

Prepared By:



372 Grey Road 21 West Parcel

Town of the Blue Mountains Tree Inventory and Protection Plan Update

Project No. 04-010-2021

July 2026



23 Herrell Ave
Barrie, Ontario
L4N 6T5

July 17, 2026

Rhemm Properties, Ltd.
Box 87 Clarksburg, Ontario
N0H 1J0

Attention: John Rodgers

RE: Birks NHC File No. 04-010-2021
Tree Inventory and Protection Plan Update
372 Grey Rd 21 – West Parcel, Town of the Blue Mountains

Dear Mr. Rodgers,

Thank you for retaining Birks Natural Heritage Consultants, Inc. (Birks NHC) to prepare a Tree Inventory and Protection Plan for the west parcel of the property identified as 372 Grey Road 21 in the Town of the Blue Mountains. We understand that this plan is being requested in support of a development application comprised of an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision application. This plan is an update to the previously submitted report, due to alteration of the proposed site plan and resulting grading plan.

In preparation of the recommendations outlined herein, Birks NHC staff attended the property in spring 2025 and 2026 to complete a tree inventory for the proposed development area. This report presents the findings of the inventory, tree protection plan, and a woodland compensation plan for those tree resources proposed for removal, in accordance with the requirements of the County of Grey and the Town of the Blue Mountains. This report has also been prepared in consideration of the tree removal requirements of the Town of Blue Mountains Municipal Tree By-Law 2010-68.

If you have any questions or concerns regarding this report, please do not hesitate to contact the undersigned.



Birks Natural Heritage Consultants Inc.

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Reviewed by:

Stephanie Brady HBES
Ecologist/Partner



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1 INTRODUCTION

Birks Natural Heritage Consultants, Inc. (Birks NHC) was retained by Rhemm Properties, Ltd to undertake the preparation of a Tree Inventory and Protection Plan (TIPP) for the West Parcel of the property identified as 372 Grey Road 21 (the property) in the Town of the Blue Mountains (Town), County of Grey (County).

The West Parcel of the property is triangular-shaped and measures approximately 7.0 hectares (ha). The property contains natural heritage features including components of the Silver Creek Provincially Significant Wetland (PSW) Complex. The property also contains several unsanctioned recreational trails. A mapped watercourse is present along the eastern property limits, which flows north-northwest along the Georgian Trail, eventually crossing the Georgian Trail and flowing north to Georgian Bay. Seasonal drainage features were documented within the property which pass through the north-eastern vegetation communities and across the north-western corner of the property.

Birks NHC completed an Environmental Impact Study (EIS) for the property (Birks NHC, 2023) to assess for potential impacts of the development to the identified natural heritage features and functions. Following submission of the EIS and pre-application review, it was determined by the Town and County that a TIPP would be required in support of a Draft Plan of Subdivision application for the proposed residential development of the property. This report has been prepared to satisfy requirements under the Town's Municipal Tree By-law 2010-68.

2 POLICY OVERVIEW

The following municipal policies are related to the protection of the tree resources of the property at both the County and Town levels and dictate requirements for compensation and offsetting where tree removals are proposed.

2.1 COUNTY OF GREY

The proposal calls for the removal and alteration of Significant Woodland, as identified within the EIS prepared by Birks NHC (2023, updated 2026). The introduction of Section 7 of the County's Official Plan (2025) states that

The County, local municipalities and/or conservation authorities having jurisdiction within Grey, may choose to develop and use ecological/ecosystem offsetting (also called biodiversity offsetting) policies or procedures for private land development proposals and/or public infrastructure undertakings. Consideration for offsetting may only be applicable where it is consistent with the appropriate legislation, regulations and supporting policies and guidelines



(Provincial Policy Statement, Provincial Plans, Official Plans, Forest Management Plans, Forest Management By-laws, Tree-Cutting By-laws, etc.).

Offsetting must follow the mitigation hierarchy of Avoid, Minimize, Mitigate, then Offset. It should only be applied after a detailed analysis has determined that avoidance, minimization, and mitigation of loss is not possible or feasible. This tool shall not replace or negate the requirements of other legislation applicable to impacts to species or ecosystems at the municipal, regional, provincial, or federal levels. Protection, and ideally restoration and improvements of existing natural systems remains the primary goal of natural heritage systems planning (as per Section 2.1 of the PPS).

Offsetting policies or procedures should target an ecological (net) gain. Where determined to not be feasible, they should ensure no-net-loss and fully replace the same level of lost ecosystem structure and function in proximity to where the loss occurs.

Where other compensation or offsetting programs exist (i.e., tree cutting by-laws that speak to tree replacement planting or funds), efforts shall be made to coordinate the separate processes to limit duplication. All programs of this nature should offer a comprehensive approach to restoring unavoidable losses.

Thus, ecological offsetting is a consideration for this development and the proposed removal of tree specimens within the area influenced by the development footprint.

2.2 TOWN OF THE BLUE MOUNTAINS

Section D8.2 of the Town's Official Plan (2016) states the following regarding the protection of tree canopy within the municipality:

Supporting the protection and enhancement of tree canopies can contribute to improvements to air and water quality, reductions in greenhouse gases, the support of biodiversity, and enhancement of natural features and systems. It is a policy of the Town to:

- a) encourage the planting of native or non-native non-invasive tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration, particularly through new development and on municipally-owned land;*
- b) implement measures to protect, enhance, and expand the tree canopy, including but not limited to:
 - i) requiring tree planting in areas of extensive surface parking; and*
 - ii) promoting development that maximizes areas for tree planting.**
- c) consider the establishment of a forest resource stewardship strategy and plan;*
- d) require reimbursement, in the form of new trees or financial compensation, for all healthy trees proposed to be removed in development applications, based on the findings of a Tree Inventory and Preservation Plan; and,*



e) encourage tree planting by local residents and organizations, and educate residents about the benefits of planting trees on their property and the environmental impact of removing trees.

In additional, the Town's Tree Preservation By-law 2010-68 is applicable to the proposed application.

3 GENERAL PROPERTY DESCRIPTION

The property consists of wetlands, woodlands, thickets and several drainages. An unnamed permanent watercourse flows along the east side of the site along the Georgian Trail. No development or site alteration is proposed within the delineated limits of the wetland (Silver Creek Provincially Significant Wetland). After relocation of sanitary sewer services, a 30 m setback has been integrated into the Site Plan for both the wetland and the permanent fish habitat to protect the features from direct and indirect impacts of the residential development. An open space block of land encompasses the setback areas to the wetlands and the permanent watercourse (Figure 3). Land uses associated with adjacent lands include woodlands to the east and south along with portions of the Silver Creek PSW. Residential development is present to the north and east of the property.

Several vegetation communities were identified on the property: cultural meadow, deciduous forest and swamp as well as deciduous shrub thicket (Figure 1). Vegetation communities were assessed using the Ecological Land Classification ('ELC') method described by Lee *et al.* (1998) as part of the Birks NHC EIS (2026). Further details regarding the vegetation communities can be found in 2026 Birks NHC EIS report prepared in support of the 2nd submission.

4 PROPOSED DEVELOPMENT PLAN

The proposal involves the creation and development of residential lots as part of a Draft Plan of Subdivision. The Draft Plan includes an access road from the adjacent Eden Oaks development that will cross through the property in a general north-west to south-east direction and a mix of single detached and semi-detached homes (Figure 3). An existing intermittent drainage feature (ID1) will be partly re-aligned along the reach that is present off property, to the west (approximately 130 m), and surface overland flow will be conveyed along the road to the SWMF to the west (Eden Oak Development), outletting in part to the unnamed permanent watercourse along Georgian Trail. Systems for quality control and quantity control prior to outletting will be in place prior to reaching the watercourse. Runoff from the northern lots will be directed towards the open space block and allowed to disperse through infiltration (Figure 3).

