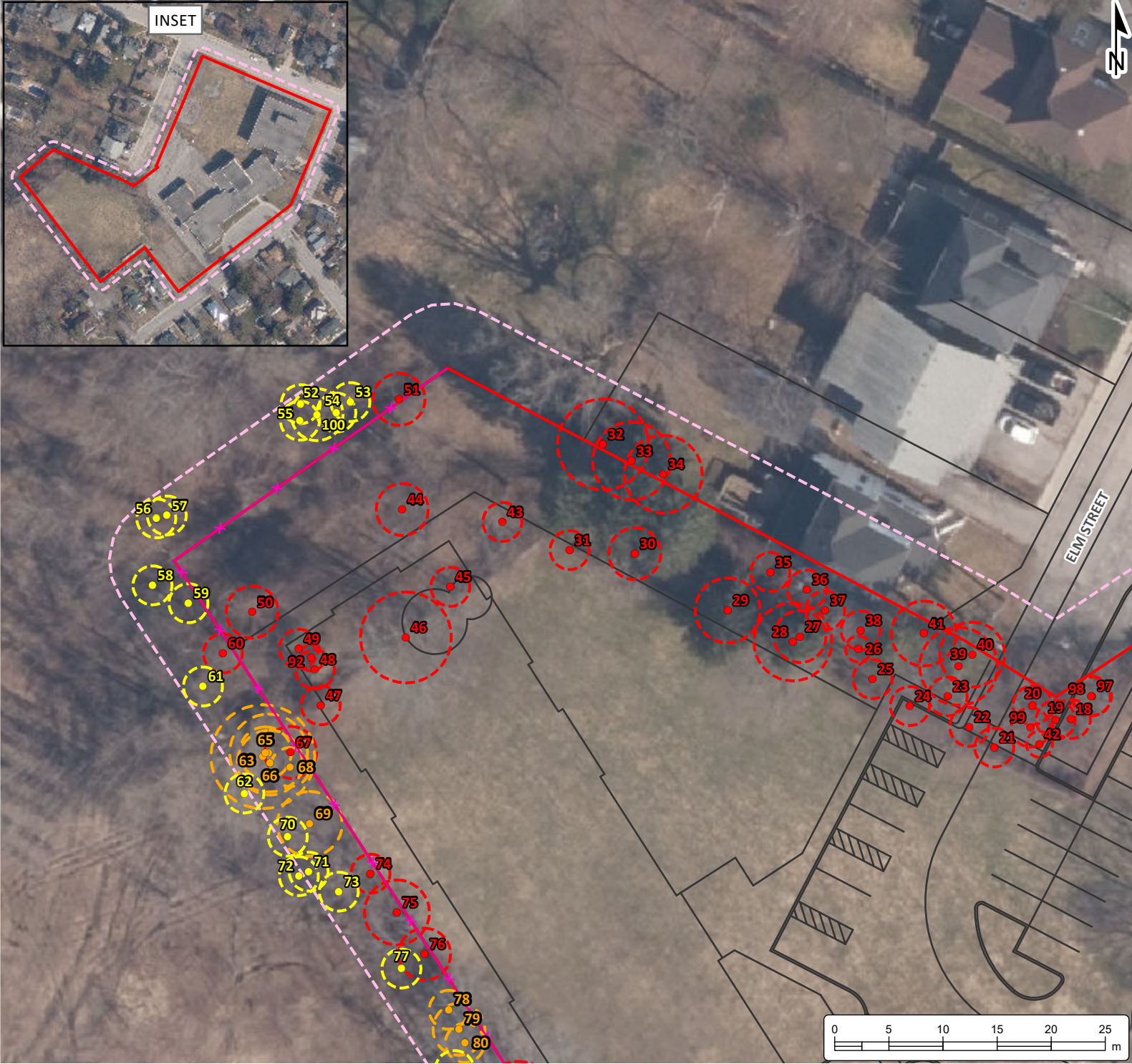
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194 Sophia Street
Peterborough, Ontario, K9H 1E5
Tel: (705) 742.7900 Fax: (705) 742.7907
www.cambium-inc.com

