

ARBORIST REPORT & TREE PROTECTION PLAN

PERTAINING TO: 284 WELLINGTON CRES.
WINNIPEG, MB.

PREPARED FOR: 833 MB LTD.

PREPARED BY: FLEAWOOD TREE WORKS
83 LARCHDALE CR.
WINNIPEG, MB.

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ISA CERTIFICATION ID #: PR-5491A

INSPECTION DATE: 16-FEB-26
REPORT DATE: 23-FEB-26



INTRODUCTION

COREY DOUCETTE (ISA CERTIFIED ARBORIST®), WAS HIRED BY 833 MB LTD. TO COMPLETE AN ARBORIST TREE PRESERVATION REPORT AND PROTECTION PLAN FOR THE DEVELOPMENT SITE AT 284 WELLINGTON CR. A TREE INVENTORY REPORT WAS COMPLETED TO INFORM THE CLIENT OF THE EXISTING SPECIES, SIZE AND CONDITION OF THE TREES ON THE SITE.

METHOD

1. FLEAWOOD TREE WORKS CONDUCTED A SITE INSPECTION AND TREE ASSESSMENT ON FEBRUARY 16TH, 2026.
2. TRUNK DIAMETER WAS MEASURED USING A CALIBRATED DIAMETER TAPE. THE MEASUREMENT WAS TAKEN AT 1.4 METERS ABOVE GROUND LEVEL, GENERALLY REFERRED TO AS THE DIAMETER AT BREAST HEIGHT (DBH).
3. TREES WERE ASSESSED BY VISUAL INSPECTION FROM THE GROUND. TREES WERE EVALUATED IN CONSIDERATION OF OVERALL HEALTH AND STRUCTURAL INTEGRITY AND ASSIGNED A CONDITION RATING RANGING FROM GOOD TO FAIR TO POOR.
4. A TREE PROTECTION PLAN WAS CREATED BY ADDING TREE LOCATIONS TO A SITE MAP BASED AND SURVEY AND/OR ARCHITECTURAL DRAWING (PROVIDED BY CLIENT) WITH TREE PROTECTION / REMOVAL COMMENTS.

TREE PROTECTION AND REMOVAL PLAN

The construction related activities may affect the following trees (Refer to Appendix I)*:

TREE ID NO.	PARCEL (OWNERSHIP)	ACTION/NOTES
1-2, 4-5, 8	• 284 WELLINGTON CR (PRIVATE)	REMOVAL RECOMMENDED. TREES ARE IN POOR / DEAD CONDITION AND / OR FALL WITHIN PROPOSED BUILDING FOOTPRINT OR HARDSCAPING.
3, 6, 7	• 284 WELLINGTON CR (PRIVATE)	TREE PRESERVATION FEASIBLE. TREES ARE IN GOOD / FAIR CONDITION AND DO NOT FALL WITHIN THE PROPOSED BUILDING FOOTPRINT.
A-G	• CITY OWNED TREES (PUBLIC)	REFER TO CITY GUIDELINES FOR TREE PROTECTION OF PUBLIC TREES OUTSIDE THE DEVELOPMENT AREA OR WITHIN ANY PLANNED APPROACHES. SEE PAGE 7 FOR MORE INFORMATION.

TREE-BY-TREE INVENTORY

1. TREE-BY-TREE INVENTORY AND CONDITION RATINGS (PLEASE REFER TO SITE MAP IN APPENDIX I). ALL MEASUREMENTS NOTED ARE RADII FROM CENTER OF TREE.
2. 'VOLUNTEER' TREES < 6 CM DBH ARE NOT INCLUDED IN THIS INVENTORY. SHRUBS NOT INCLUDED IN THIS INVENTORY.

PARCEL: 803 HARSTONE RD										
TREE NO.	COMMON NAME	LATIN NAME	CONDITION	DBH (CM)	SRZ (FT)	CRZ (FT)	TPZ	MPA (FT)	SUITABILITY	NOTES/RECOMMENDED ACTION
1	MANITOBA MAPLE	ACER NEGUNDO	GOOD	19	3	9	-	-	• UNSUITABLE	FALLS WITHIN PROPOSED HARDSCAPING AREA
2	AMERICAN ELM	ULMUS AMERICANA	FAIR	49	9	24	-	-	• UNSUITABLE	FALLS WITHIN PROPOSED BUILDING FOOTPRINT
3	MANITOBA MAPLE	ACER NEGUNDO	FAIR	18	3	9	-	8	• SUITABLE	
4	MANITOBA MAPLE	ACER NEGUNDO	POOR	24	4	12	-	-	• UNSUITABLE	FAILED MAPLE, SHOOTS SPROUTING FROM FAILED APICAL STEM
5	GREEN ASH	FRAXINUS PENNSYLVANICA	POOR	56	10	28	-	-	• UNSUITABLE	MAJOR TIP KILL. APICAL STEM HAS MAJOR CAVITIES. MAJOR LIMB PREVIOUSLY FAILED OVER ADJACENT PROPERTY. EPICORMIC GROWTH. RECOMMEND REMOVAL.
6	MANITOBA MAPLE	ACER NEGUNDO	FAIR	12	2	6	-	8	• SUITABLE	
7	WHITE CEDAR	THUJA OCCIDENTALIS	GOOD	15	3	7	-	8	• SUITABLE	MAY CONFLICT WITH STAGING / ACCESS. HEALTHY TREE. NOT A SPECIMEN.
8	WHITE SPRUCE	PICEA GLAUCA	DEAD	30	5	-	-	-	• UNSUITABLE	HAZARDOUS TREE; REMOVE.
A	GREEN ASH	FRAXINUS PENNSYLVANICA	FAIR	25	4	12	-	8	-	PUBLIC TREE; VIGOROUS EPICORMIC GROWTH ALONG ALL MAJOR STEMS
B	AMERICAN ELM	ULMUS AMERICANA	FAIR	50	9	25	-	12	-	PUBLIC TREE
C	AMERICAN ELM	ULMUS AMERICANA	FAIR	51	9	25	-	14	-	PUBLIC TREE; WIRES IN CANOPY - EPICORMIC GROWTH
D	AMERICAN ELM	ULMUS AMERICANA	GOOD	43	8	21	-	12	-	PUBLIC TREE
E	AMERICAN ELM	ULMUS AMERICANA	FAIR	40	8	21	-	12	-	PUBLIC TREE
F	AMERICAN ELM	ULMUS AMERICANA	POOR	39	7	19	-	10	-	PUBLIC TREE; PREVIOUSLY TOPPED. SIGNIFICANT DECLINE AND MAJOR CAVITIES PRESENT
G	AMERICAN ELM	ULMUS AMERICANA	GOOD	70	12	34	-	16	-	PUBLIC TREE; MAY REQUIRE PRUNING FOR CLEARANCE FROM PROPOSED BUILD. REFER TO PUBLIC TREE SECTION ON PAGE 9.