Servicing for the proposed development will be through public water and sewer systems, the infrastructure for which is already in place (in regard to water). Relocation of the main sanitary sewer will be required, which will occur between the proposed 30 m setbacks to Silver Creek PSW.



No development or site alteration is proposed within the delineated limits of Silver Creek PSW. As discussed, the proposed development would require the partial re-alignment of the servicing corridor which would be maintained, in part, within the 30m wetland setback. This corridor would entail both the servicing easement as well as an access road along the length of the corridor. It is our understanding that the servicing corridor will also function as a recreational trail corridor, allowing the public to utilize the maintained corridor.

A hazard lands designation is present, associated with floodplain and wetland setbacks. Open Space/Park is proposed within the north-western corner of the property, outside of the hazard and wetland designations. A drainage easement will be placed along the western and southern property limits to allow for the construction of drainage infrastructure, directing flows away from the proposed residences.

An Ecological Compensation Plan (Birks NHC, 2026) has been prepared which provides compensation for the loss of 0.58 ha of woodland habitat, including invasive species management and tree planting, is provided within the maintained natural lands and natural features setbacks in the northern portion of the property.

5 TREE INVENTORY

Birks NHC undertook a field inventory in the area of the proposed disturbance and extending a minimum of 6 metres (m) from the proposed limits of disturbance, as understood at the time of survey (April 10, May 13, 2025 and March 23, 2026). The surveyed area was densely forested and random plots (12.0 m diameter) within the forested areas were identified and inventoried to record:

- Species and species abundance;
- Condition of the trees; and,
- The number of trees within each of the plots. The trees were categorized into five different size categories, with minimum diameter at breast height ('DBH') recorded being 10 centimeters (cm). The size categories were assigned as follows:
 - 10 cm -15.9 cm DBH
 - 16 cm -20.9 cm DBH
 - 21 cm -25.9 cm DBH
 - >26 cm DBH

The location of the surveyed plots is provided in Figure 1.

Where individual tree specimens were identified within meadow communities, along the property limits, grading limits and within the servicing easement, individual trees and/or tree groupings were documented where the following information was recorded:

- Location of the individual trees or groupings, as recorded with handheld GPS (3 m accuracy);
- Diameter of tree at 1.4m (DBH) above ground surface;



- Canopy size;
- Health, including but not limited to structural integrity, percent deadwood, crown vigor, pathogenical concerns, decay and potential for failure;
- Individual trees were assigned a unique identifier utilizing aluminum tags with an etched number.

The location of the inventoried trees and surveyed plots is provided in Figure 1.

The methodology outlined above was confirmed to be acceptable by the County, who will be reviewing this report on behalf of the Town. Confirmation of the accepted Terms of Reference is provided in Appendix A.

5.1 RESULTS

5.1.1 Forested Areas

The tree inventory was conducted on April 10, May 13, 2025 and March 23, 2026. In total, 24 plots were surveyed, with 373 trees recorded within the plots. In addition, 1 tree grouping was identified; all tree individuals within this small grouping was tallied as well. Trees within the plots and groupings were assigned to size categories based on DBH, with the majority (61%) of the trees being 10 cm – 15 cm DBH in size (Table 1).

Table 1. Tree Size Representation within Forested Areas and Tree Groupings

	DBH (cm)			
	10 – 15.9	16 – 20.9	21 – 25.9	> 26 – 30.9
Number of Trees	226 (61%)	83 (22%)	42 (11%)	22 (6%)

The majority of trees documented within forested communities and tree groupings were American Elm, with the species being present in 88% of the surveyed plots and representing 26% of the total trees inventoried (Table 2). Common Buckthorn (an invasive exotic) was also widely distributed through the property (present in 64% of the plots). Also widely distributed were American Basswood (52% of plots), Balsam Poplar (44%) and White Ash (40%). The remainder of the tree species were found in 32% of the surveyed plots or less, however the species were observed in low numbers, each only representing 12% or less of the trees found on the property, in forested areas. A full list of species observed within each of the survey plots and tree groupings is provided in Figure 1.

5.1.2 Individual Tree Specimens

Of the individual trees inventoried, tree specimens were largely represented by American Elm (29 %) and White Birch (22%). Other lesser dominant species included Balsam Poplar (12%), Basswood (9%) and Manitoba Maple (9%). The full inventory and tree location is presented in Figure 1. A summary of the data is provided in Table 3 below.



Overall, the trees were considered to be in good health, with the exception of Ash trees which were frequently dead and/or dying throughout the inventoried area, a result of Emerald Ash Borer activity.

Table 2. Species Representation Within Forested Areas

Species	Number of Plots Containing the Species	% of Plots and Tree Grouping	Total Number of trees recorded	% trees
Apple (<i>Malus</i> sp.)	8	32%	10	3%
Balsam poplar (<i>Populus balsamifera</i>)	10	44%	69	14%
American Basswood (<i>Tilia americana</i>)	13	52%	37	11%
Black Cherry (<i>Prunus serotina</i>)	3	12%	5	1%
Red Oak (<i>Quercus rubra</i>)	4	16%	8	2%
Common Buckthorn (<i>Rhamnus cathartica</i>)	16	64%	60	17%
Green Ash (<i>Fraxinus pennsylvanica</i>)	6	24%	5	1%
Paper Birch (<i>Betula papyrifera</i>)	2	8%	5	1%
Sugar Maple (<i>Acer saccharum</i>)	3	12%	5	1%
White Ash (<i>Fraxinus americana</i>)	10	40%	19	6%
American Elm (<i>Ulmus americana</i>)	22	88%	100	26%
Crack Willow (<i>Salix fragilis</i>)	3	12%	7	2%
Birch (<i>Betula</i> sp.)	1	4%	2	1%
Trembling Aspen (<i>Populus tremuloides</i>)	7	28%	41	12%
Yellow Birch (<i>Betula alleghaniensis</i>)	1	4%	1	0%
TOTAL	22		374	

Table 3. Species Representation Along Property Limit and Open Grown Areas (Individually Plotted Trees)

Species	Number of Trees	Percentage
Apple (<i>Malus</i> sp.)	4	2.09%
American Elm (<i>Ulmus americana</i>)	56	29.32%
Manitoba Maple (<i>Acer negundo</i>)	17	8.90%
Eastern White Cedar (<i>Thuja occidentalis</i>)	8	4.19%
Balsam Poplar (<i>Populus balsamifera</i>)	23	0.52%
American Basswood (<i>Tilia americana</i>)	17	12.04%
Trembling Aspen (<i>Populus tremuloides</i>)	6	8.90%
White Birch (<i>Betula papyrifera</i>)	43	3.14%
Crack Willow (<i>Salix fragilis</i>)	12	22.51%
Red Oak (<i>Quercus rubra</i>)	2	6.28%
TOTAL	191	100