TREE INVENTORY OVERVIEW

Project No.: CAM23284.002		Date: June 2026	
Scale: 1:1,250		Projection: NAD 1983 UTM Zone 18N	
Created by: DBC	Checked by: DL	Figure: 1	



**TREE INVENTORY AND
PRESERVATION PLAN**
HOMES FIRST QUEEN
ELIZABETH RESIDENCES INC.
35 Barker Street
Prince Edward County
Picton, Ontario

LEGEND

- Site Plan
- ✕ Tree Protection Fencing
- Area of Impact (AOI)
- Tree Inventory Area

Inventoried Trees:

- Remove
- Protect - Injury
- Protect (No Impact)
- Retain

Tree Protection Zone (TPZ)(m):

- Remove
- Protect - Injury
- Protect

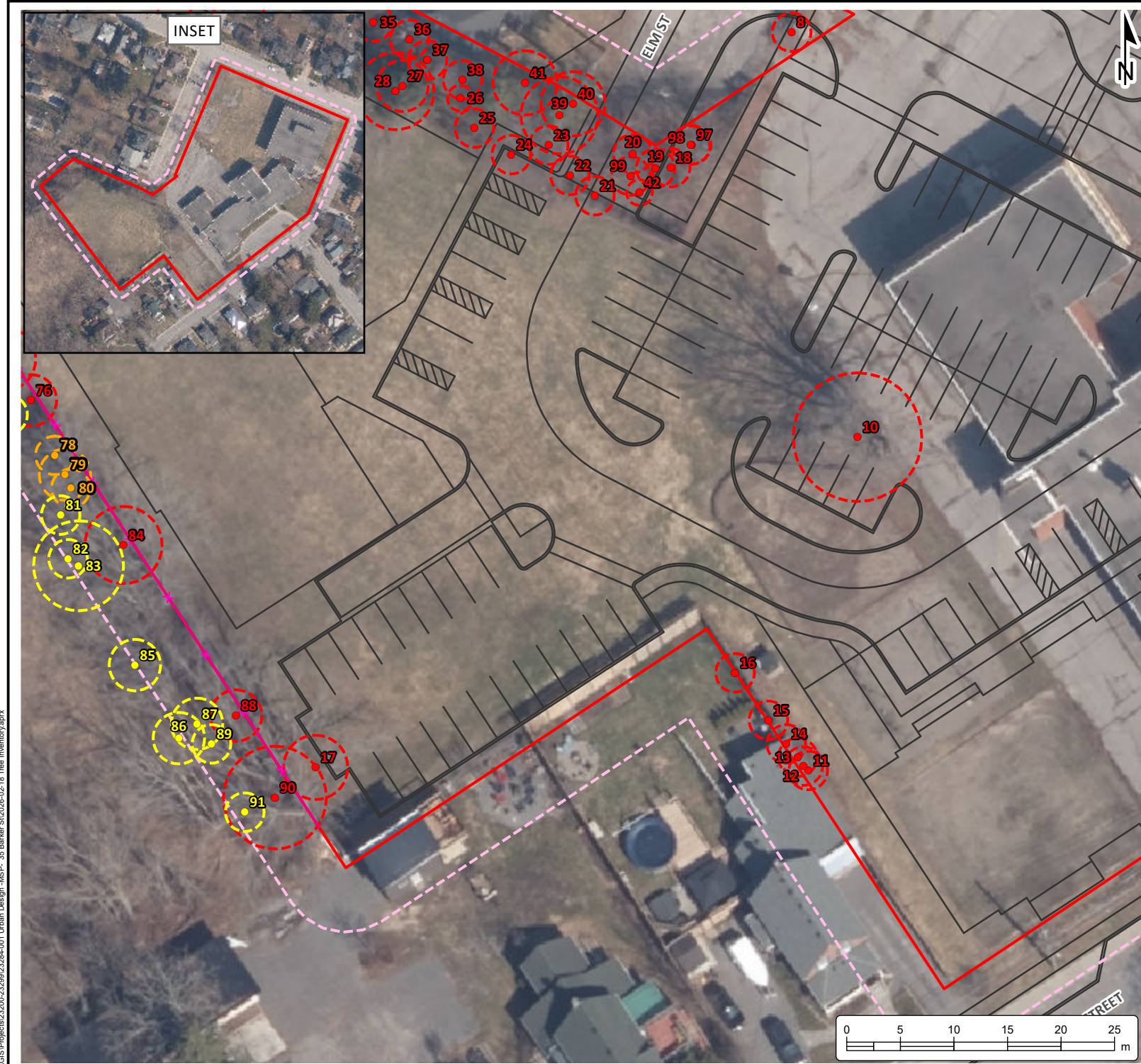
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Tel: (705) 742.7900 Fax: (705) 742.7907
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**TREE INVENTORY
AREA 1**