GLOSSARY OF TERMS

DBH: TRUNK DIAMETER AT BREAST HEIGHT

DIAMETER AT BREAST HEIGHT, OR DBH, IS A STANDARD METHOD OF EXPRESSING THE DIAMETER (1.3M ABOVE GRADE) OF THE TRUNK OF A STANDING TREE.

SRZ: STRUCTURAL ROOT ZONE (ROOT PLATE)

THE WOODY ROOTS, VISIBLE FROM THE TRUNK, ALSO KNOWN AS THE ROOT PLATE. THESE ROOTS ANCHOR THE TREE AND CREATE STABILITY. DAMAGE TO THESE ROOTS LEAD TO CATASTROPHIC FAILURE OF THE TREE.

CRZ: CRITICAL ROOT ZONE

ZONE IN WHICH THE FIBROUS ROOTS, JUST BELOW THE SURFACE, SPREAD TO. OFTEN TIMES CAN EXTEND TWO TO THREE TIMES PAST THE EXTENT OF THE CANOPY.

RPZ: ROOT PROTECTION ZONE

THE ECOLOGICAL ROOT PRINT AREA IN AN UNCONSTRAINED LANDSCAPED SETTING. LIMITED DISTANCE TO ENCHROACHMENT UNDER IDEAL CIRCUMSTANCES.

TPZ: TREE PROTECTION ZONE

THE ZONE IN WHICH NO CONSTRUCTION RELATED ACTIVITY SHOULD TAKE PLACE - THESE ZONES CAN INCLUDE INDIVIDUAL TREES, OR MULTIPLE TREES.

MPA: MINIMUM PROTECTION AREA

THE OUTER LIMIT OF THE TREE PROTECTION ZONE WHERE TREE PROTECTION BARRIERS ARE TO BE PLACED.