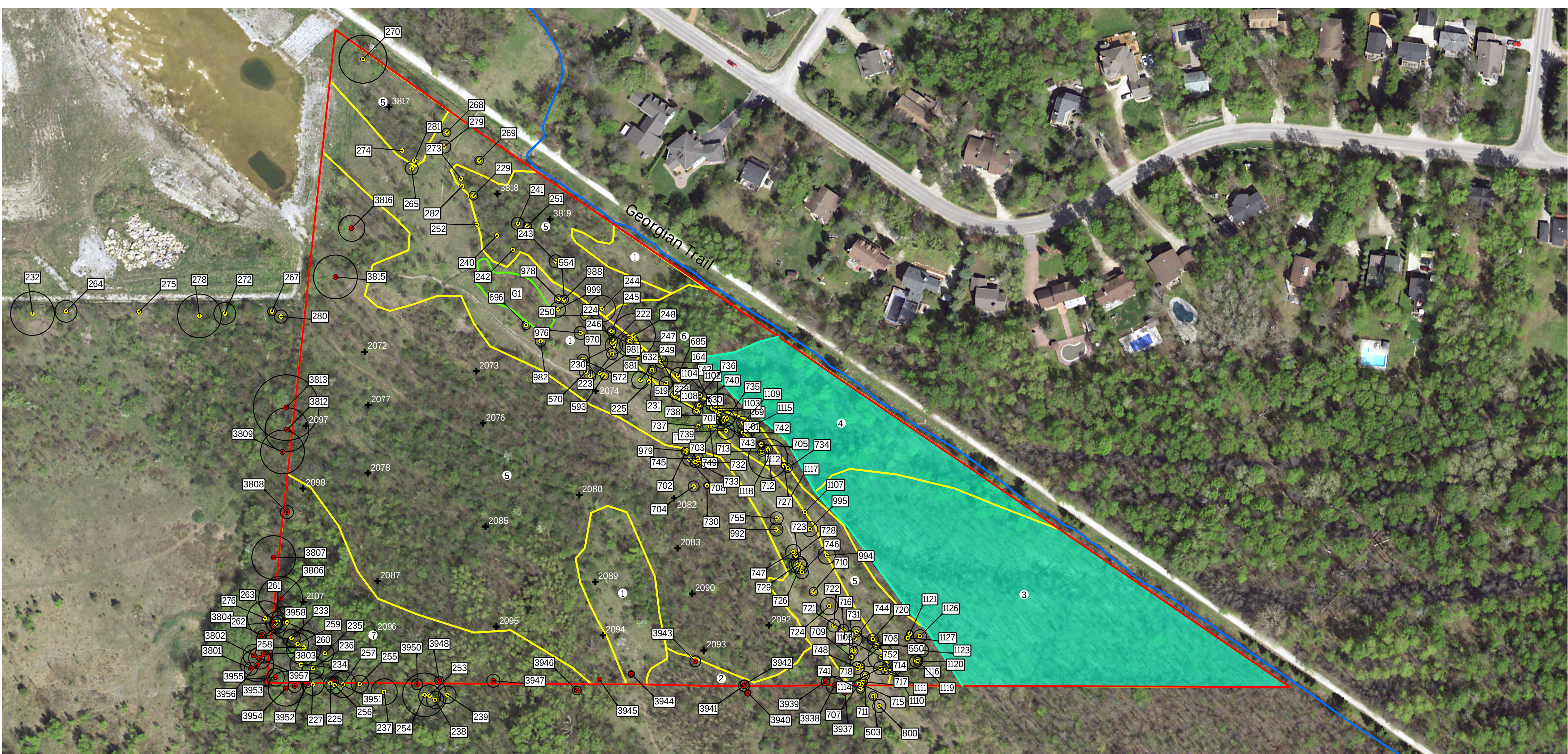


Table 1a. Individual Tree Inventory

Date	Tree Ident ification Number	Waypoint	Common Name	Latin Name	Species	Canopy (diameter in)	DBH (cm)	% Live Crown	Notes	Recommendation	Rationale	
2025-05-13	503	503	White Birch	Betula papyrifera		4	13	100	Good condition	Retain	Boundary tree - no impacts	
2025-05-13	519	519	White Birch	Betula papyrifera		4	10	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	550	550	Trembling Aspen	Populus tremuloides		4	11	100	Good condition	Retain	No impacts	
2025-04-10	554	3820	American Elm	Ulmus americana		4	15	100	Good condition	Remove	Within sanitary easement footprint	
2025-04-10	570	3826	American Elm	Ulmus americana		6	13	100	Good condition	Remove	Within development footprint	
2025-04-10	572	3825	American Elm	Ulmus americana		5	23	100	Good condition	Remove	Within development footprint	
2025-05-13	593	3829	White Birch	Betula papyrifera		4	13	100	Good condition	Remove	Within sanitary easement footprint	
2025-04-10	696	3823	White Birch	Betula papyrifera		4	10, 11	100	2 stems, good	Remove	Within development footprint	
2025-05-13	701	701	White Birch	Betula papyrifera		6	12, 5	100	Good condition	Retain	Monitor for hazard conditions due to impacts to root zone	
2025-05-13	702	702	Balsam Poplar	Populus balsamifera		4	13	90	Good condition	Remove	Within development footprint	
2025-05-13	703	703	White Birch	Betula papyrifera		2	11	100	Good condition	Retain	No impacts	
2025-05-13	704	704	Basswood	Tilia americana		5	20, 5	100	Good condition	Remove	Within development footprint	
2025-05-13	705	705	White Birch	Betula papyrifera		3	11	100	leaning into easement	Retain	No impacts	
2025-05-13	706	706	White Birch	Betula papyrifera		2	10, 5	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	707	707	White Cedar	Thuja occidentalis		4	13, 12, 13	100	3 stems, good condition	Remove	Within sanitary easement footprint	
2025-05-13	708	708	Red Oak	Quercus rubra		6	10, 12	100	2 stems, good condition	Remove	Within development footprint	
2025-05-13	709	709	White Birch	Betula papyrifera		3	11, 5	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	710	710	White Birch	Betula papyrifera		4	10	11	100	Good condition	Remove	Within sanitary easement footprint
2025-05-13	711	711	White Birch	Betula papyrifera		4	10	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	712	712	White Birch	Betula papyrifera		4	11, 5	100	Good condition	Retain	No impacts	
2025-05-13	713	713	American Elm	Ulmus americana		4	13, 5	100	Good condition	Retain	No impacts	
2025-05-13	714	714	White Birch	Betula papyrifera		3	18	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	715	715	White Cedar	Thuja occidentalis		3	11	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	716	716	American Elm	Ulmus americana		6	15	60	poor condition	Remove	Within sanitary easement footprint	
2025-05-13	717	717	White Birch	Betula papyrifera		4	17	13	100	Good condition	Remove	Within sanitary easement footprint
2025-05-13	718	718	Balsam Poplar	Populus balsamifera		4	11	70	Fair condition	Remove	Within sanitary easement footprint	
2025-05-13	720	720	Trembling Aspen	Populus tremuloides		5	12, 5	100	Good condition	Retain	No impacts	
2025-05-13	721	721	White Birch	Betula papyrifera		5	11	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	722	722	White Birch	Betula papyrifera		6	12	100	Fair condition	Remove	Within sanitary easement footprint	
2025-05-13	723	723	White Birch	Betula papyrifera		7	13	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	724	724	White Birch	Betula papyrifera		8	16, 5, 12, 5	100	2 stems, good condition	Remove	Within sanitary easement footprint	
2025-05-13	725	725	White Birch	Betula papyrifera		7	14, 5, 13, 11	100	3 stems, good condition	Remove	Within sanitary easement footprint	
2025-05-13	727	727	American Elm	Ulmus americana		3	12, 5	100	Good condition	Retain	No impacts	
2025-05-13	728	728	White Birch	Betula papyrifera		3	11	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	729	729	White Birch	Betula papyrifera		8	12, 14, 5, 11, 5	100	3 stems, good condition	Remove	Within sanitary easement footprint	
2025-05-13	730	730	American Elm	Ulmus americana		3	13	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	731	731	White Birch	Betula papyrifera		4	11, 5	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	732	732	American Elm	Ulmus americana		4	20	100	Good condition	Remove	Within development footprint	
2025-05-13	733	733	Trembling Aspen	Populus tremuloides		5	14	100	Good condition	Remove	Within development footprint	
2025-05-13	734	734	Crack Willow	Salix fragilis		4	12, 5	100	Good condition	Retain	No impacts	
2025-05-13	735	735	Manitoba Maple	Acer negundo		7	14	100	Good condition	Retain	Within sanitary easement footprint	
2025-05-13	736	736	White Birch	Betula papyrifera		3	12	100	Good condition	Retain	No impacts	
2025-05-13	737	737	White Birch	Betula papyrifera		2	17	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	738	738	White Birch	Betula papyrifera		2	12	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	739	739	Apple	Malus sp.		4	11, 5	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	740	740	American Elm	Ulmus americana		4	16	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	741	741	White Birch	Betula papyrifera		4	14, 5	100	Good condition	Retain	Boundary tree - no impacts	
2025-05-13	742	742	White Birch	Betula papyrifera		3	11	100	Good condition	Retain	No impacts	
