RON KOUDYS LANDSCAPE ARCHITECTS INC

TREE PRESERVATION REPORT FOR SITE PLAN APPROVAL

212 RAGLAN STREET, COLLINGWOOD, ONTARIO

Report prepared by
Ron Koudys Landscape Architects Inc

On May 17th, 2024

Updated: September 30th, 2025

RKLA Project #24-134

CERTIFIED ARBORIST ISA™

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1.0 Introduction and Executive Summary

1.1 Introduction

Ron Koudys Landscape Architects Inc. (RKLA) was retained by Zelinka Priamo Ltd. to prepare a tree assessment report in conjunction with the proposed expansion at 212 Raglan Street, Collingwood. The intent of this report is to summarize the findings of the tree assessment and make recommendations regarding tree preservation and removal based on tree health, the current site plan, and site grading for the purpose of site plan approval.

1.2 Executive Summary

The inventory captured 61 individual trees and 2 vegetation units. Trees were identified within the subject site, and within 3 meters of the legal property boundary. Trees located to the west of the subject site were not included in this inventory. No species classified as endangered or threatened under the Ontario Endangered Species Act, 2007, S.O. 2007, c. 6 were observed during the tree inventory. All trees observed are common to the current land uses and can be characterized as anthropogenic or opportunistic.

1.2.1 Tree Species Composition Chart

The following chart summarizes the amount of each tree species observed.

%	Qty.	Botanical Name	Common Name
46%	28	*Picea glauca*	White Spruce
21%	13	*Picea pungens*	Colorado Spruce
8%	5	*Pinus nigra*	Austrian Pine
7%	4	*Thuja* spp.	Cedar
5%	3	*Fraxinus* spp.	Ash
3%	2	*Juglans nigra*	Black Walnut
3%	2	*Salix* spp.	Willow
2%	1	*Acer negundo*	Manitoba Maple
2%	1	*Aesculus hippocastanum*	Horse Chestnut
2%	1	*Picea* spp.	Spruce
2%	1	*Ulmus* spp.	Elm
100%	61		

1.2.2 Tree Removal and Preservation Recommendations

- Preserve 60 trees and 2 vegetation units.
- Pre-construction root pruning and monitoring is recommended for tree #s 2-7 and vegetation unit 1 and 2.
- Removal of 1 tree located within the subject site to accommodate the expansion of the existing exit/ entrance.
- Follow pre, during, and post construction recommendations outlined in the Construction Impact Mitigation Recommendations in this report.

2.0 SUBJECT SITE AND SCOPE OF WORK

The subject site is presently utilized for storage units, with the predominant surface being gravel. The trees are mostly clustered along the eastern and southern boundaries of the property.

Refer to Figure 1 for scope of tree inventory.