LEGEND

-  GOOD
-  FAIR
-  POOR / DEAD / INVASIVE
-  OFF PROPERTY TREE



LEGEND

SUITABLE

UNSUITABLE

OFF PROPERTY TREE

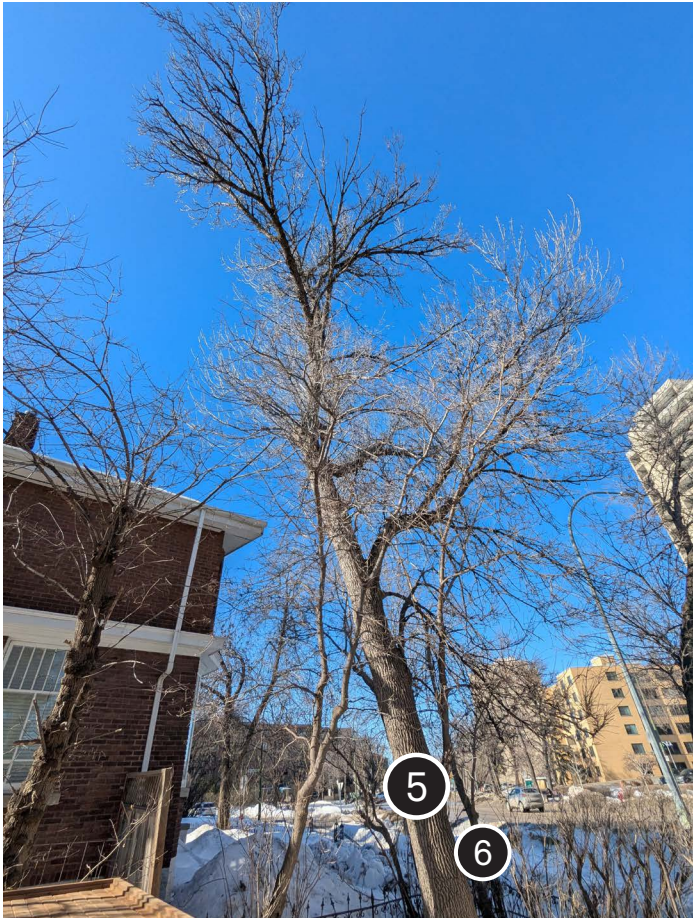
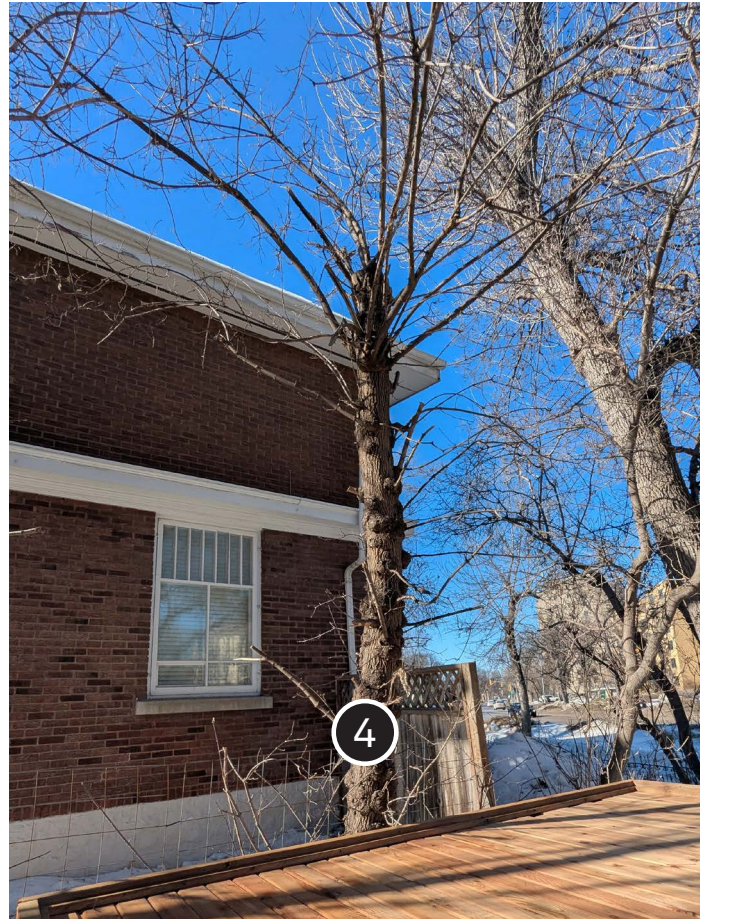
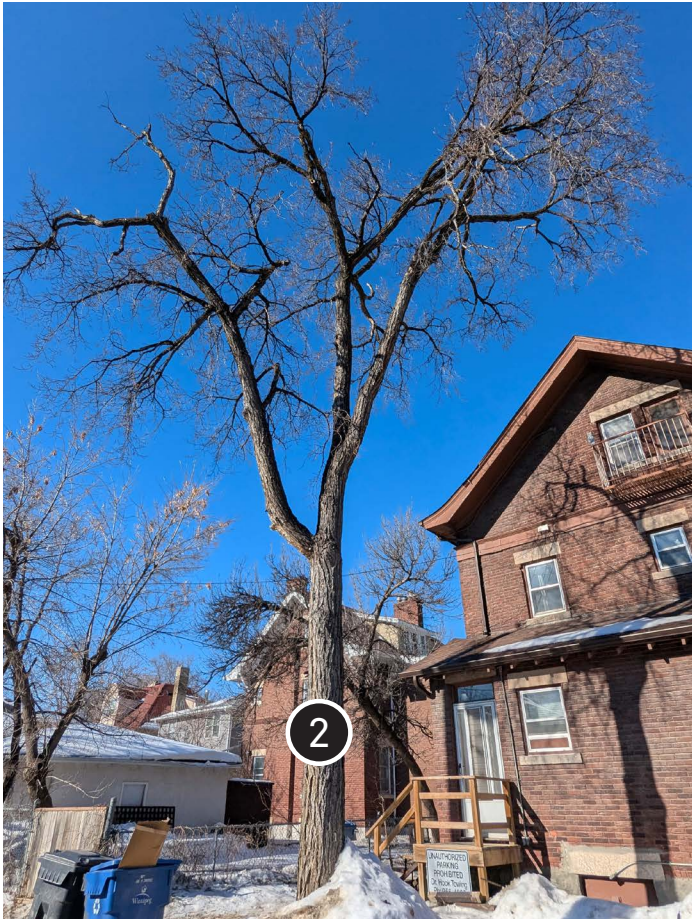
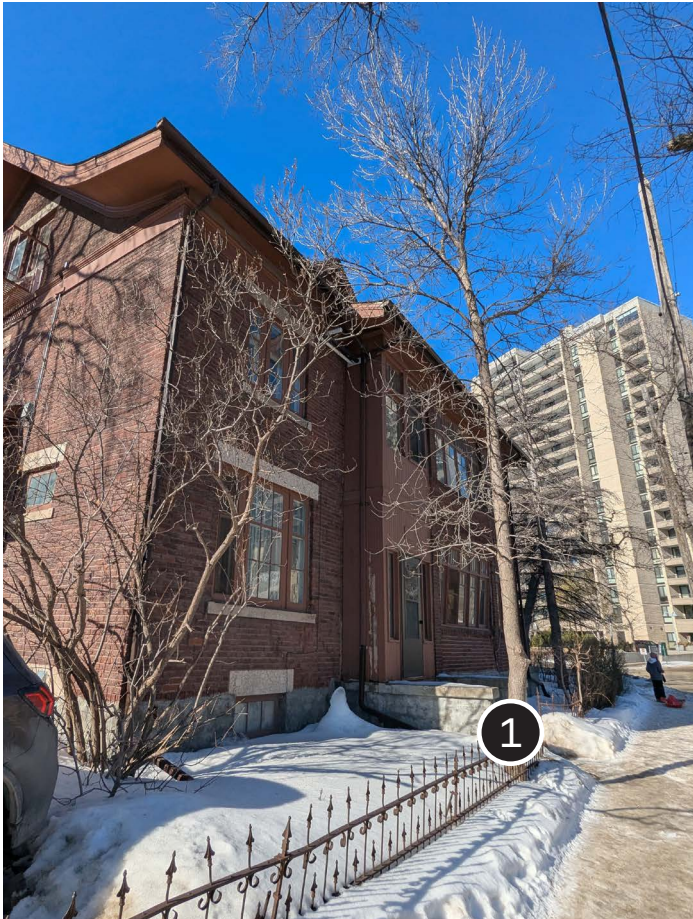
MINIMUM PROTECTION AREA