2025-05-13	743	743	White Birch	Betula papyrifera		4	11	100	Good condition	Retain	Monitor for hazard conditions due to impacts to root zone	
2025-05-13	744	744	White Birch	Betula papyrifera		4	15, 16	100	2 stems, good condition	Remove	Impact to root zone - sanitary easement	
2025-05-13	745	745	Trembling Aspen	Populus tremuloides		5	22, 5	100	Good condition	Remove	Within development footprint	
2025-05-13	746	746	American Elm	Ulmus americana		6	14, 5	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	747	747	Balsam Poplar	Populus balsamifera		4	16	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	748	748	White Cedar	Thuja occidentalis		6	10, 14, 5	100	2 stems, good condition	Remove	Within sanitary easement footprint	
2025-05-13	749	749	White Birch	Betula papyrifera		2	11	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	752	752	Manitoba Maple	Acer negundo		5	13	90	Good condition	Retain	Monitor for hazard conditions due to impacts to root zone	
2025-05-13	755	755	American Elm	Ulmus americana		6	15	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	800	800	White Birch	Betula papyrifera		6	12, 14	100	2 stems, good condition	Retain	Boundary tree - no impacts	
2025-05-13	970	3827	American Elm	Ulmus americana		5	17	100	Good condition	Remove	Within development footprint	
2025-04-10	976	3824	American Elm	Ulmus americana		6	22	100	Good condition	Remove	Within development footprint	
2025-04-10	978	3828	American Elm	Ulmus americana		4	15	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	979	979	Trembling Aspen	Populus tremuloides		2	16	100	Good condition	Remove	Within development footprint	
2025-04-10	981	3828	White Birch	Betula papyrifera		2	10	100	Good condition	Remove	Within development footprint	
2025-04-10	982	3822	American Elm	Ulmus americana		5	19	100	Good condition	Remove	Within development footprint	
2025-04-10	988	3820	American Elm	Ulmus americana		2	10	100	Good condition	Remove	Within sanitary easement footprint	
2025-05-13	992	992	Balsam Poplar	Populus balsamifera		6	12, 5, 10, 5	100	2 stems, good condition	Remove	Within sanitary easement footprint	
2025-05-13	994	994	American Elm	Ulmus americana		8	36	100	Good condition	Retain	No impacts	
2025-05-13	995	995	American Elm	Ulmus americana		7	21, 5	100	Good condition	Retain	No impacts	
2025-04-10	999	3821	Apple	Malus sp.		7	12	100	Good condition	Remove	Within development footprint	
2025-04-10	3801	3801	Red Oak	Quercus rubra		6	18	80	Good condition	Retain	Boundary tree - no impacts	
2025-04-10	3802	3802	American Elm	Ulmus americana		10	32	100	Good condition	Retain	Boundary tree - no impacts	
2025-04-10	3803	3803	American Elm	Ulmus americana		8	31	100	Good condition	Retain	Boundary tree - monitor for hazard conditions due to impact to root zone	
2025-04-10	3804	3804	Manitoba Maple	Acer negundo		4	10	100	Good condition	Retain	Boundary tree - no impacts	
2025-04-10	3805	3805	Manitoba Maple	Acer negundo		4	18	100	Good condition	Retain	Boundary tree - no impacts	
2025-04-10	3806	3806	Basswood	Tilia americana		20	35	100	Good condition	Remove	Within development footprint	
2025-04-10	3807	3807	Basswood	Tilia americana		20	48, 42, 33, 40	100	4 stems same tree, good condition	Remove	Boundary tree - remove due to impacts to root zone	
2025-04-10	3808	3808	Basswood	Tilia americana		20	48	100	Fair condition	Remove	Within development footprint	
2025-04-10	3809	3809	Basswood	Tilia americana		20	43, 29, 28, 30	90	5 stems same tree - poor health	Remove	Boundary tree - remove due to impacts to root zone	
2025-04-10	3812	3812	Crack Willow	Salix fragilis		20	43	100	Good condition	Remove	Boundary tree - remove due to impacts to root zone	
2025-04-10	3813	3813	Crack Willow	Salix fragilis		30	40, 36	90	2 stems, good condition	Remove	Boundary tree - remove due to impacts to root zone	
2025-04-10	3815	3815	Crack Willow	Salix fragilis		20	14	100	Poor condition	Remove	Within development footprint	
2025-04-10	3816	3816	American Elm	Ulmus americana		12	51	100	Good condition	Remove	Within development footprint	
2025-05-13	3937	3937	Trembling Aspen	Populus tremuloides		2	18	100	Good condition	Retain	Boundary tree - no impacts	
2025-05-13	3938	3938	Basswood	Tilia americana		8	24, 5	100	Good condition	Remove	Within development footprint	
2025-05-13	3939	3939	American Elm	Ulmus americana		4	13	100	Good condition	Remove	Within development footprint	
2025-05-13	3940	3940	Balsam Poplar	Populus balsamifera		3	11	100	Good condition	Retain	Boundary tree - no impacts	
2025-05-13	3941	3941	Balsam Poplar	Populus balsamifera		5	18	100	Good condition	Remove	Within development footprint	
2025-05-13	3942	3942	Balsam Poplar	Populus balsamifera		4	13	70	Fair Health	Remove	Within development footprint	
2025-05-13	3943	3943	Balsam Poplar	Populus balsamifera		5	14, 5	100	Good condition	Remove	Within development footprint	
2025-05-13	3944	3944	Basswood	Tilia americana		3	20	100	Good condition	Remove	Within development footprint	
2025-05-13	3945	3945	Balsam Poplar	Populus balsamifera		2	11	100	Good condition	Remove	Within development footprint	
2025-05-13	3946	3946	Balsam Poplar	Populus balsamifera		4	17, 5	80	Good condition	Retain	Boundary tree - no impacts	
2025-05-13	3947	3947	Balsam Poplar	Populus balsamifera		6	24, 5	100	Good condition	Remove	Within development footprint	
2025-05-13	3948	3948	Balsam Poplar	Populus balsamifera		4	17	100	Good condition	Remove	Within development footprint	
2025-05-13	3950	3950	Apple	Malus sp.		5	11, 15, 16	80	3 stems, fair condition	Remove	Boundary tree - remove due to impacts to root zone	

