

January 25, 2022

Grant Brouwer
Director of Building Development
Town of St. Marys
408 James St. S.
St. Marys, Ontario
N4X 1B6

**Site Plan Application Response
Approach to Tree Preservation
60 Road 120, St. Marys**

GRIT Engineering In. (GRIT) was retained by C&C Stonetown Management to coordinate the site plan application for the proposed self storage development at 60 Road 120 in the Town of St. Marys. The purpose of this letter is to explain the tree preservation strategy proposed of the property. It is noted the property is currently zoned Industrial and was designated by the Town. In our experience it is not typical practise for non tree protection area, industrial properties, to have a replacement ratio of 3:1 or cash in lieu that amounts to the same. Further we are not aware of a By-Law within the Town that mandates this request.

C&C Management (site owner) desires to keep as many trees onsite as possible for enhanced screening and to promote the natural environment, while still allowing for sufficient room to develop the property. It is noted there are special limitations on the property that planting additional trees is not a viable option. All trees and shrubs surrounding the additional residential rental homes will remain.

GRIT Drawing No. Tree Preservation L200 dated January 24, 2022 identifies the individual trees on the property and denotes the proposed trees to be removed with a label "R". In order to maximize tree preservation the following items were addressed;

- The proposed grading and fencing was moved inside the property line to save the tree lines along the north and west property lines. This amounts to approximately 28 trees saved from removal.
- 41 trees along the edge of the proposed grading are to be protected with construction fencing to preserve the root structure during construction.
- 74 trees are in the area of proposed construction and will be required to be removed.

In an effort to replace trees that are removed, the site owner is proposing to replace trees based on the following chart.

Column 1: Trunk Diameter of Tree Destroyed	Column 2: Number of Replacement Trees Required
50 cm	1
51-60 cm	2
61-70 cm	3
71-80 cm	4
81-90 cm	5
91-100 cm	6
101-110 cm	7
111-120 cm	8
121-130 cm	9
131-140 cm	10
>141 cm	11

A review of the site's current tree inventory was complete based on tree diameter, which has been summarized in the table below as well as the Proposed Tree Replacement.

Tree Inventory			
Tree Size (cm)	Number of Existing Trees to be Removed	Replacement Rate	Proposed Tree Replacement
60	2	2	4
50	6	1	6
40	5	1	5
30	20	1	20
25	7	1	7
20	7	1	7
15	22	1	22
10	5	1	5
Total	74		76

As a result, 76 trees are proposed to be replaced. GRIT Tree Preservation Drawing No. details a replacement of 14 trees. Due to insufficient space remaining on the site, 62 trees are proposed to be replaced via cash in lieu. The current rate for tree replacement for the Town of St. Mary's



is \$60 to procure trees based on conversations with Gary Brower, resulting in a total replacement cash in lieu of \$3,720.00

We appreciate the importance of tree preservation it is the team's opinion all reasonable steps have been taken to preserve as many trees on the site as possible which still ensuring the site is viable as industrial land.

If you have any questions regarding the above or any other matter, please do not hesitate to contact us.

Sincerely,

Montana Wilson, EMBA, M.Eng, P.Eng, PMP

Founder & CEO

montana@gritengineering.ca

encl. L200