Project No.: CAM23284.002	Date: June 2026
Scale: 1:500	Projection: NAD 1983 UTM Zone 18N
Created by: DBC	Checked by: DL
Figure: 2	



**TREE INVENTORY AND
PRESERVATION PLAN**
HOMES FIRST QUEEN
ELIZABETH RESIDENCES INC.
35 Barker Street
Prince Edward County
Picton, Ontario

LEGEND

- Site Plan
- ✕ Tree Protection Fencing
- Area of Impact (AOI)
- Tree Inventory Area

Inventoried Trees:

- Remove
- Protect - Injury
- Protect (No Impact)
- Retain

Tree Protection Zone (TPZ)(m):

- Remove
- Protect - Injury
- Protect

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**TREE INVENTORY
AREA 2**

Project No.: CAM23284.002	Date: June 2026
Scale: 1:500	Projection: NAD 1983 UTM Zone 18N
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Figure: 3	



**TREE INVENTORY AND
PRESERVATION PLAN**
HOMES FIRST QUEEN
ELIZABETH RESIDENCES INC.
35 Barker Street
Prince Edward County
Picton, Ontario

LEGEND

- Site Plan
- ✕ Tree Protection Fencing
- Area of Impact (AOI)
- Tree Inventory Area

Inventoried Trees:

- Remove
- Protect - Injury
- Protect (No Impact)
- Retain

Tree Protection Zone (TPZ)(m):

- Remove
- Protect - Injury
- Protect

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Tel: (705) 742.7900 Fax: (705) 742.7907
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**TREE INVENTORY
AREA 3**

Project No.: CAM23284.002	Date: June 2026
Scale: 1:500	Projection: NAD 1983 UTM Zone 18N
Created by: DBC	Checked by: DL
Figure: 4	



**TREE INVENTORY AND
PRESERVATION PLAN**
HOMES FIRST QUEEN
ELIZABETH RESIDENCES INC.
35 Barker Street
Prince Edward County
Picton, Ontario

LEGEND

- Site Plan
- ✕ Tree Protection Fencing
- Area of Impact (AOI)
- Tree Inventory Area

Inventoried Trees:

- Remove
- Protect - Injury
- Protect (No Impact)
- Retain

Tree Protection Zone (TPZ)(m):

- Remove
- Protect - Injury
- Protect

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**TREE INVENTORY
AREA 4**

Project No.: CAM23284.002	Date: June 2026
Scale: 1:500	Projection: NAD 1983 UTM Zone 18N
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Tree Inventory and Preservation Plan – 35 Barker Street, Picton, Ontario
Homes First Queen Elizabeth Residences Inc.
Cambium Reference: 23284.002
June 24, 2026