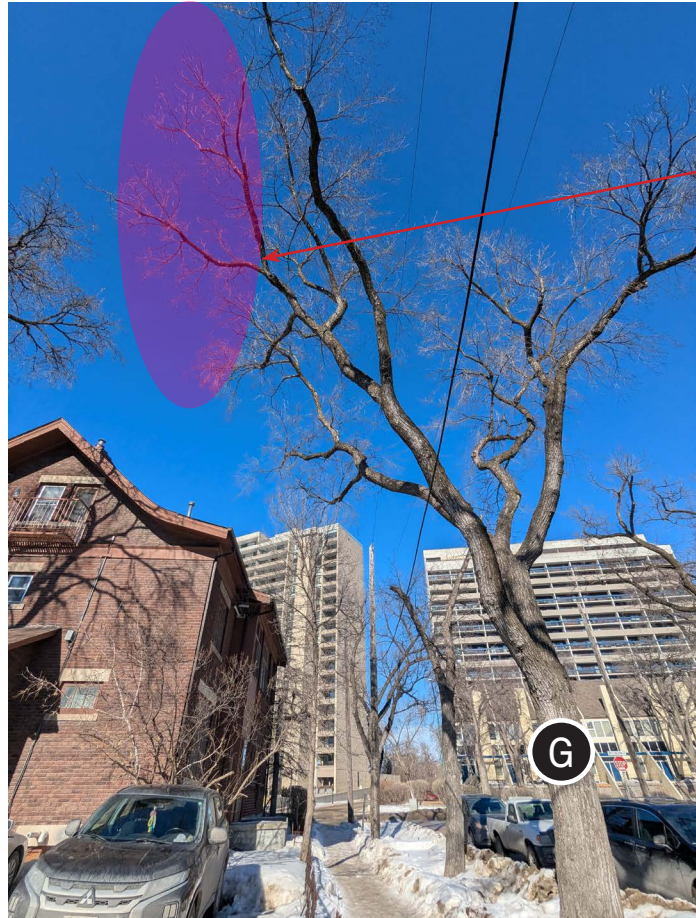
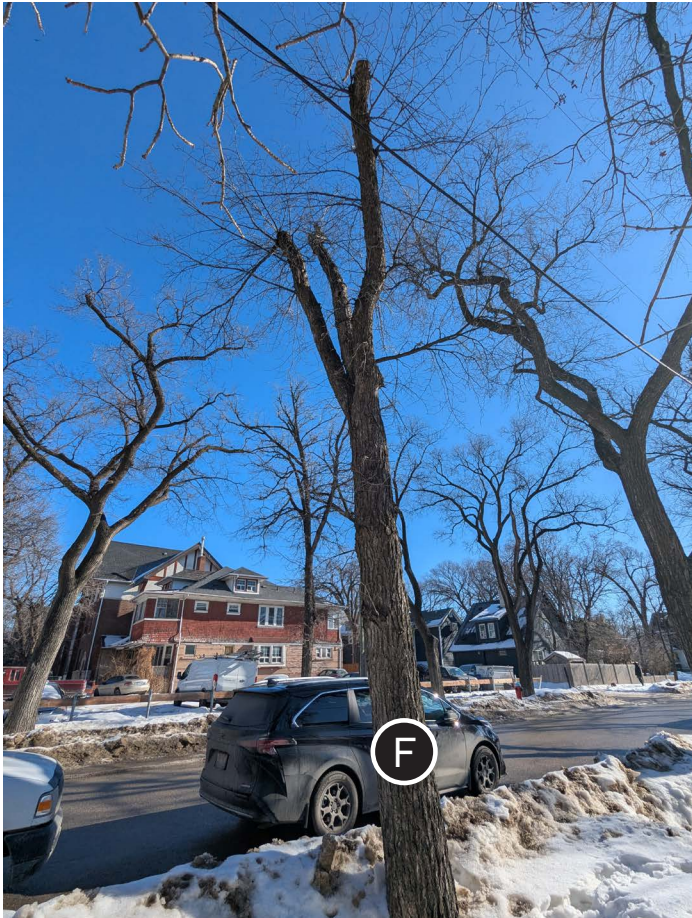
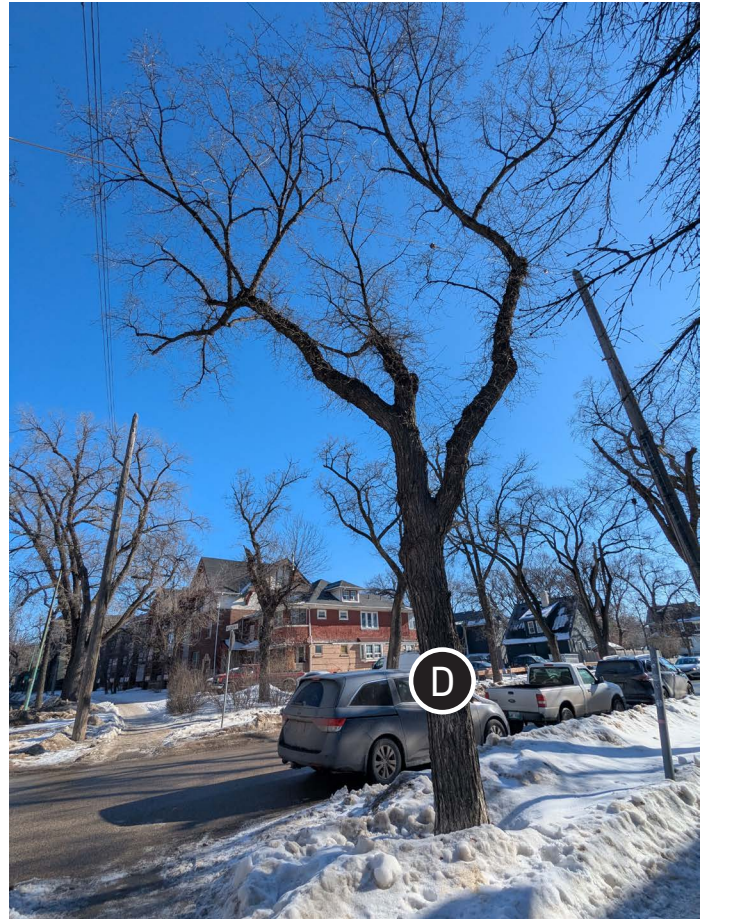