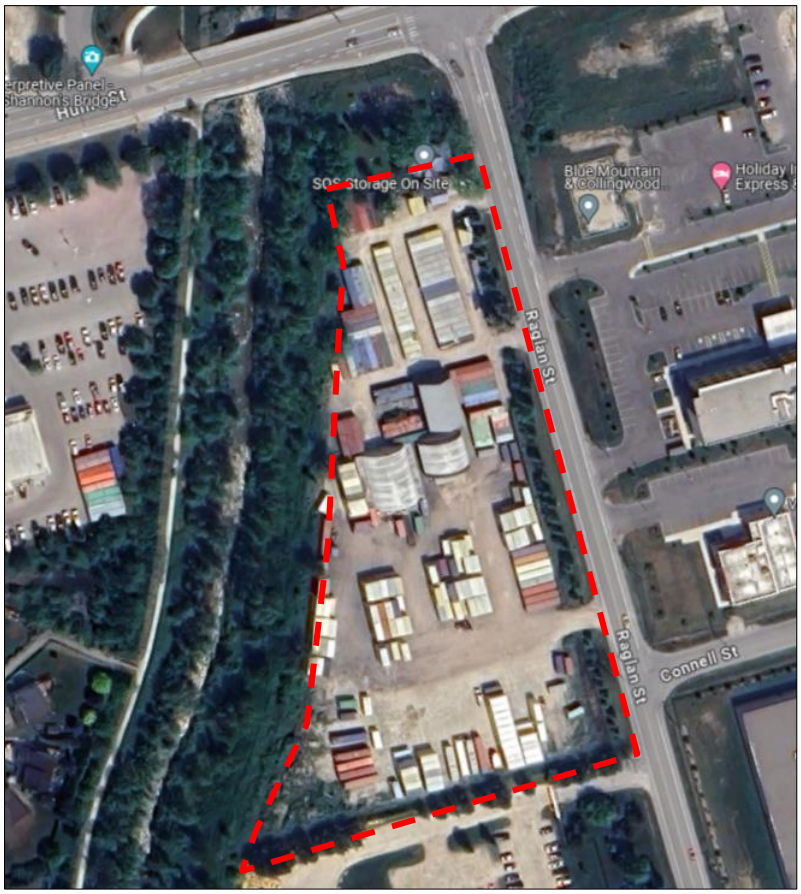

Figure 1 - City of London mapping with 2024 aerial imagery. NTS

Red dashed line – Limit of inventory

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3.0 METHODOLOGY

Field work was completed on May 3rd, 2024 by RKLA staff member Kathleen Garrett, ISA certified arborist ON 3009A. A topographic survey provided by MTE was used as a base for the field work and determined tree location/ownership. All trees with a minimum DBH of 5cm within the given scope were identified and assessed. Additional trees under 5cm DBH were identified in areas where trees can be preserved. Groups of trees and hedges were identified and assessed as vegetation units. Each tree was assigned a number which are identified in the tree data table and on the tree preservation plan. Tree identification numbers include 1-61 and veg unit 1 & 2.

The following information was recorded for each individual tree:

- Genus + specific epithet (Species)
- Diameter at breast height (DBH) (centimetres)
- Crown radius (metres)
- Crown Condition (overall general vigour of crown)
- Structural Form (excellent, good, fair, poor)

Structural Integrity (good, fair, poor, hazard)
General Comments

3.1 HEALTH ASSESSMENT

Trees were assessed following accepted arboricultural techniques and best practices using a limited visual inspection. The inspection included a 360-degree visual examination of the above-ground parts of each tree for structural defects including cavities, wounds, scars, external indicators of internal decay, evidence of insect presence, discoloured or deformed foliage, canopy and root distribution, and the overall condition of the tree. Evaluation of tree health was based on visible tree health indicators including live buds, foliage condition, deadwood, structural defects, form, and signs of disease or insect infestation. If needed, field observations were reviewed against available online imagery of the site to assist in determining tree canopy health. Quantified health assessments included in the inventory are explained here:

Crown Condition Assessment

5 Healthy: less than 10% crown decline
4 Slight decline: 11% - 30% crown decline
3 Moderate decline: 31% - 60% crown decline
2 Severe decline: 61% - 90% crown decline
1 Dead - No visible indication of living foliage or buds in crown

Structural Form Assessment

Excellent: An ideal expression of a specific tree species, true to form, balanced canopy, good flare, typical internode length, full crown, etc.
Good: A satisfactory and generally expected expression of a specific tree species, with only minor or typical variances from an ideal form.
Fair: Nearly satisfactory, with defects or a combination of defects such as codominant leaders, unbalanced crown, poor/no flare, shortened internodes, has been poorly pruned, etc.
Poor: Significantly flawed expression of a specific tree species

Structural Integrity Assessment

Good: Defects if present are minor (e.g. twig dieback, small wounds); defective tree part is small (e.g. 5-8 cm diameter limb) providing little if any risk.
Fair: Defects are numerous or significant (e.g. dead scaffold limbs); defective parts are moderate in size (e.g. limb greater than 5-8 cm in diameter).
Poor: Defects are severe (trunk cavity in excess of 50%); defective parts are large (e.g. majority of crown).
Hazard: Defects are severe and acute; defective part or collective defective parts render the tree a high risk threat to potential targets.

3.2 CRITICAL ROOT ZONES

The critical root zone of a tree is the portion of the root system that is the minimum necessary to maintain tree vitality and stability. Critical root zones are commonly prescribed by municipal bylaws based solely on DBH and/or drip line, and are typically expressed as a circular shape around the tree. There are a number of other factors, however, that are considered when establishing a critical root zone.

Factors that inform location and extent of a tree preservation barriers to protect the critical root zone include: species tolerance to root loss and other construction impacts (as established by authoritative resources and professional experience), tree trunk size (DBH), tree health and vigour, structural condition, landscape context, soil type, moisture availability, topography, ground cover, crown size (drip line) and balance, current physical root restrictions, visible root arrangement, relationship to neighbouring trees, relationship between tree and proposed construction, type of proposed construction, etc.

4.0 Tree Inventory and Preservation/Removal Recommendations

4.1 Tree Data Table

The following recommendations are based on requirements of the current site plan.

Grey indicates recommended removal.