Table 1b. Woodland Plot Data

Locat on	ELC Community	Species		Diameter at Breast Height (DBH) Tally				Total	Notes
		Common Name	Lat n Name	10 - 15 cm	16 - 20 cm	21 - 25 cm	>25		
2092	THDM2-6	Common Apple	Malus	2				1	Trees in fair to good condit on
		Balsam Poplar	Populus balsamifera	2	2	1		5	
		American Elm	Ulmus americana	2	1			3	
		White Ash	Fraxinus americana	5	1	1		7	
		Basswood	Tilia Americana	3	1	1	1	6	
		Trembling Aspen	Populus tremuloides				1	1	
2093	FODM3-1/ FODM7-2	Basswood	Tilia Americana		1	1		2	Many dead white ash
		Trembling Aspen	Populus americana	2				2	
		Balsam Poplar	Populus balsamifera		2			1	
		Common Apple	Malus	1				1	
		White Ash	Fraxinus americana	2				2	
		American Elm	Ulmus americana	2	1			3	
2090	THDM2-6	American Elm	Ulmus americana	2	2	1		5	Many dead white ash
		Balsam Poplar	Populus balsamifera	1	1			2	
		White Ash	Fraxinus americana	1				1	
		Common Apple	Malus	1				1	
		Common Buckthorn	Rhamnus cathartica	2				2	
		Yellow Birch	Betula alleghaniensis	1				1	
2094	THDM2-6	Red Oak	Quercus rubra			1		1	Trees in fair to good condit on
		Basswood	Tilia Americana		1	1		2	
		Trembling Aspen	Populus Tremuloides	1				1	
		Common Apple	Malus	2				2	
		American Elm	Ulmus americana	2	2			4	
		Sugar Maple	Acer saccharum	1				1	
2089	THDM2-6	Basswood	Tilia Americana	1	1			2	Trees in fair to good condit on
		Red Oak?	Quercus rubra	2				2	
		Balsam Poplar	Populus balsamifera	4				4	
		Common Buckthorn	Rhamnus cathartica	4				4	
		Balsam Poplar	Populus balsamifera	4	2			6	
		Common Apple	Malus	1				1	
2083	THDM2-6	Common Buckthorn	Rhamnus cathartica	1				1	Trees in fair to good condit on
		Red Oak	Quercus rubra		1			1	
		American Elm	Ulmus americana	2			1	3	
		Basswood	Tilia Americana	2			1	3	
		White Ash	Fraxinus americana		1			1	



5.2 TREE PRESERVATION AND PROTECTION PLAN

Protective barriers prevent physical harm to the trunk, canopy, and root zone of a tree or other vegetation that may result from site alteration, construction, and demolition activities and prevent access to an established protection zone. All areas located outside of the development footprint are considered to comprise this protection zone, as indicated on Figure 2.

Any activity which could result in injury or destruction of a protected tree or natural feature, or alteration of grade is prohibited within the protected areas including, but not limited to, any of the following examples:

- Demolition, construction, replacement or alteration of permanent or temporary buildings or structures, parking pads, driveways, sidewalks, dog runs, pools, retaining walls, patios, decks, terraces, sheds or raised gardens;
- Installation of large stones or boulders;
- Altering grade by adding or removing soil or fill, excavating, trenching, topsoil or fill scraping, compacting soil or fill, dumping or disturbance of any kind (excluding activities associated with future natural feature compensation initiatives);
- Storage of construction materials, equipment, wood, branches, leaves, soil or fill, construction waste or debris of any sort;
- Application, discharge or disposal of any substance or chemical that may adversely affect the health of a tree (*e.g.* concrete sluice, gas, oil, paint, pool water or backwash water from a swimming pool);
- Causing or allowing water or discharge, to flow over slopes or through natural areas;
- Access, parking or movement of vehicles, equipment (excluding those associated with future natural feature compensation initiatives);
- Cutting, breaking, tearing, crushing, exposing or stripping tree's roots, trunk and branches;
- Nailing or stapling into a tree, including attachment of fences, electrical wires or signs;
- Stringing of cables or installing lights on trees;
- Oil remediation, removal of contaminated fill; and
- Excavating for directional or micro-tunnelling and boring entering shafts.

The following considerations are pertinent to the protection of the retained trees and vegetation communities:

- Temporary protective fencing surrounding the perimeter of the development is to remain in place until all site works have been completed and the risk of damage is no longer a concern.
- Temporary protective fencing shall be provided in a continuous manner at the edge of the development limit.
- Sediment and erosion controls along the limits of the protection zone are to be installed prior to all construction activities.



- All fencing is to remain in good condition throughout construction and until vegetation is established post-construction.
- Signs are to be mounted on the construction side of the tree protection fencing for the duration of the project to identify the development limits and vegetation protection areas.
- Where the roots of retained trees are exposed within the grade alteration areas, root cuts should be completed quickly and efficiently, completed under the supervision of a qualified professional as per recommendations in Figure 2., attached.
- Root cutting, canopy trimming, limb pruning, tree structure enhancement of retained trees is to be monitored by a Certified Arborist.

6 TREE REMOVALS TIMING

Migratory birds, nests, and eggs are protected by the *Migratory Birds Convention Act*, 1994 and the *Fish and Wildlife Conservation Act*, 1997. Environment Canada outlines dates when activities in any region have potential to impact nests at the Environment Canada Website (<https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds.html>). In addition, tree removal on the property shall consider the active season for Endangered bats, in order to ensure that protected species are not incidentally harmed during removals, in accordance with the *Species Conservation Act*, 2025. Therefore, tree removal should occur between November 30 and March 31 of the following year. No tree removals should occur outside that period, unless proceeded by inspection by a qualified Ecologist knowledgeable in bat and avian behaviour.

7 DUMPING POLICIES

Section 5 of Ontario Regulation 151/06 under the *Conservation Authority Act*, 1990 states:

“no person shall straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse or change or interfere in any way with a wetland.”

Additionally, Section 2 of by-law 99-10 for the Town of Blue Mountains states:

“No person shall place or cause to be placed by any action or inaction litter or debris within the Town of The Blue Mountains.”

Therefore, no dumping of yard waste, garbage or other unwanted debris of any kind shall occur within the retained Significant Woodland or Silver Creek PSW going forward. These materials can pose a significant risk to the ecological integrity and function of these features by introducing various pollutants that can severely impact water quality and the overall health of wildlife and other organisms.

Yard waste, garbage, and unwanted debris should be disposed in a manner that conforms to municipal guidelines and regulations. For information on how to dispose of unwanted debris, please contact the



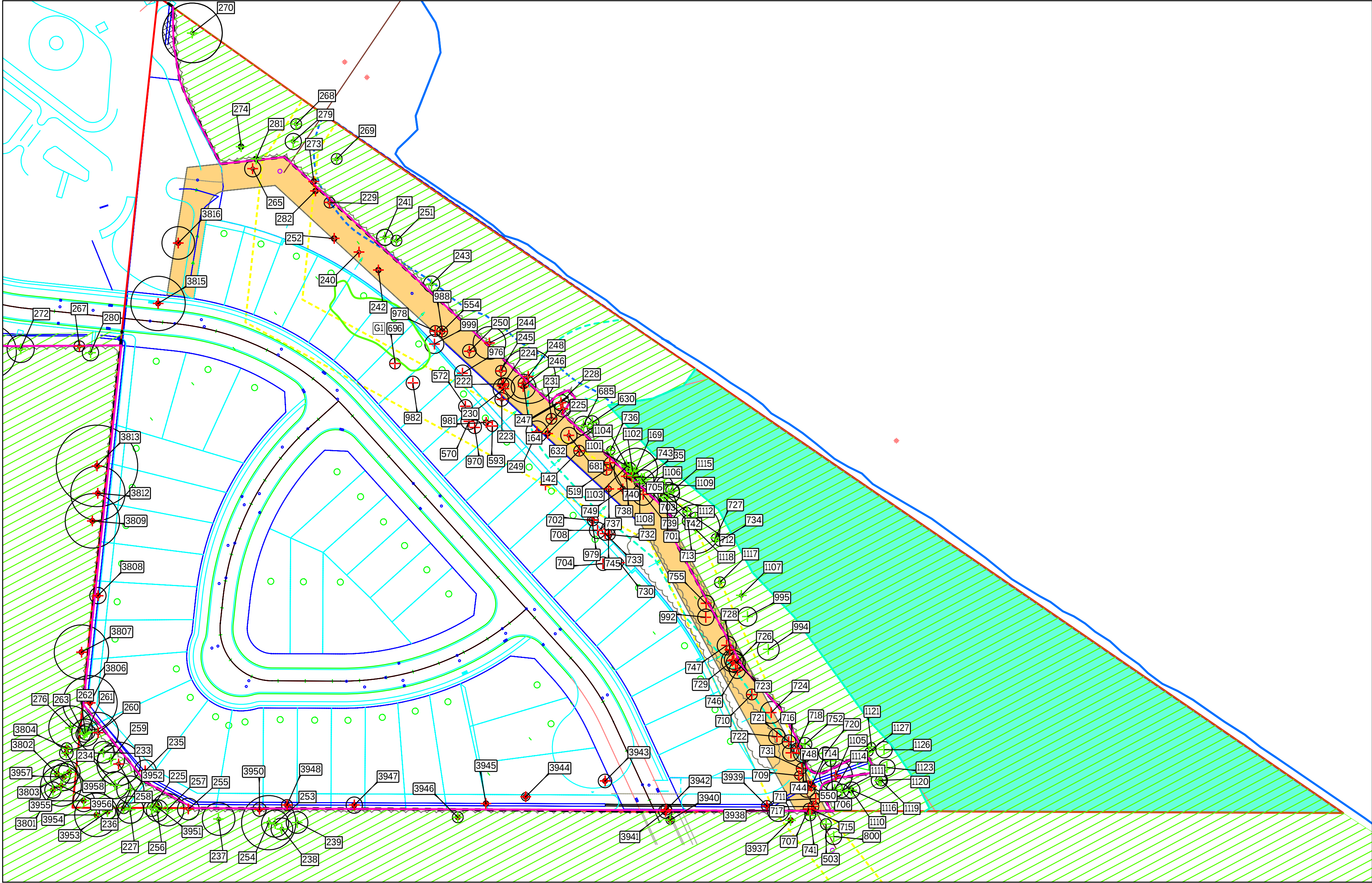
Town of Blue Mountains' Operations Department at 519-599-3131 ext. 276 or visit their website at <https://www.thebluemountains.ca/resident-services/garbage-recycling-waste>.

