

THE CORPORATION OF THE TOWN OF COLLINGWOOD

PERMIT TO DESTROY TREES

TREE BY-LAW No. 2012-084

Permit No. PLTREE2025432

**Town of Collingwood
97 Hurontario Street
Collingwood, ON L9Y 3Z5
Tel. 705.445.1030**

THIS TREE CUTTING PERMIT IS FOR: The removal of approximately 73 trees as a first step in site preparation works for the future Gateway Centre commercial and residential mixed-use development.

PROJECT LOCATION:

Street Address: 853 and 869 Hurontario Street; 7564 Poplar Sideroad; and an unaddressed parcel

Legal Description: 853 Hurontario Street: PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN RO706547; COLLINGWOOD;

869 Hurontario Street: PT S1/2 LT 40 CON 8 NOTTAWASAGA BEING PTS 1 & 2 51R32487 EXCEPT PTS 1 & 2 51R37017 TOWN OF COLLINGWOOD;

7564 Poplar Sideroad: PT S1/2 LT 40 CON 8 NOTTAWASAGA PT 1 51R3533 EXCEPT PT 1 51R4531 & EXCEPT PT 4 51R37017; COLLINGWOOD; and

Unaddressed parcel: PT S1/2 LT 40 CON 8 NOTTAWASAGA AS IN RO515907 (SECONDLY); COLLINGWOOD.

Owner Name: Charis Developments Ltd and Assaff Investments Ltd

INFORMATION ON PROPERTY/TREES:

Trees Species: White poplar, black poplar, Siberian elm, willow, ash, pear, apple, Manitoba maple, Norway maple, eastern white pine, scots pine, black locust, cherry, plum, Russian olive, eastern white cedar, and black willow

Location of Work: See attached 'Tree Protection Plan'