Appendix A
Tree Inventory Results



Appendix A - Tree Inventory

Tree ID	Tree Species (Common Name)	Tree Species (Scientific Name)	Native/Non- Native	Ownership	DBH (cm)	Crown Reserve (m)	TPZ (m)	Overall Condition	Observations	Recommended Action
1	Black Walnut	<i>Juglans nigra</i>	Native	Private	14.6	3	1.8	Fair		Remove
2	Siberian Elm	<i>Ulmus pumila</i>	Non-Native	Private	38.3	4	2.4	Fair	Stick nest	Remove
3	Norway Maple	<i>Acer platanoides</i>	Non-Native	Municipality	70.5	6	4.2	Fair	Stick nest, BB	Remove
4	Northern Red Oak	<i>Quercus rubra</i>	Native	Private	68.7	5	4.2	Good		Remove
5	Black Walnut	<i>Juglans nigra</i>	Native	Private	15.7	3	1.8	Good		Remove
6	Norway Maple	<i>Acer platanoides</i>	Non-Native	Municipality	48.6	4	3.0	Good		Remove
7	Norway Maple	<i>Acer platanoides</i>	Non-Native	Municipality	40.0	4	2.4	Good		Remove
8	Black Walnut	<i>Juglans nigra</i>	Native	Municipality	21.3	4	1.8	Fair	In fence, MLx3	Remove
9	Honey Locust	<i>Gleditsia triacanthos</i>	Non-Native	Private	44.3	6	3.0	Good		Protect (Injury)
10	Sugar Maple	<i>Acer saccharum</i>	Native	Private	94.0	6	6.0	Fair		Remove
11	Black Walnut	<i>Juglans nigra</i>	Native	Private	10.4	2	1.8	Fair	In between fence and adjacent building	Remove
12	Black Walnut	<i>Juglans nigra</i>	Native	Private	19.6	3	1.8	Good		Remove
13	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	20.2	3	1.8	Poor	In fence, MLx3	Remove
14	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	13.5	3	1.8	Fair	In between Site fence and adjacent fence	Remove
15	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	16.9	3	1.8	Fair		Remove
16	Black Walnut	<i>Juglans nigra</i>	Native	Private	15.6	3	1.8	Good		Remove
17	Red Maple	<i>Acer rubrum</i>	Native	Private	48.6	4	3.0	Poor	CDB, LF, BD	Remove
18	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	19.0	3	1.8	Good	Slight lean along fence	Remove
19	Black Walnut	<i>Juglans nigra</i>	Native	Private	16.3	3	1.8	Good	VC	Remove
20	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	20.5	4	1.8	Fair	In fence, MLx6	Remove
21	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	12.5	3	1.8	Good	In fence, MLx2	Remove
22	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	13.0	3	1.8	Fair	In fence	Remove
23	Black Walnut	<i>Juglans nigra</i>	Native	Private	18.1	3	1.8	Good		Remove
24	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	15.0	3	1.8	Fair	In fence, MLx2	Remove
25	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	11.3	3	1.8	Good		Remove
26	Butternut	<i>Juglans cinerea</i>	Native	Private	7.4	2	1.2	Dead		Remove
27	Norway Spruce	<i>Picea abies</i>	Non-Native	Private	31.4	5	2.4	Good		Remove
28	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	57.5	5	3.6	Fair	In fence, MLx4	Remove
29	Norway Spruce	<i>Picea abies</i>	Non-Native	Private	44.0	5	3.0	Good		Remove
30	Butternut	<i>Juglans cinerea</i>	Native	Private	31.5	4	2.4	Fair		Remove
31	Black Walnut	<i>Juglans nigra</i>	Native	Private	12.5	2	1.8	Good		Remove
32	White Spruce	<i>Picea glauca</i>	Native	Private	65.0	6	4.2	Good		Remove
33	White Spruce	<i>Picea glauca</i>	Native	Private	60.0	5	3.6	Good		Remove
34	White Spruce	<i>Picea glauca</i>	Native	Private	60.0	5	3.6	Good		Remove
35	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	10.8	2	1.8	Good	In fence	Remove
36	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	10.0	2	1.8	Fair	In fence	Remove