8 CONCLUSION

This TIPP was prepared in accordance with the Town of the Blue Mountains Municipal Tree By-law and in consultation with the County of Grey. The TIPP also provides measures to protect retained specimens. The report includes a summary site description, a tree inventory, and tree protection plan.

Should the plan presented herein be initiated and followed through, it is expected that the potential impacts associated with the tree removal and grade alteration will be offset.

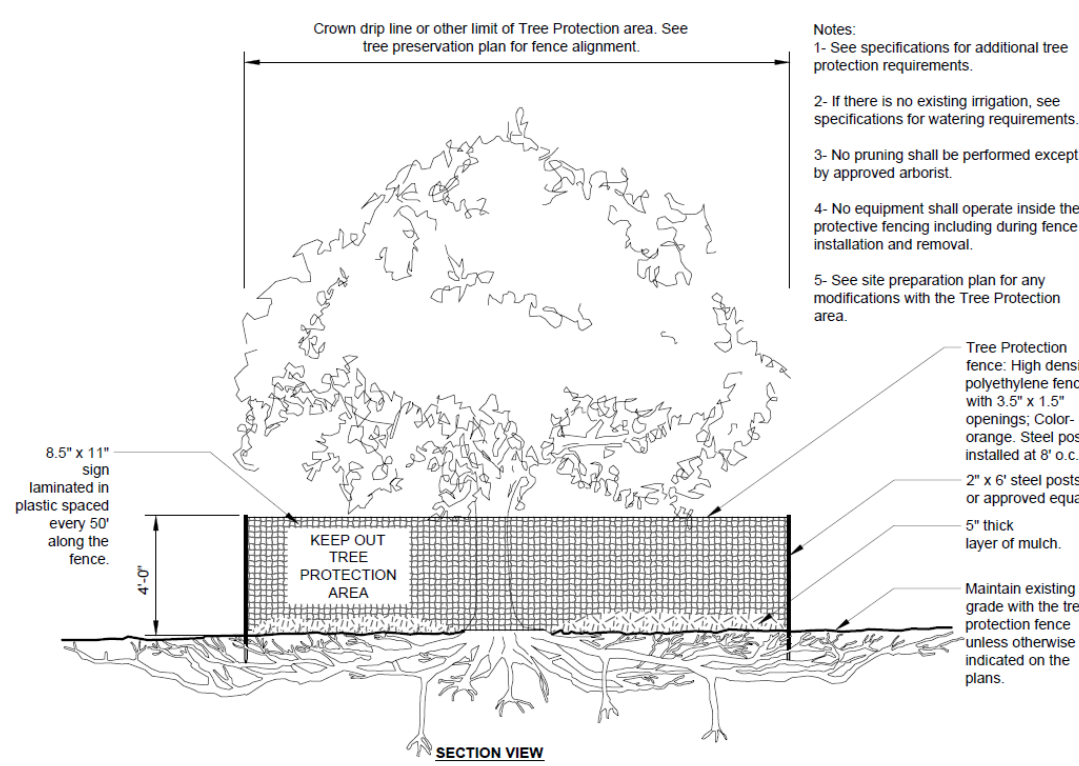
We trust that this restoration plan meets the requirements of local land-use authorities, including the Town of the Blue Mountains and County of Grey.