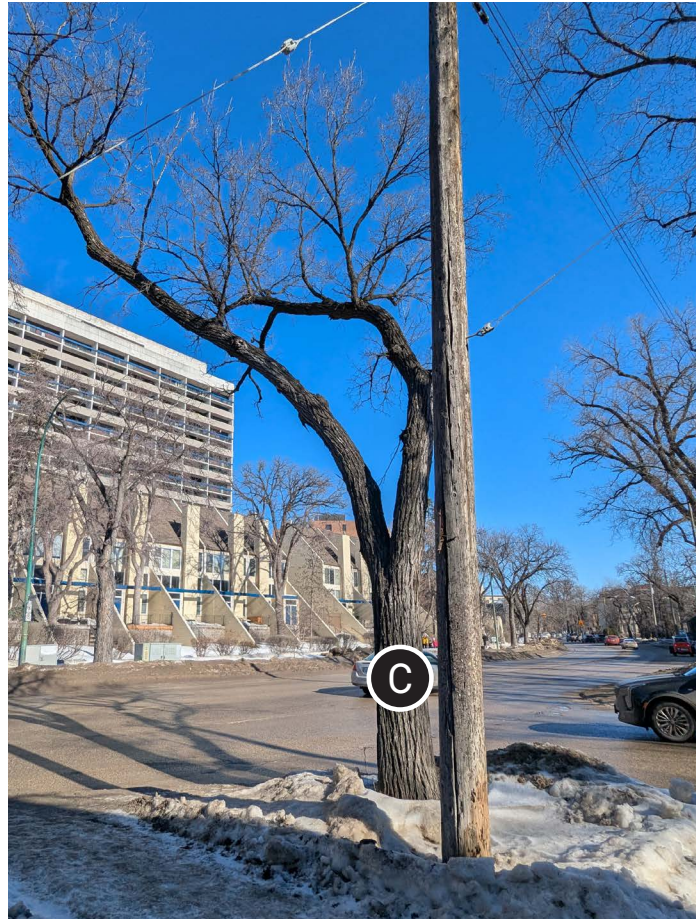
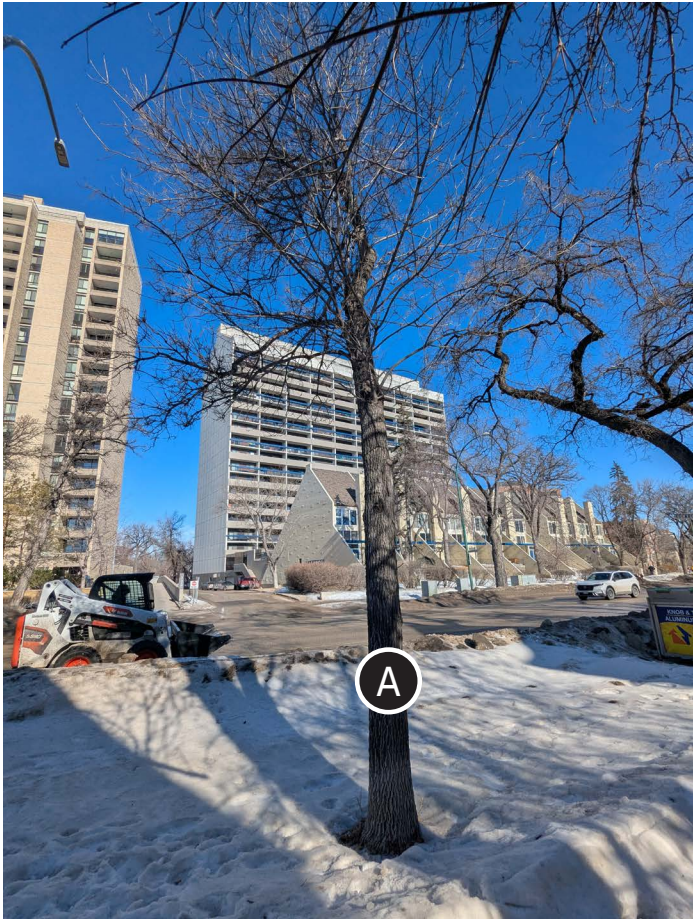
APPROXIMATE CANOPY EXTENT