GENERAL INFORMATION				SIZE		HEALTH & CONDITION				RECOMMENDATION	
ID #	*BOTANICAL NAME*	COMMON NAME	LOCATION	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL FORM	STRUCTURAL INTEGRITY	COMMENTS	PRESERVE OR REMOVE	IMPACT MITIGATION or REMOVAL RATIONALE
1	*Fraxinus spp.*	Ash	Boundary Town ROW and 300 Raglan Street	31	3	1-2	Fair	Fair	moribund/dead, sloughing bark	preserve	no anticipated conflict - tree preservation fence
2	*Pinus nigra*	Austrian Pine	300 Raglan Street	39	4	5	Good	Good	lower foliage sparse	preserve	minor conflict with proposed servicing and grading - tree preservation fence
3	*Pinus nigra*	Austrian Pine	300 Raglan Street	33	3.5	5	Fair	Good	slight trunk lean	preserve	minor conflict with proposed servicing and grading - tree preservation fence
4	*Pinus nigra*	Austrian Pine	300 Raglan Street	28	3	5	Good	Good	slightly supressed, lower foliage sparse	preserve	minor conflict with proposed servicing and grading - tree preservation fence
5	*Salix spp.*	Willow	300 Raglan Street	21, 15, 12	2.5	4	Poor	Fair	lean, epicormic growth, primary union at grade	preserve	no anticipated conflict - tree preservation fence
6	*Pinus nigra*	Austrian Pine	300 Raglan Street	42	4	5	Good	Good		preserve	minor conflict with proposed servicing and grading - tree preservation fence

GENERAL INFORMATION				SIZE		HEALTH & CONDITION				RECOMMENDATION	
ID #	*BOTANICAL NAME*	COMMON NAME	LOCATION	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL FORM	STRUCTURAL INTEGRITY	COMMENTS	PRESERVE OR REMOVE	IMPACT MITIGATION or REMOVAL RATIONALE
7	*Pinus nigra*	Austrian Pine	300 Raglan Street	36	3.5	5	Good	Good		preserve	minor conflict with proposed servicing and grading - tree preservation fence
8	*Salix spp.*	Willow	300 Raglan Street	31, 15, 11	3	4	Good	Fair	primary union at grade, epicormic growth	preserve	no anticipated conflict - tree preservation fence
9	*Picea* spp.	Spruce	subject site	8	1	1	-	-	fully dead	preserve	no anticipated conflict - tree preservation fence
10	*Picea glauca*	White Spruce	subject site	16	2	5	Good	Good		preserve	no anticipated conflict - tree preservation fence
11	*Picea glauca*	White Spruce	subject site	15	2	4	Good	Good	minor chlorosis, sparse	preserve	no anticipated conflict - tree preservation fence
12	*Picea glauca*	White Spruce	subject site	17	2	5	Good	Good		preserve	no anticipated conflict - tree preservation fence
13	*Picea glauca*	White Spruce	subject site	12	1.5	4	Good	Good	slightly sparse lowers	preserve	no anticipated conflict - tree preservation fence
14	*Picea glauca*	White Spruce	subject site	15	2	5	Good	Good	slightly sparse lowers	preserve	no anticipated conflict - tree preservation fence
15	*Picea glauca*	White Spruce	subject site	16	2	4	Good	Good		preserve	no anticipated conflict - tree preservation fence
16	*Picea glauca*	White Spruce	subject site	15	2	5	Good	Good	slightly sparse lowers	preserve	no anticipated conflict - tree preservation fence
17	*Picea glauca*	White Spruce	subject site	13	1.5	5	Fair	Good	old leader dead, new leader establishing	preserve	no anticipated conflict - tree preservation fence
18	*Picea glauca*	White Spruce	subject site	15	1.5	5	Fair	Good	chlorotic	preserve	no anticipated conflict - tree preservation fence
19	*Picea glauca*	White Spruce	subject site	12	1.5	3	Fair	Good	chlorotic, sparse	preserve	no anticipated conflict - tree preservation fence

GENERAL INFORMATION				SIZE		HEALTH & CONDITION				RECOMMENDATION	
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20	*Picea glauca*	White Spruce	subject site	16	2	5	Good	Good		preserve	no anticipated conflict - tree preservation fence
21	*Fraxinus spp.*	Ash	Town ROW	22	2	1			fully dead	preserve	no anticipated conflict - tree preservation fence
22	*Fraxinus spp.*	Ash	subject site	41	3	1			epicormic growth, sloughing bark	preserve	no anticipated conflict - tree preservation fence
23	*Picea glauca*	White Spruce	subject site	15	2	5	Good	Good		remove	conflict with proposed exit/ entrance
24	*Picea glauca*	White Spruce	subject site	17	2	5	Good	Good		preserve	no anticipated conflict - tree preservation fence
25	*Picea glauca*	White Spruce	subject site	16	2	5	Good	Good		preserve	no anticipated conflict - tree preservation fence
26	*Picea glauca*	White Spruce	subject site	25	4	4	Fair	Good	chlorotic, sparse	preserve	no anticipated conflict - tree preservation fence
27	*Picea glauca*	White Spruce	subject site	17	2.5	5	Good	Good		preserve	no anticipated conflict - tree preservation fence
28	*Thuja spp.*	Cedar	subject site	10-20	3	5	Fair	Good	multi-stem all appears to be sprouting at the same base, potentially coppice growth	preserve	no anticipated conflict - tree preservation fence
29	*Picea pungens*	Colorado Spruce	subject site	24	4	3/4	Fair	Good	sparse	preserve	no anticipated conflict - tree preservation fence
30	*Picea glauca*	White Spruce	subject site	27	3.5	3/4	Fair	Good	sparse	preserve	no anticipated conflict - tree preservation fence
31	*Picea glauca*	White Spruce	subject site	22	3.5	4	Good	Good	slightly chlorotic, sparse	preserve	no anticipated conflict - tree preservation fence
32	*Picea glauca*	White Spruce	subject site	10	1	5	Good	Good	slightly supressed	preserve	no anticipated conflict - tree preservation fence