Tree ID	Tree Species (Common Name)	Tree Species (Scientific Name)	Native/Non- Native	Ownership	DBH (cm)	Crown Reserve (m)	TPZ (m)	Overall Condition	Observations	Recommended Action
37	Black Walnut	<i>Juglans nigra</i>	Native	Private	12.4	3	1.8	Good		Remove
38	Black Walnut	<i>Juglans nigra</i>	Native	Private	13.5	3	1.8	Good		Remove
39	Norway Maple	<i>Acer platanoides</i>	Non-Native	Private	60.4	6	3.6	Good	MLx2, Beside fence	Remove
40	White Spruce	<i>Picea glauca</i>	Native	Private	50.0	4	3.0	Poor		Remove
41	Norway Spruce	<i>Picea abies</i>	Non-Native	Private	50.0	4	3.0	Good		Remove
42	Butternut	<i>Juglans cinerea</i>	Native	Private	5.0	2	1.2	Poor	MLx2	Remove
43	Butternut	<i>Juglans cinerea</i>	Native	Private	22.0	4	1.8	Poor	MLx2, VC	Remove
44	Black Walnut	<i>Juglans nigra</i>	Native	Private	33.5	5	2.4	Good		Remove
45	Black Cherry	<i>Prunus serotina</i>	Native	Private	29.5	4	1.8	Good	MLx2	Remove
46	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	70.0	6	4.2	Good	MLx4	Remove
47	Butternut	<i>Juglans cinerea</i>	Native	Private	28.0	2	1.8	Dead	Canker, CDB, BD, Might be dead	Remove
48	Blue Spruce	<i>Picea pungens</i>	Non-Native	Private	15.0	2	1.8	Poor	CDB	Remove
49	Blue Spruce	<i>Picea pungens</i>	Non-Native	Private	16.2	2	1.8	Poor	CDB, VC	Remove
50	Butternut	<i>Juglans cinerea</i>	Native	Private	35.5	4	2.4	Poor	Lean	Remove
51	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	39.1	5	2.4	Poor	WT, leaning on fence	Remove
52	Norway Maple	<i>Acer platanoides</i>	Non-Native	Private	17.4	4	1.8	Good		Protect (No Impact)
53	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	10.5	2	1.8	Poor	Leaning on fence, DL	Protect (No Impact)
54	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	22.3	3	1.8	Poor	Leaning on fence	Protect (No Impact)
55	White Elm	<i>Ulmus americana</i>	Native	Private	20.0	4	1.8	Fair	VC	Protect (No Impact)
56	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	24.7	4	1.8	Fair		Protect (No Impact)
57	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	14.5	3	1.8	Poor	VC	Protect (No Impact)
58	Black Walnut	<i>Juglans nigra</i>	Native	Private	22.1	4	1.8	Good		Protect (No Impact)
59	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	25.0	4	1.8	Fair		Remove
60	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	26.3	4	1.8	Fair		Remove
61	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	26.4	4	1.8	Good	SB	Protect (No Impact)
62	Silver Maple	<i>Acer saccharinum</i>	Native	Private	18.0	4	1.8	Good		Protect (No Impact)
63	Black Willow	<i>Salix nigra</i>	Native	Private	76.4	5	4.8	Fair	BD	Protect (Injury)
64	Black Willow	<i>Salix nigra</i>	Native	Private	60.2	5	3.6	Fair	BD	Protect (Injury)
65	Black Willow	<i>Salix nigra</i>	Native	Private	35.5	5	2.4	Fair	BL	Protect (Injury)
66	Silver Maple	<i>Acer saccharinum</i>	Native	Private	42.7	5	3.0	Fair	ML, SB, ST	Protect (Injury)
67	Butternut	<i>Juglans cinerea</i>	Native	Private	32.0	4	2.4	Poor	CDB, Canker, BD	Remove
68	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	20.7	3	1.8	Fair	LF, VC	Protect (Injury)
69	Silver Maple	<i>Acer saccharinum</i>	Native	Private	48.8	5	3.0	Poor	BL, VC	Protect (Injury)
70	Silver Maple	<i>Acer saccharinum</i>	Native	Private	26.3	4	1.8	Good		Protect (No Impact)
71	Black Walnut	<i>Juglans nigra</i>	Native	Private	10.8	3	1.8	Good		Protect (No Impact)
72	Silver Maple	<i>Acer saccharinum</i>	Native	Private	15.6	3	1.8	Good		Protect (No Impact)
73	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	21.1	4	1.8	Good	MLx2	Protect (No Impact)
74	Butternut	<i>Juglans cinerea</i>	Native	Private	23.4	3	1.8	Poor	CDB, Canker, BD, might be dead	Remove