The site plan for LVL 1 shows a building footprint with two main sections: 495.0 sq ft and 426.5 sq ft. The building includes rooms labeled F, DW, DR, and a bicycle storage area. The parking area is divided into four spaces: 8' x 23', 8' x 23', 8' x 23', and 10' x 23'. A car is shown in the first 8' x 23' space. The plan also shows a public sidewalk, hydro wires, and several trees labeled A through G. Trees 3, 4, 5, 6, and 7 are within the minimum protection area. Trees 1, 2, and 8 are outside the area. A red arrow points to a pink shaded area near the sidewalk, indicating a potential construction conflict.

POTENTIAL CONSTRUCTION CONFLICT. SEE PUBLIC TREE REQUIREMENTS ON P. 9.

MEMBER
ISA





POTENTIAL CONSTRUCTION CONFLICT.
SEE P.7-8 FOR RECOMMENDATIONS
AND CITY REQUIREMENTS. APPROVAL
REQUIRED FOR ANY PRUNING OF
PUBLICLY OWNED TREES. ESTIMATED
1-2M CANOPY REDUCTION REQUIRED.

TREE PRESERVATION RECOMMENDATIONS

TREE PROTECTION

FINAL TREE PROTECTION MEASURES WILL BE CONFIRMED AND REVISED AS NECESSARY FOLLOWING SUBMISSION OF THE PROPOSED BUILDING AND SITE DESIGN. THIS REPORT INCLUDES ONE REVISION TO INTEGRATE THOSE FINALIZED PLANS.

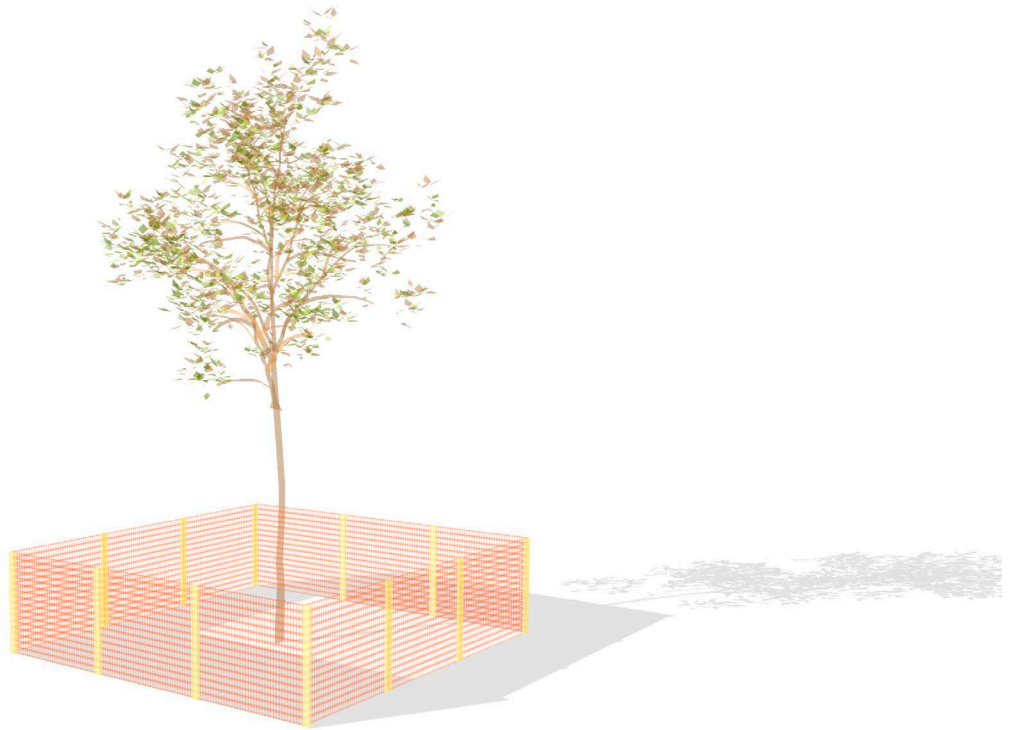
TREE PROTECTION EXAMPLES

TREE PROTECTION ZONES:

- 2X4 FRAMING WITH SNOW FENCING ATTACHED AND FIXED TO THE GROUND (MINIMUM 4' HEIGHT)
- 6' TEMPORARY METAL CONSTRUCTION FENCING.

INDIVIDUALLY PROTECTED TREES:

- SEE TREE PROTECTION ZONE. IF THE TREE CANNOT ACCOMMODATE THE TREE MINIMUM TREE PROTECTION AREA, ENSURE THE BARK IS ADEQUATELY PROTECTED BY BOXING THE TREE WITH SHEET MATERIAL SUCH AS PLYWOOD OR OSB. ALTERNATIVELY, STRAPPING THE MATERIAL WITH DIMENSIONAL LUMBER AROUND THE ENTIRE CIRCUMFERENCE OF THE TRUNK.