GENERAL INFORMATION				SIZE		HEALTH & CONDITION				RECOMMENDATION	
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33	*Picea pungens*	Colorado Spruce	subject site	28	4	5	Good	Good		preserve	no anticipated conflict - tree preservation fence
34	*Picea pungens*	Colorado Spruce	subject site	29	4	5	Good	Good		preserve	no anticipated conflict - tree preservation fence
35	*Picea glauca*	White Spruce	subject site	10	1.5	4	Good	Good	slightly supressed	preserve	no anticipated conflict - tree preservation fence
36	*Picea glauca*	White Pine	subject site	19	3	3/4	Good	Good	sparse	preserve	no anticipated conflict - tree preservation fence
37	*Thuja spp.*	Cedar	subject site	5-10	3	5	Fair	Good	multi-stem all appears to be sprouting at the same base, potentially coppice growth	preserve	no anticipated conflict - tree preservation fence
38	*Picea pungens*	Colorado Spruce	subject site	28	3	4	Fair	Good	lower canopy sparse	preserve	no anticipated conflict - tree preservation fence
39	*Picea glauca*	White Spruce	subject site	12	1.5	2/3	Fair	Good	sparse	preserve	no anticipated conflict - tree preservation fence
40	*Picea pungens*	Colorado Spruce	subject site	21	4	3/4	Fair	Good	sparse	preserve	no anticipated conflict - tree preservation fence
41	*Picea glauca*	White Spruce	subject site	24	3.5	3/4	Fair	Good	chlorotic, sparse	preserve	no anticipated conflict - tree preservation fence
42	*Acer negundo*	Manitoba Maple	subject site	~30	4	5	Fair	Fair	low primary union, epicormic growth, grown into 33	preserve	no anticipated conflict - tree preservation fence
43	*Thuja spp.*	Cedar	subject site	5-10	3	5	Fair	Good	multi-stem all appears to be sprouting at the same base, potentially coppice growth	preserve	no anticipated conflict - tree preservation fence
44	*Picea pungens*	Colorado Spruce	subject site	~40	4.5	4	Fair	Good	sparse, supressed	preserve	no anticipated conflict - tree preservation fence

GENERAL INFORMATION				SIZE		HEALTH & CONDITION				RECOMMENDATION	
ID #	*BOTANICAL NAME*	COMMON NAME	LOCATION	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL FORM	STRUCTURAL INTEGRITY	COMMENTS	PRESERVE OR REMOVE	IMPACT MITIGATION or REMOVAL RATIONALE
45	*Picea pungens*	Colorado Spruce	subject site	~40	4.5	4	Fair	Good	sparse, supressed	preserve	no anticipated conflict - tree preservation fence
46	*Picea glauca*	White Pine	subject site	21	3	4	Good	Good	sparse	preserve	no anticipated conflict - tree preservation fence
47	*Ulmus spp.*	Elm	subject site	9, 9, 8	2	5	Poor	Poor	primary union at grade	preserve	no anticipated conflict - tree preservation fence
48	*Picea glauca*	White Spruce	subject site	17	2	4	Fair	Good	grown beside 48, supressed	preserve	no anticipated conflict - tree preservation fence
49	*Picea glauca*	White Spruce	subject site	20	3	5	Good	Good		preserve	no anticipated conflict
50	*Aesculus hippocastanum*	Horse chestnut	subject site	60, 55	8	5	Poor	Fair	codominant stems fused together with included bark	preserve	no anticipated conflict
51	*Thuja spp.*	Cedar	subject site	5-10	3	5	Fair	Good	multi-stem all appears to be sprouting at the same base, potentially coppice growth	preserve	no anticipated conflict
52	*Picea glauca*	White Spruce	subject site	28	3	5	Good	Good	dense canopy	preserve	no anticipated conflict
53	*Picea glauca*	White Spruce	subject site	30	3	5	Good	Good	dense canopy	preserve	no anticipated conflict
54	*Picea pungens*	Colorado Spruce	subject site	36	4	4	Fair	Good	sparse	preserve	no anticipated conflict
55	*Picea pungens*	Colorado Spruce	subject site	29	4	4	Fair	Good	sparse	preserve	no anticipated conflict
56	*Picea pungens*	Colorado Spruce	subject site	28	3	5	Fair	Good	slightly supressed	preserve	no anticipated conflict
57	*Picea pungens*	Colorado Spruce	subject site	30	3	5	Fair	Good	slightly supressed	preserve	no anticipated conflict
58	*Picea pungens*	Colorado Spruce	subject site	29	3	5	Good	Good		preserve	no anticipated conflict
59	*Picea pungens*	Colorado Spruce	subject site	32	3.5	5	Good	Good		preserve	no anticipated conflict
60	*Juglans nigra*	Black Walnut	Boundary Town ROW and subject site	54	5	5	Fair	Good	low primary union, base grown into existing concrete	preserve	no anticipated conflict
61	*Juglans nigra*	Black Walnut	Town ROW	59	5.5	5	Fair	Good	minor deadwood	preserve	no anticipated conflict