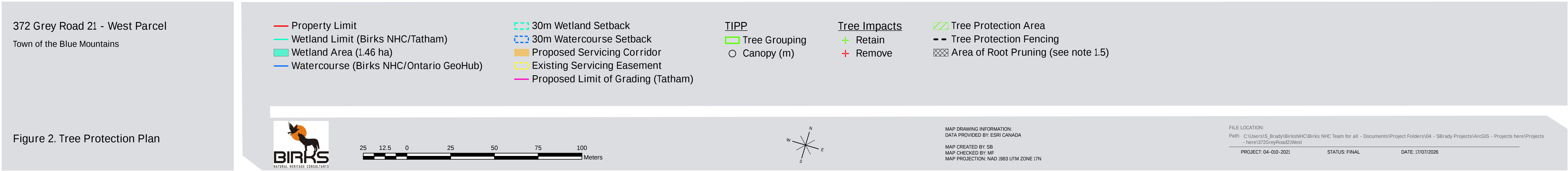
- 1.8 TREE REMOVAL:**
A. Remove all trees indicated by the drawings and specifications, as requiring removal, in a manner that will not damage adjacent trees or structures or compacts the soil.
B. Remove trees that are adjacent to trees or structures to remain, in sections, to limit the opportunity of damage to adjacent crowns, trunks, ground plane elements and structures.
C. Do not drop trees with a single cut unless the tree will fall in an area not included in the Tree Protection Area. No tree to be removed within 15 feet of the Tree Protection Area shall be pushed over or up-rooted using a piece of grading equipment.
D. Protect adjacent paving, soil, trees, shrubs, ground cover plantings and understorey plants to remain from damage during all tree removal operations, and from construction operations. Protection shall include the root system, trunk, limbs, and crown from breakage or scarring, and the soil from compaction.
E. Remove stumps and immediate root plate from existing trees to be removed. Grind trunk bases and large buttress roots to a depth of the largest buttress root or at least 18 inches below the top most roots which ever is less and over the area of three times the diameter of the trunk (DBH).
1. For trees where the stump will fall under new paved areas, grind roots to a total depth of 18 inches below the existing grade. If the sides of the stump hole still have greater than approximately 20% wood visible, continue grinding operation deeper and or wider until the resulting hole has less than 20% wood. Remove all wood chips produced by the grinding operation and back fill in 8 inch layers with controlled fill of a quality acceptable to the site engineer for fill material under structures, compacted to 95% of the maximum dry density standard proctor. The Owner's Representative shall approve each hole at the end of the grinding operation.
2. In areas where the tree location is to be a planting bed or lawn, remove all woodchips and backfill stump holes with planting soil as defined in Specification Section Planting Soil, in maximum of 12 inch layers and compact to 80 - 85% of the maximum dry density standard proctor.
- 1.9 PRUNING:**
A. Within six months of the estimated date of substantial completion, prune all dead or hazardous branches larger than 2 inch in diameter from all trees to remain.
B. Pruning should be undertaken by a qualified arborist.
C. Prune any low, hanging branches and vines from existing trees and shrubs that overhang walks, streets and drives, or parking areas as follows:
1. Walks - within 2.4 m vertically of the proposed walk elevation.
2. Parking areas - within 3.7 m vertically of the proposed parking surface elevation.
3. Streets and drives - within 4.3 m vertically of the proposed driving surface elevation.
D. All pruning shall be done in accordance with ANSI A300 (part 1), ISA BMP Tree Pruning (latest edition), and the "Structural Pruning: A Guide for the Green Industry", Edward Gilman, Brian Kempf, Nelda Matheny and Jim Clark, 2013 Urban Tree Foundation, Visalia CA.
E. Perform other pruning task as indicated on the drawings or requested by the Owner's Representative.
F. Where tree specific disease vectors require, sterilize all pruning tools between the work in individual trees.
- 1.10 INSECT AND DISEASE CONTROL**
A. Monitor all plants to remain for disease and insect infestations during the entire construction period. Provide all disease and insect control required to keep the plants in a healthy state using the principles of Integrated Plant Management (IPM). All pesticides shall be applied by a certified pesticide applicator.
- 1.11 REMOVAL OF FENCING AND OTHER TREE AND PLANT PROTECTION**
A. At the end of the construction period or when requested by the Owner's Representative remove all fencing.
- 1.12 DAMAGE OR LOSS TO EXISTING PLANTS TO REMAIN**
A. All trees identified for retention on adjacent lands require landowner notification should failure of the trees be observed.
B. Any trees or plants designated to remain and which are damaged shall be replaced in kind. Trees shall be replaced with a tree of similar species, with size selection to occur in consideration of that of the injured specimen.
1. All trees and plants shall be installed per the requirements of Specification Section Planting.
C. Plants that are damaged shall be considered as requiring replacement or appraisal in the event that the damage affects more than 25 % of the crown, 25% of the trunk circumference, or root protection area, or the tree is damaged in such a manner that the tree could develop into a potential hazard.
D. Any tree that is determined to be dead, damaged or potentially hazardous by the Owner's arborist and upon the request of the Owner's Representative shall be immediately removed. Tree removal shall include all clean up of all wood parts and grinding of the stump to a depth sufficient to plant the replacement tree or plant, removal of all chips from the stump site and filling the resulting hole with topsoil.
E. Remedial work may extend up to two years following the completion of construction to allow for any requirements of multiple applications or the need to undertake applications at required seasons of the year.
- 1.13 LONG-TERM MONITORING**
Following completion of construction and removal of the temporary tree protection fencing, a qualified arborist should inspect all trees along the newly created edge to assess for changes to tree health and structure to reduce risk of incidence in tree failure. Inspections should occur annually for a period of five years following completion of site works.

- Tree Protection Notes**
- 1.1 TREE PROTECTION FENCING:**
A. PLASTIC MESH FENCE: Heavy - duty orange plastic mesh fencing fabric 48 inches wide. Fencing shall be attached to metal "U" or "T" post driven into the ground of sufficient depth to hold the fabric solidly in place without sagging. The fabric shall be attached to the post using attachment of sufficient number and strength to hold up the fabric without sagging. The Owner's Representative may request, at any time, additional post, deeper post depths and or additional fabric attachments if the fabric begins to sag, lean or otherwise not present a sufficient barrier to access.
- 1.2 TREE PROTECTION SIGN:**
A. Heavy-duty cardboard signs, 8.5 inches x 11 inches, white colored background with black 2 inch high or larger letters block letters. The signs shall be attached to the tree protection fence every 50 feet o.c. The tree protection sign shall read "Tree and Plant Protection Area- Keep Out".
- 1.3 TREE AND PLANT PROTECTION AREA:** The Tree Protection Area is defined as all areas indicated on the tree protection plan. Where no limit of the Tree and Plant Protection area is defined on the drawings, the limit shall be the drip line (outer edge of the branch crown) of each tree.
- 1.4 PREPARATION:**
A. All trees identified for removal on lands adjacent to the subject property require landowner notification and permission for removal prior to taking of those specimens.
B. Prior to the preconstruction meeting, layout the limits of the Tree and Plant Protection Area and then alignments of required Tree and Plant Protection Fencing and root pruning. Obtain the Owner's Representative's approval of the limits of the protection area and the alignment of all fencing and root pruning.
C. Hazardous trees within the Tree Protection Area should be identified by a qualified professional and removed prior to installation of Tree Protection Fencing.
D. Flag all trees and shrubs to be removed by wrapping orange plastic ribbon around the trunk and obtain the Owner's Representative's approval of all trees and shrubs to be removed prior to the start of tree and shrub removal. After approval, mark all trees and shrubs to be removed with orange paint in a band completely around the base of the tree or shrub 1.5 m above the ground.
E. Prior to any construction activity at the site including utility work, grading, storage of materials, or installation of temporary construction facilities, install all tree protection fencing, Filter Fabric, silt fence, tree protection signs, as shown on the drawings.
- 1.5 ROOT PRUNING:**
A. Prior to any excavating into the existing soil grade within 7.5 m of the limit of the Tree Protection Area or trees to remain, root prune all existing trees to a depth of 24 inches below existing grade in alignments following the edges of the Tree Protection Area or as directed by the Owner's Representative. Root pruning shall be in conformance with ANSI A300 (part 8) latest edition.
1. Using a rock saw, chain trencher or similar trenching device, make a vertical cut within 2 feet of the limit of grading.
2. After completion of the cut, make clean cuts with a lopper, saw or pruner to remove all torn root ends on the tree side of the excavation, and backfill the trench immediately with existing soil, filling all voids.
- 1.6 PROTECTION:**
A. Protect the Tree Protection Area at all times from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Owner's Representative of any spills, compaction or damage and take corrective action immediately using methods approved by the Owner's Representative.
- 1.7 GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE PROTECTION AREA:**
A. The Contractor shall not engage in any construction activity within the Tree Protection Area without the approval of the Owner's Representative including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the Tree Protection Area may be indicated on the drawings along with any required remedial activity as listed below.
B. In the event that construction activity is unavoidable within the Tree and Plant Protection Area, notify the Owner's Representative and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not suited; a description of the proposed activity; the time period for the activity; and a list of remedial actions that will reduce the impact on the Tree Protection Area from the activity. Remedial actions shall include but shall not be limited to the following:
1. In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either by the use of hand tools, directional boring and or Air Knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots or soil.
2. When encountered, exposed roots, 1 inches and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be maintained above permanent wilt point at all times. Roots one inch and larger in diameter shall not be cut without the approval of the owners representative. Excavation shall be tunneled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
3. Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be removed when specifically indicated by the Owner's Representative. Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboricultural practices (ANSI A300, part 8) and be performed under supervision of the arborist.
4. Air Excavation Tool: If excavation for footings or utilities is required within the Tree Protection Area, air excavation tool techniques shall be used where practical or as designed on the drawings.
a. Using a sprinkler or soaker hose, apply water slowly to the area of the excavation for a period of at least 4 hours, approximately 12 hours prior to the work so that the ground water level is at or near field capacity at the beginning of the work. For excavations that go beyond the damp soil, rewet the soil as necessary to keep soil moisture near field capacity.
b. Using an air excavation tool specifically designed and manufactured for the intended purpose, and at pressures recommended by the manufacturer of the equipment, fracture the existing soil to the shape and the depths required. Work at rates and using techniques that do not harm tree roots. Air pressure shall be a maximum of 90-100 psi.
c. Using a commercial, high-powered vacuum truck if required, remove the soil from the excavation produced by the Air Knife excavation. The vacuum truck should generally operate simultaneously with the hose operator, such that the soil produced is picked up from the excavation hole, and the exposed roots can be observed and not damaged by the ongoing operation. Do not drive the vacuum truck into the Tree Protection Area unless the area is protected from compaction as approved in advance by the Owner's Representative.
d. Remove all excavated soil and contaminated soil at the end of the excavation.
e. Schedule the work so that foundations or utility work is completed immediately after the excavation. Do not let the roots dry out. Mist the roots several times during the day. If the excavated area must remain open over night, mist the roots and cover the excavation with black plastic.
f. Dispose of all soil in a manner that meets local laws and regulations.
g. Restore soil within the trench as soon as the work is completed. Utilize soil of similar texture to the removed soil and lightly compact with hand tools. Leave soil mounded over the trench to a height of approximately 10% of the trench depth to account for settlement.
C. Invasive species management is permitted within the Tree Protection Area as per the Ecological Compensation Plan (Birks NHC, 2026).