UNSURVEYED TREES

TREES THAT ARE NOT LOCATED ON THE BUILDING LOCATION CERTIFICATE ARE PLOTTED FOR APPROXIMATE LOCATION ONLY. THERE LOCATION AND OWNERSHIP CANNOT BE CONFIRMED WITHOUT BEING SURVEYED. THE PROPERTY OWNER OR PROPERTY DEVELOPER MUST ENSURE OWNERSHIP BASED ON LEGALLY SURVEYED BOUNDARIES.

TREE RETENTIONAL SUITABILITY RATINGS

UNSUITABLE = NOT SUITABLE FOR RETENTION IN CONTEXT OF THE PROPOSED PROJECT DESIGN AND LAND USE CHANGES. THESE TREES HAVE PRE-EXISTING HEALTH AND STRUCTURAL DEFECTS. THERE IS A SIGNIFICANT CHANCE THAT THESE TREES WILL NOT SURVIVE OR MAY BECOME A HAZARD GIVEN THE PROPOSED FUTURE LAND USE.

MODERATE = THESE TREES HAVE MODERATE STRUCTURAL DEFECTS OR HEALTH ISSUES. THE RETENTION OF THIS CLASS OF TREES IS NOT ALWAYS SUCCESSFUL OR VIABLE DUE TO THEIR PRE-EXISTING STRUCTURAL DEFECTS OR HEALTH ISSUES; HOWEVER THESE TREES MAY BE VIABLE FOR RETENTION WITH THE USE OF SPECIAL MEASURES.

SUITABLE = THESE TREES HAVE NO OBVIOUS STRUCTURAL DEFECTS OR HEALTH ISSUES, AND ARE WORTHY OF CONSIDERATION FOR RETENTION IN THE PROPOSED DEVELOPMENT.

SUITABLE AS GROUP = THESE TREES HAVE GROWN UP IN GROUPS (GROVES) OF OTHER TREES, AND HAVE NOT DEVELOPED THE TYPE OF TRUNK AND ROOT STRUCTURE THAT WILL ALLOW THEM TO BE SAFELY RETAINED ON THEIR OWN. THESE TREES SHOULD ONLY BE RETAINED IN GROUPS.

REMOVAL OF LOGS FROM SITE

FIREWOOD OF ANY SPECIES IS PROHIBITED FROM LEAVING THE CITY OF WINNIPEG. ELM WOOD MAY NOT BE STORED UNLESS IT HAS BEEN DEBARKED, CHIPPED, OR HEAT TREATED. ELM WOOD SHOULD ONLY BE MOVED IF IT IS BEING TAKEN TO A DISPOSAL SITE (USUALLY, THE LOCAL LANDFILL). FOR MORE INFORMATION ON LAWS SURROUNDING FIREWOOD AND TRANSPORTING WOOD PLEASE REFER TO: THE FOREST HEALTH PROTECTION ACT AND REGULATIONS CANADIAN FOOD INSPECTION AGENCY - PLANT PROTECTION ACT: [HTTPS://WEB2.GOV.MB.CA/LAWS/STATUTES/CCSM/F151E.PHP](https://web2.gov.mb.ca/laws/statutes/ccsm/f151e.php)

TREE PRUNING

HEAVY MACHINERY (EXCAVATORS, CRANES, LOADERS, CONCRETE TRUCKS, DUMP TRUCKS, ETC.) WORKING WITHIN FIVE METERS OF A TREES CANOPY SHOULD BE MADE AWARE OF THEIR PROXIMITY TO THE TREE. PRUNING SHOULD BE PRESCRIBED WHERE THERE ARE CONCERNS RELATED TO CLEARANCE REQUIRED FOR ANY MACHINERY AND WORKERS WITHIN THE TREE PROTECTION ZONE. ANY WOUNDS SHOULD BE MADE KNOWN SO THAT CORRECTIVE ACTION CAN OCCUR AND MITIGATE FUTURE DAMAGE TO THE TREES. PRUNING OF ELM TREES IS ILLEGAL IN MANITOBA BETWEEN APRIL 1ST AND JULY 31ST. ELM TREE REMOVALS CAN BE COMPLETED AT ANY TIME OF YEAR WITH PROPER ELM WOOD HANDLING. ALL PRUNING SHOULD BE COMPLETED BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH ANSI A300 STANDARDS AND ISA BEST MANAGEMENT PRACTICES TO ENSURE PROPER TECHNIQUE AND MINIMIZE STRESS TO RETAINED TREES.