GENERAL INFORMATION				SIZE		HEALTH & CONDITION				RECOMMENDATION	
ID #	*BOTANICAL NAME*	COMMON NAME	LOCATION	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL FORM	STRUCTURAL INTEGRITY	COMMENTS	PRESERVE OR REMOVE	IMPACT MITIGATION or REMOVAL RATIONALE
Veg Unit 1	*Pinus nigra*	Austrian Pine	300 Raglan Street	30-45	4-5	5	Good	Good	Approximately 7 individual trees, limited access through chain link fence, all limbed up approx. 2 meters	preserve	minor conflict with proposed servicing and grading
Veg Unit 2	*Pinus nigra*	Austrian Pine	300 Raglan Street	30-45	4-5	5	Good	Good	Approximately 9 individual trees, limited access through chain link fence, all limbed up approx. 2 meters	preserve	minor conflict with proposed servicing and grading

5.0 Potential Construction Impacts on Trees

Some trees have been recommended for removal due to direct conflict with the proposed development. Some trees that have been recommended for preservation may be in proximity to the proposed construction. Trees to be preserved may be affected by the construction process, or by the construction itself. It is imperative that the design team and the construction crew understand the potential for, and the causes of tree damage. Trees recommended for preservation may experience some or all of the following potential construction impacts. Strategies and methods to avoid these impacts are outlined in the Construction Impact Mitigation Recommendations section of this report.

5.1 Soil Compaction

Soil compaction is caused by heavy or repeated compression or vibration of the soil around the tree. Soil compaction reduces the amount and size of macro and micro pore space that is vital for subsurface movement of air and water. The harmful effects of soil compaction include, but are not limited to: slower water infiltration, poor aeration, reduced root growth and an overall increased susceptibility to biotic and abiotic stressors.

5.2 Root Loss

Root loss occurs when roots are severed. The majority of roots are typically located within the top 60cm of soil and can extend outward up to three times the extent of the tree drip line. Excavation of any kind within the critical root zone* can sever roots. Two categories of roots need to be considered when evaluating impacts of root loss - small, fibrous absorbing roots, and large structural roots. Significant loss of either or both of these functions can cause stress and/or affect the structural stability of the tree. Note, however, that it is commonly accepted that healthy trees can typically tolerate and recover from the removal of approximately 33% (up to a maximum of 50%) of their root mass. Thorough consideration regarding extent of acceptable root removal is dependent on individual species characteristics, root loss distribution, and

site specific conditions *(ref. Trees and Development: A Technical Guide to Preservation of Trees During Land Development by Nelda Matheny and James R. Clark, 1998. Pg 72)*.

* Refer to 'Critical Root Zones" in this report for definition.

5.3 Grade Changes

Lowering of the grade around trees has immediate and long term effects on trees. Lowering of grade requires immediate root loss from cutting the roots which results in water stress from the root removal and potential reduced structural stability.

Raising the grade around a tree can be equally damaging. The addition of fill over the root zone of a tree alters the roots' ability for normal water and gas exchange that is necessary for healthy root growth and stability. Fill essentially suffocates the roots and can lead to the slow and eventual decline of the tree.

5.4 Mechanical Damage

Mechanical damage is caused by physical contact with a tree that damages the tree to any degree. During land development and construction activities, there is an increased risk of both minor and fatal mechanical damage to trees from construction equipment. Minor damage can create entry points for insects and pathogens, and fatal damage can cause irreparable structural damage.

5.5 Changes to Exposure - Sun and Wind

Trees can be negatively affected by increased exposure to sun or wind when neighbouring trees are removed. This can be of particular concern when 'interior trees' (trees that have developed surrounded by other trees) are suddenly exposed to forest edge conditions. These trees may experience higher intensity of direct sunlight resulting in leaf scald, and instability due to increased wind and snow loads.