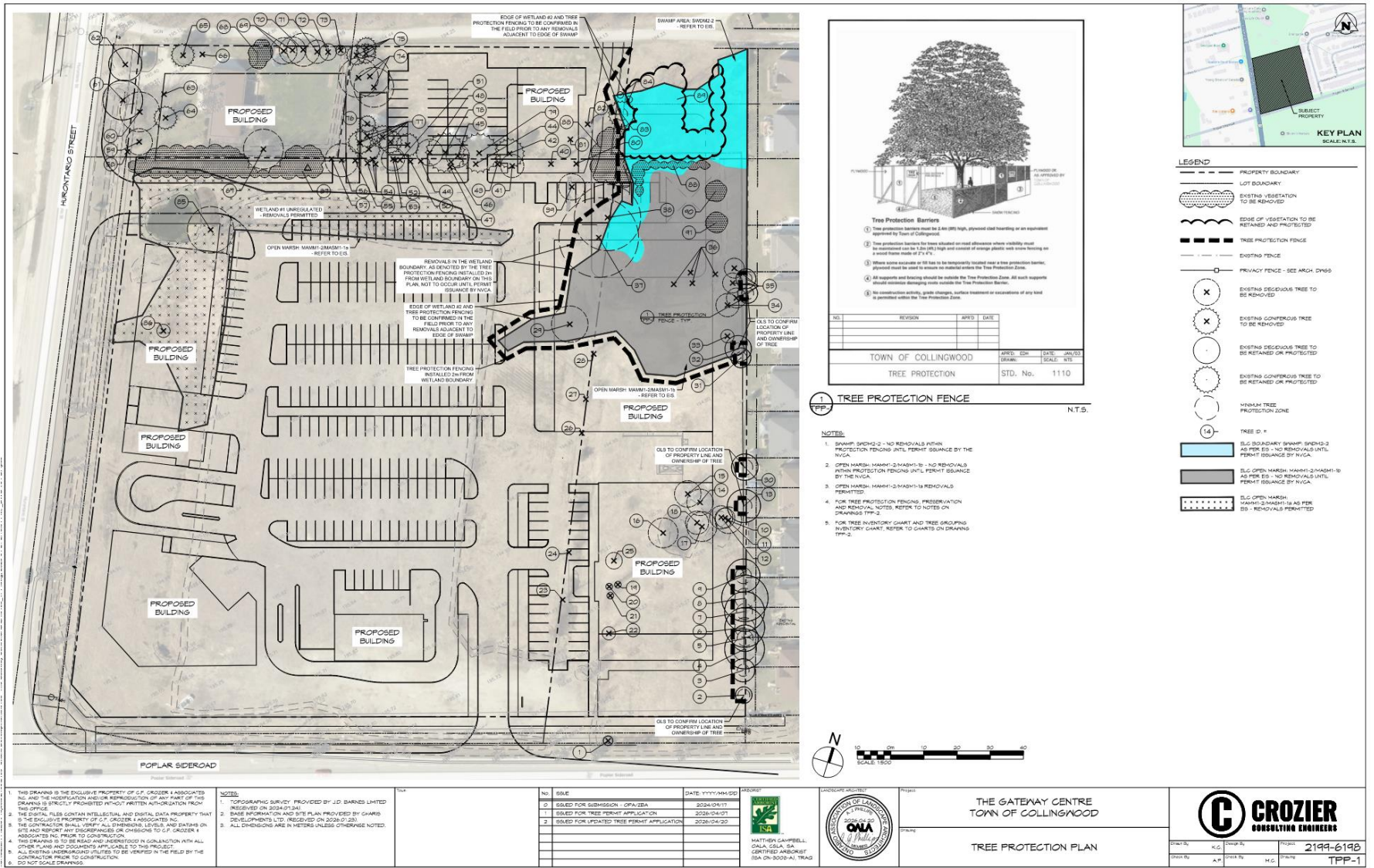
Tree Size: 15 to 70 cm DBH

OFFICIAL PLAN DESIGNATION: Mixed-Use Corridor I and Mixed-Use Corridor II

CONDITIONS

- 1) Tree removals shall only occur in accordance with the 'Arborist Report' prepared by C.F. Crozier & Associates Inc., dated April 2026 and the 'Tree Protection Plan' prepared by Crozier Consulting Engineering, dated April 20, 2026;
- 2) No tree removals or disturbance of existing grade shall occur within the Tree Protection Fencing around the regulated wetland (Wetland #2) as delineated on the 'Tree Protection Plan' prepared by Crozier Consulting Engineering, dated April 20, 2026, until the Nottawasaga Valley Conservation Authority (NVCA), or any successor thereto, issues a Permit for approval or site alteration;
- 3) The boundary of all regulated wetlands within the subject site - SWDM2-2 (Green Ash Mineral Deciduous Swamp), MAMM1-2 (Cattail Mineral Meadow Marsh), and MASM1-1b (Cattail Mineral Shallow Marsh Complex) as delineated on the 'Tree Protection Plan' prepared by Crozier Consulting Engineering, dated April 20, 2026 shall be protected with siltation fencing prior to the removal of any trees or use of heavy machinery on the subject lands;
- 4) Compliance with the *Migratory Birds Convention Act*, including undertaking of nest surveys prior to any tree removals and any other required activities shall be undertaken by a qualified ecologist, with a copy of the documentation provided to the Town;
- 5) Compliance with applicable species at risk legislation, including undertaking of bat surveys prior to any tree removals and any other required activities shall be undertaken by a qualified ecologist, with a copy of the documentation provided by the Town;
- 6) Tree protection hoarding and signage shall be installed in accordance with the Town's Development Standards for all trees to be protected prior to the removal of any trees;
- 7) The Permit shall be posted in clearly visible locations on the subject property adjacent to Hurontario Street and Poplar Sideroad prior to the removal of any trees;
- 8) Securities shall be filed with the Town in the amount of \$54,000.00 to facilitate replanting on-site or elsewhere should development not proceed in a timely manner per Condition 9 prior to the removal of any trees;
- 9) Should conditional Site Plan Control approval not be granted within one year of permit expiration, the Securities will be drawn upon by the Town to undertake new plantings on the subject lands or elsewhere;
- 10) It is the responsibility of the applicant to ensure compliance with all other applicable legislation including, but not limited to, the *Migratory Birds Convention Act*, the *Species Conservation Act*, and the *Forestry Act* (boundary trees);
- 11) A Road Occupancy Permit shall be obtained from the Town prior to removal of Trees 61 and 62;
- 12) The applicant shall obtain permission from the County of Simcoe to remove Tree 1 and undertake the works within their Right of Way; and
- 13) The Permit shall remain in effect for twelve (12) months after the date it is issued.

This permit is not authorized unless signed by the Director, Growth and Development or their designate.



April 22, 2026

Approved by:

Date

Summer Valentine
Director, Growth and Development

I affirm that I am authorized to render this decision as the employee appointed by the Town in accordance with applicable legislation.