Tree Protection Details N.T.S.



Tree Protection





9 REFERENCES

Birks NHC. 2026. 372 Grey Road 21 – West. Ecological Compensation Plan.

Birks NHC. 2026. 372 Grey Road 21 – West. Environmental Impact Study Update. 2nd Submission

County of Grey. 2025. Recolour Grey County of Grey Official Plan. Adopted by Grey County Council October 25, 2018. Office Consolidation May 6, 2025.

Lee, H.T., W.D. Bakowsky, J. Riley, J. Bowles, M. Puddister, P. Uhlig and S. McMurray. 1998. Ecological Land Classification for Southern Ontario: First Approximation and Its Application.

Town of the Blue Mountains. 2010. Town of the Blue Mountains Official Plan. Tree [Preservation By-Law 2010-68](#)

Town of the Blue Mountains. 2016. Town of the Blue Mountains Official Plan.
<https://www.thebluemountains.ca/planning-building-construction/land-use-planning/official-plan>

APPENDIX A

County of Grey Terms of Reference



From: [Michael Cook](#)
To: [Stephanie Brady](#)
Subject: RE: 372 Grey Road 21, West - TIPP Terms of Reference
Date: March 13, 2025 2:33:09 PM
Attachments: [image002.png](#)

Hi Stephanie,

Any native tree 10 cm at dbh or greater within the significant woodland's designation should be included in the compensation plan.

If you have/provide justification as to why a tree may not be part of a significant woodland, and should not be compensated for, feel free to provide that rational in the plan's notes.

Some CA's have tree planting programs, and they can receive monetary compensation to conduct planting works on the developer behalf. They seem to all operate differently, and I believe GSCA only plants for people if they have lands to plant on.

Hope this helps,

Michael Cook
Planning Ecologist
Grey County



From: Stephanie Brady <sbrady@birksnhc.ca>
Sent: March 13, 2025 2:10 PM
To: Michael Cook <michael.cook@grey.ca>
Subject: RE: 372 Grey Road 21, West - TIPP Terms of Reference

[EXTERNAL EMAIL]

Hi Michael,

Thanks for reviewing the terms of reference on this. To confirm, if there are native trees present, but outside of the significant woodland area (i.e., in a THD community, do those individual trees still require compensation?

We have not specifically worked with any third party organizations, however I wanted to keep this as an option should we find a partnership with an organization that undertakes tree planting in the Town of the Blue Mountains/Grey County. Do you know of any specific programs the CA could benefit from monetary compensation for tree planting?

Thanks!



Stephanie Brady, HBES/Ecologist
Birks Natural Heritage Consultants, Inc.
c. (705)305-9102
w. www.birksnhc.ca
a. 23 Herrell Avenue, Barrie L4N 6T5



From: Michael Cook <michael.cook@grey.ca>
Sent: March 11, 2025 8:56 AM
To: Stephanie Brady <sbrady@birksnhc.ca>
Subject: RE: 372 Grey Road 21, West - TIPP Terms of Reference

Hi Stephanie,

Thanks for the info.

Invasive species (such as buckthorn) do not need to be compensated for. There may be a few native trees in the community that are above 10 cm dbh that should be compensated for.

As for 2 b) – has Birks worked with a 3rd party organization who does tree planting? Usually, the municipality prefers the trees replanted in the same municipality – but they can be somewhat flexible in this requirement. I have sometimes got a CA to work with us, but unsure if you guys work with someone else who could do this on behalf of the developer.

The rest of the ToR is acceptable.

Thank you,

Michael Cook
Planning Ecologist
Grey County

Grey County



From: Stephanie Brady <sbrady@birksnhc.ca>
Sent: March 7, 2025 11:28 AM
To: Michael Cook <michael.cook@grey.ca>
Subject: 372 Grey Road 21, West - TIPP Terms of Reference

[EXTERNAL EMAIL]

Michael Cook, Planning Ecologist, Grey County

Good morning Michael,

Thanks for the call and discussion the other week regarding the Tree Inventory and Preservation Plan (TIPP) as well as the woodland compensation requirements for this project. I will be providing formal responses to the County's comments on the file, however I wanted to clarify the woodland size discrepancies you were noting. The EIS identified an area of 0.66 ha of woodland loss on the property, which is contiguous with a larger significant woodland feature. The 0.66 ha was based on the ELC mapping completed as part of the EIS, which excluded the larger THDM2-6 community (see figure attached; polygons 7 & 2). We will clarify this discrepancy in our response but wanted to provide clarification to you sooner as it will guide the TIPP scope of work and woodland compensation requirements.

As per our discussions, we propose the following Terms of Reference for the TIPP and Woodland Compensation Plan:

1. TIPP:

a. Site Assessment

- Undertake a field inventory to identify/assess all trees [>10 centimeters at breast height (DBH)] within 6 meters (m) of the proposed limit of work. Individual inventory will be limited to open areas of the proposed footprint. The trees will be assessed to define the following:
 - Approximate location using GPS handheld device;
 - Species;
 - Diameter of tree at 1.4m (DBH) above ground surface for all trees greater than 10 cm at DBH;
 - Health, including but not limited to structural integrity, percent deadwood, crown vigor, pathogenical concerns, decay and potential for failure (as conditions allow);
- Within heavily forested areas, the communities will be surveyed utilizing a 12 m radius plots will be identified and surveyed as above, to obtain a representation of the treed communities (woodlands, forests). All trees >10 cm DBH within

the plots will be inventoried.

- Within open areas the individual trees will be assigned a unique identifier and their location as well as canopy will be plotted on aerial photography.

b. One Tree Inventory and Preservation Plan will be completed which will include the following:

- The scope of development, where the proposed extent of alteration (grading, excavation, site alteration, clearing) will be illustrated, including any trees proposed for removal;
- The existing conditions, relevant mapping, and information regarding inventoried specimens as obtained during the field studies;
- Recommendations for preservation of those trees identified for retention;
- Mitigation measures including tree removal restrictions relative to Species at Risk and Migratory Birds;
- Preparation of one digital copy of the TIPP for circulation.

2. Woodland Compensation Plan:

- a. Confirm compensation numbers/area, based on the results of the Tree Inventory data;
- b. Discuss the preferred method to meet the compensation target, including whether the subject property can accommodate any replacement plantings or whether the project team will work with third party organizations;
- c. Discuss the proposed replacement planting stock, which will be suitable to the subject woodland feature; and
- d. Provide mapping illustrating the compensation plan in relation to the woodland area lost.

Please review and provide any comments regarding the proposed scope of work for this study. Don't hesitate to contact me should you have any questions.

Thank you,



Stephanie Brady, HBES/Ecologist
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