Trees can be negatively affected by decreased exposure to sunlight. Proposed development that includes tall buildings located to the south and west of mature existing trees can greatly reduce the amount of daily direct sunlight. While this change in environment may not cause the immediate or eventual death of a tree, it can certainly slow development and alter growing habits and patterns, and must therefore be a consideration when evaluating trees for potential preservation.

5.6 Soil Contamination

Soil health around a tree can be compromised by contamination from spills or leaks of fuels, solvents, or other construction related fluids.

5.7 Water Availability

Grading and servicing requirements for development can affect water availability for trees. Trees may experience a loss of available water due to a lowered water table or the capture or redirection of subsurface and/or overland flow. Conversely, trees may experience an increase of available water due to changes in site grading and storm water retention efforts.

The successful survival of the trees to be preserved is largely dependent on adhering to the construction impact mitigation recommendations that follow.

6.0 Construction Impact Mitigation Recommendations

The following general recommendations are provided to guide the removal process, mitigate construction impacts, and ensure compliance with provincial, federal, and municipal regulatory requirements. Some of the recommendations listed below are noted to be undertaken by an ISA certified arborist.

6.1 Pre-construction recommendations

a) Prior to any construction activity, tree preservation fencing is to be installed as per the attached tree preservation drawings and detail.
b) Prior to any construction activity and after the tree preservation fence is installed, pre-construction root pruning is recommended for tree #s 2-8 and vegetation unit 1 and 2. Additional pre-construction notes are included on T-1.
c) Trees approved for removal are to be clearly indicated in the field (marked with spray paint or other agreed upon method) by the project arborist or landscape architect prior to any tree removal operations. All removals to be undertaken by an ISA certified arborist.
d) In accordance with the Migratory Birds Convention Act, 1994, all removals must take place between September 1st and March 31st to avoid disturbing nesting migratory birds. If tree removal occurs between April 1st and August 31st, a biologist is required to complete a search for nests. Once cleared, the contractor has 48 hours to remove. If removal does not occur within 48 hours, another search will be required.
e) Care should be taken during the felling operation to avoid damaging the branches, stems, trunks, and roots of nearby trees to be preserved. Where possible, all trees are to be felled towards the construction zone to minimize impacts on adjacent vegetation. All removals to be undertaken by an ISA certified arborist.
f) It is recommended that the existing ground-layer vegetation at the base of trees to be preserved remain intact within the critical root zone so as not to disturb the soil around the base of the existing trees.
g) Final site grading plans should ensure that the existing soil moisture conditions are maintained.

6.2 Recommendations related to the construction process

a) Tree preservation fencing is to be maintained in good condition and effective for the duration of construction until all construction activity is complete or as per the project arborist or landscape architect.
b) Tree preservation fencing is to remain intact as per the tree preservation drawings, and can only be temporarily removed with the express written consent from the project arborist or landscape architect. Should tree preservation fencing be temporarily relocated or moved, it is to be reinstated as per the tree preservation plans as soon as possible.
c) No construction, excavation, adding of fill, stockpiling of construction material, or heavy equipment is permitted within the critical root zone/within the tree preservation fencing.
d) When excavation near a tree is required, and it is anticipated that roots will be severed and exposed, duration of exposure is to be minimized to prevent root desiccation.
e) During the excavation process, roots 25mm or larger that are severed and exposed should be hand pruned to leave a clean-cut surface. To be undertaken

by an ISA certified arborist. Exposed severed roots that cannot be covered in soil on the same day as the cuts are made are to be kept moist. Exposed roots are to be kept moist by covering them with water soaked burlap or any other means available to prevent them from drying out.

f) Avoid idling heavy equipment under or within close proximity to trees to be preserved to prevent canopy damage from exposure to the heat of the exhaust.
g) Broken branches on trees within the subject site to be preserved should be cleanly cut as soon as possible after the damage has occurred. To be undertaken by an ISA certified arborist.

6.3 Post-construction recommendations

a) Avoid discharging rain water leaders adjacent to retained trees, as this may result in an overly moist environment which can cause root rot.
b) After all work is completed, tree preservation fences and any other impact mitigation materials must be removed.
c) A final review must be undertaken by the project arborist or landscape architect to ensure that all mitigation measures as described above have been met.

7.0 Disclaimer

The assessment of the trees presented within this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground parts of each tree for structural defects, scars, external indications of decay, evidence of insect presence, discoloured foliage, the general condition of the trees and the surrounding site, as well as the proximity of property and people. None of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms and their health and vigour is constantly changing. They are not immune to changes in site conditions or seasonal variations in the weather.

While reasonable efforts have been made to ensure the trees recommended for retention are healthy, no guarantees are offered or implied, that these trees or any part of them will remain standing.