PAVING NEAR TREES

IF THE PROPOSAL INCLUDES PAVED AREAS AND/OR RETAINING WALLS CLOSE TO THE PROPOSED TREE PROTECTION ZONES, MEASUREMENTS SHOULD BE TAKEN TO MINIMIZE THE IMPACT ON THE HEALTH OF THE TREES. THESE TYPES OF CONSTRUCTION CAN REDUCE QUALITY OF AERATION, DRAINAGE, IRRIGATION, AND SOIL VOLUME FOR SUFFICIENT ROOT GROWTH. STEPS THAT CAN BE TAKEN TO MINIMIZE THE IMPACT INCLUDE:

- ANY EXCAVATION NEAR THE TPZ SHOULD BE MONITORED BY AN ARBORIST
- EXCAVATION SHOULD DISTURB AS LITTLE OF THE ROOT ZONE AS POSSIBLE AND ANY ROOTS GREATER THAN 1" IN DIAMETER SHOULD BE HAND PRUNED

PUBLIC TREES

ANY CONSTRUCTION RELATED ACTIVITY OCCURRING NEAR THE PUBLIC BOULEVARD TREE MUST ADHERE TO ALL TREE PROTECTION RECOMMENDATIONS AS OUTLINED IN THE TREE PLANTING DETAILS & SPECIFICATIONS DOCUMENT - SECTION 5.0 - TREE PROTECTION DURING CONSTRUCTION: [HTTPS://LEGACY.WINNIPEG.CA/PUBLICWORKS/PARKSOPENSACE/URBANFORESTRY/HOMEOWNER_TREE_MAINTENANCE_GUIDELINES.STM](https://legacy.winnipeg.ca/publicworks/parksopenspace/urbanforestry/homeowner_tree_maintenance_guidelines.stm)

ANY WORK REQUIRED ON A CITY OWNED TREE REQUIRES THE FOLLOWING FORM TO BE COMPLETED AND SUBMITTED TO THE CITY OF WINNIPEG URBAN FORESTRY BRANCH:

AGREEMENT FOR CONTRACTORS TO PERFORM ARBORICULTURAL SERVICES ON TREES UNDER CONTROL OF THE URBAN FORESTRY BRANCH: [HTTPS://LEGACY.WINNIPEG.CA/PUBLICWORKS/PARKSOPENSACE/URBANFORESTRY/PDF/AGREEMENT_FOR_CONTRACTORS_2023_FILLABLE.PDF](https://legacy.winnipeg.ca/publicworks/parksopenspace/urbanforestry/pdf/agreement_for_contractors_2023_fillable.pdf)

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WATERING & FERTILIZATION OF TREES

IT IS EXTREMELY IMPORTANT TO REGULARLY MONITOR THE SOIL MOISTURE LEVELS WITHIN THE ROOT ZONES OF THE TREES DURING THE MONTHS FROM APRIL TO NOVEMBER, AND TO ENSURE ADEQUATE SUPPLEMENTAL WATERING IS DONE PROMPTLY AS NECESSARY. THE OBJECTIVE OF THE WATERING IS TO PROVIDE THE TREES WITH DEEP, THOROUGH WATERING WHEN RAINFALL IS INSUFFICIENT TO KEEP THE SOIL MOIST 2" BELOW THE SURFACE. IT IS STRONGLY RECOMMENDED THAT AN INDIVIDUAL WHO WILL BE ON-SITE FOR THE DURATION OF THE PROJECT BE ASSIGNED THIS RESPONSIBILITY AND BE GIVEN CLEAR INSTRUCTION ON HOW TO CHECK MOISTURE LEVELS, HOW AND WHERE TO APPLY THE WATER AND HOW MUCH. DEEP ROOT FERTILIZATION CAN BE COMPLETED TO ENCOURAGE GROWTH AND INCREASE VIGOR. FERTILIZERS SHOULD BE APPLIED IN EARLY SPRING JUST BEFORE GROWTH OCCURS. LATE SUMMER FERTILIZING IS NOT RECOMMENDED, AS IT WILL ENCOURAGE SUCCULENT GROWTH, WHICH WILL BE MORE PRONE TO WINTER INJURY.

SUMMARY

THE TREE PRESERVATION PRESCRIPTIONS RECOMMENDED IN THIS REPORT FOR THOSE TREES IDENTIFIED AS SUITABLE FOR RETENTION HAVE BEEN PREPARED IN ACCORDANCE WITH THE CITY OF WINNIPEG'S MINIMUM TREE PROTECTION ZONE (TPZ) AND MINIMUM PROTECTION AREA (MPA) GUIDELINES. PROVIDED THESE MINIMUM PROTECTION MEASURES ARE FULLY IMPLEMENTED AND MAINTAINED FOR THE DURATION OF CONSTRUCTION, IT IS ANTICIPATED THAT RETAINED TREES WILL NOT BE MATERIALLY AFFECTED BY THE PROPOSED DEVELOPMENT.

TREE ID 'G' (AMERICAN ELM – PUBLIC TREE) MAY REQUIRE MITIGATIVE CLEARANCE PRUNING TO ADDRESS POTENTIAL CONFLICT WITH THE PROPOSED BUILDING'S VERTICAL FRAMING. IN MANITOBA, PRUNING OF ELM TREES IS PROHIBITED BETWEEN APRIL 1 AND JULY 31. ANY REQUIRED PRUNING MUST THEREFORE OCCUR BETWEEN AUGUST 1 AND MARCH 31 AND MUST RECEIVE PRIOR APPROVAL FROM THE CITY OF WINNIPEG URBAN FORESTRY BRANCH. ALL WORK IS TO BE COMPLETED BY A PRE-QUALIFIED ISA CERTIFIED ARBORIST IN ACCORDANCE WITH ANSI A300 STANDARDS AND CITY REQUIREMENTS.

ALL CONSTRUCTION ACTIVITY NEAR PUBLIC TREES MUST ADHERE TO CURRENT CITY OF WINNIPEG URBAN FORESTRY BRANCH REQUIREMENTS AND RECEIVE APPROVAL WHERE APPLICABLE.

CONTACT

FOR ANY QUESTIONS REGARDING THIS REPORT, PLEASE CONTACT:

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