Tree ID	Tree Species (Common Name)	Tree Species (Scientific Name)	Native/Non- Native	Ownership	DBH (cm)	Crown Reserve (m)	TPZ (m)	Overall Condition	Observations	Recommended Action
75	Butternut	<i>Juglans cinerea</i>	Native	Private	44.0	4	3.0	Poor	Canker, BD, CDB	Remove
76	Butternut	<i>Juglans cinerea</i>	Native	Private	34.0	4	2.4	Poor	Canker, BD, CDB	Remove
77	Butternut	<i>Juglans cinerea</i>	Native	Private	23.0	4	1.8	Poor	Canker, BD, CDB	Protect (No Impact)
78	Butternut	<i>Juglans cinerea</i>	Native	Private	28.0	4	1.8	Poor	Canker, BD, CDB	Protect (Injury)
79	Black Walnut	<i>Juglans nigra</i>	Native	Private	35.9	5	2.4	Good		Protect (Injury)
80	Black Walnut	<i>Juglans nigra</i>	Native	Private	10.3	2	1.8	Good		Protect (Injury)
81	Black Walnut	<i>Juglans nigra</i>	Native	Private	15.9	3	1.8	Good	VC	Protect (No Impact)
82	White Elm	<i>Ulmus americana</i>	Native	Private	15.9	3	1.8	Good	MLx2 VC	Protect (No Impact)
83	White Elm	<i>Ulmus americana</i>	Native	Private	65.8	6	4.2	Good	MLx2	Protect (No Impact)
84	Black Walnut	<i>Juglans nigra</i>	Native	Private	56.0	5	3.6	Good		Remove
85	Butternut	<i>Juglans cinerea</i>	Native	Private	34.5	4	2.4	Poor	Canker MLx2	Protect (No Impact)
86	Black Walnut	<i>Juglans nigra</i>	Native	Private	30.8	3	2.4	Good		Protect (No Impact)
87	Black Walnut	<i>Juglans nigra</i>	Native	Private	31.0	3	2.4	Good	VC	Protect (No Impact)
88	Norway Maple	<i>Acer platanoides</i>	Non-Native	Private	33.4	3	2.4	Poor	CDB, BD	Remove
89	Black Walnut	<i>Juglans nigra</i>	Native	Private	24.6	4	1.8	Good		Protect (No Impact)
90	Butternut	<i>Juglans cinerea</i>	Native	Private	76.1	6	4.8	Poor		Remove
91	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	16.1	3	1.8	Fair	VC	Protect (No Impact)
92	Butternut	<i>Juglans cinerea</i>	Native	Private	3.5	1	1.2	Fair	Some canker present	Remove
93	Black Walnut	<i>Juglans nigra</i>	Native	Private	20.0	3	1.8	Good	Behind gate	Remove
94	Black Walnut	<i>Juglans nigra</i>	Native	Private	20.0	3	1.8	Good	Behind gate	Remove
95	Black Walnut	<i>Juglans nigra</i>	Native	Private	16.0	3	1.8	Good	Behind gate	Remove
96	Black Walnut	<i>Juglans nigra</i>	Native	Private	20.0	3	1.8	Fair	Behind gate	Remove
97	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	21.4	3	1.8	Fair		Remove
98	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	17.2	3	1.8	Fair	MLx3	Remove
99	Black Walnut	<i>Juglans nigra</i>	Native	Private	23.4	3	1.8	Good	VC	Remove
100	Manitoba Maple	<i>Acer negundo</i>	Non-Native	Private	34.2	1	2.4	Poor	Topped, SB, ST	Protect (No Impact)

Note: **Retain:** Trees with TPZs found greater than 2 m from the outside of the Buffer Area; no protection is required as it is unlikely that there would be negative impacts to the tree.
Protect - No Injury: Trees with TPZs that do not extend into the Impact Area but are found within the Buffer Area or within 2 m of the Buffer Area; tree health can be adequately protected from injury
Protect - Injury: Trees with 1-39% of the TPZ within the Impact Area; low to moderate temporary impacts to tree health can be expected, but survivorship of the tree can be protected by mitigating
Remove: Trees with equal to or greater than 40% of the TPZ within the Impact Area; negative impacts affecting the survivorship of the tree are expected as a result of the proposed work.
Remove – Hazard: Hazard trees, as well as trees found to be in poor or dead condition that could pose a hazard; may occur anywhere within the Tree Inventory Limits.



Tree Inventory and Preservation Plan – 35 Barker Street, Picton, Ontario
Homes First Queen Elizabeth Residences Inc.
Cambium Reference: 23284.002
June 24, 2026

Appendix B
Site Plan