Note that this arborist report has been prepared using the latest drawings and information provided by the client. Any subsequent design or site plan changes affecting trees may require revisions to this report. Any new information or drawings are to be provided to RKLA prior to report submission to planning authorities.

8.0 Contact Information

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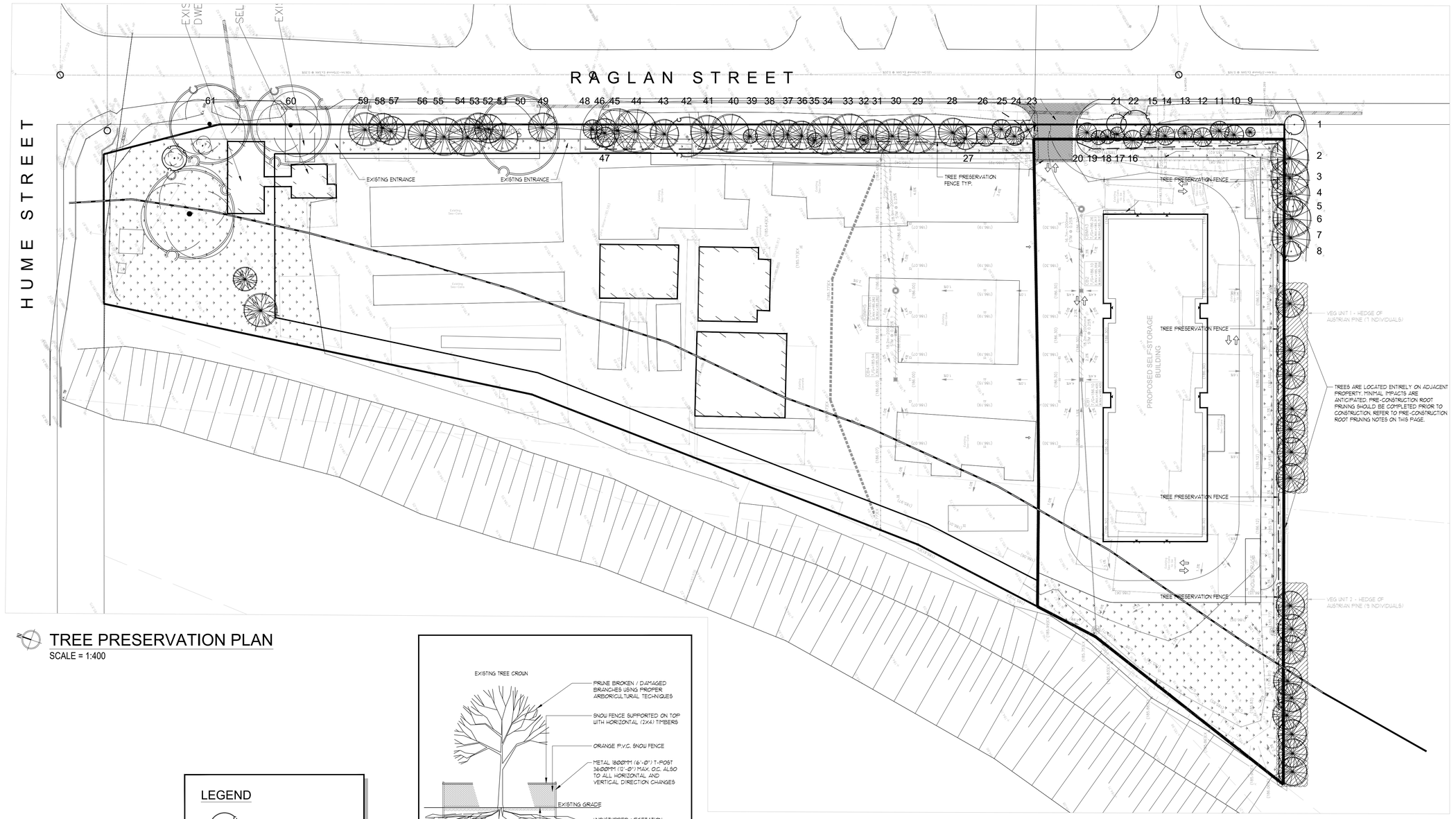
9.0 APPENDIX A - TREE PRESERVATION DRAWINGS

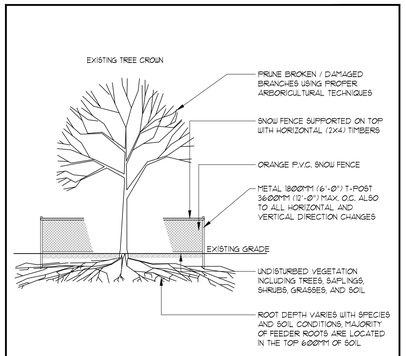


TREE PRESERVATION PLAN

SCALE = 1:400

LEGEND

- 5 — EXISTING DECIDUOUS TREES TO REMAIN (TREE NUMBER)
- 8 — EXISTING DECIDUOUS TREES TO BE REMOVED (TREE NUMBER)
- 6 — EXISTING CONIFEROUS TREES TO REMAIN (TREE NUMBER)
- 9 — EXISTING CONIFEROUS TREES TO BE REMOVED (TREE NUMBER)
- EXISTING PLANTINGS TO REMAIN
- TREE PROTECTION BARRIER



NOTES:

1. EXISTING TREES ARE TO BE PROTECTED FROM CONSTRUCTION WITH THE INSTALLATION OF A 1200MM (4'-0") HIGH SNOW FENCE, HELD IN PLACE WITH 1800MM (6'-0") T-BAR.
2. THE BARRIER IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
3. ALL SUPPORTS AND BRACING SHOULD BE INSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS IN THE TREE PROTECTION ZONE.
4. NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT, OR EXCAVATION OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
5. NO MOVEMENT OF EQUIPMENT, STORAGE OF BUILDING SUPPLIES, CLEANING OR EQUIPMENT, OR DUMPING OF SOLVENTS, GASOLINE, ETC., MAY OCCUR WITHIN THIS FENCE LINE.
6. WHERE HIGH QUALITY SPECIMENS OCCUR ADJACENT TO AREAS SUBJECTED TO INTENSIVE CONSTRUCTION ACTIVITY, WOODEN CRIBBING SHOULD BE INSTALLED TO PROTECT TRUNKS FROM DAMAGE IN THE EVENT THAT HEAVY EQUIPMENT BREAKS DOWN THE SNOW FENCING.
7. FENCE TO BE INSPECTED BY ENVIRONMENTAL CONSULTANT ON A REGULAR BASIS AND BE MAINTAINED BY THE SUBDIVIDER / BUILDER.

TEMP. TREE PROTECTION BARRIER - N.T.S.

PRE-CONSTRUCTION ROOT PRUNING REQUIRED FOR TREES #1-#8 and Veg Units #1-#2

1. STAKE OUT THE LINE OF TREE PRESERVATION - AS INDICATED BY THE TREE PRESERVATION BARRIER.
2. USING AN AIR SPADE, CUT A TRENCH 6"-10" WIDE AND MIN. 18" DEEP.
3. EXPOSED ROOTS TO BE CLEANLY CUT WITH A HAND SAW, CHAIN SAW, OR BYPASS PRUNERS.
4. CUTS TO BE MADE 3" TO 6" INSIDE THE PROPOSED TREE PRESERVATION BARRIER LOCATION.
5. ONCE ALL CUTS ARE MADE, REPLACE SOIL IN THE TRENCH. 'ROOT RESCUE' OR SIMILAR PRODUCT WITH ACTIVE MYCORRHIZAL FUNGI TO BE INCORPORATED INTO BACKFILL AS PER MANUFACTURER SPECIFICATIONS. IF ADDITIONAL SOIL IS REQUIRED, 2-WAY MIX TOPSOIL CAN ALSO BE INCORPORATED INTO THE SAME BACKFILL. BACKFILLING TO OCCUR WITHIN THE SAME DAY AS CUTS ARE MADE.
6. TREES TO BE WATERED WITHIN ONE DAY FOLLOWING ROOT PRUNING - WITH WATER DIRECTED TO THE TRENCH TO SETTLE LARGE AIR POCKETS.

KEY MAP

RON KOUDYS LANDSCAPE ARCHITECTS INC

Ronald H. Koudys, O.A.L.A. C.S.L.A. DATE

2025-10-17	ISSUED FOR SPA	9
2025-10-06	ISSUED FOR SPA	8
2025-09-30	ISSUED FOR SPA	7
2025-06-24	ISSUED FOR REVIEW	6
2025-06-27	ISSUED FOR SPA	5
2025-06-26	ISSUED FOR REVIEW	4
2024-07-23	ISSUED FOR SPA	3
2024-05-17	ISSUED FOR SPA	2
2024-05-14	ISSUED FOR REVIEW	1
DATE	DESCRIPTION	No.

PLOTTING INFORMATION:
PLOTTED DATE = 2025-10-17
PLOTTED SCALE = 1:1

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — RONALD H. KOUDYS — OALA MEMBER

PROJECT TITLE:

MAKE SPACE INC.
212 RAGLAN STREET
COLLINGWOOD

DRAWING TITLE:

TREE PRESERVATION PLAN

DATE: APRIL, 2024	SCALE: AS NOTED
DRAWN: RKLA Inc.	CHECKED BY: R.H.K.
PROJECT No. 24-134Lj	DRAWING No. T-1