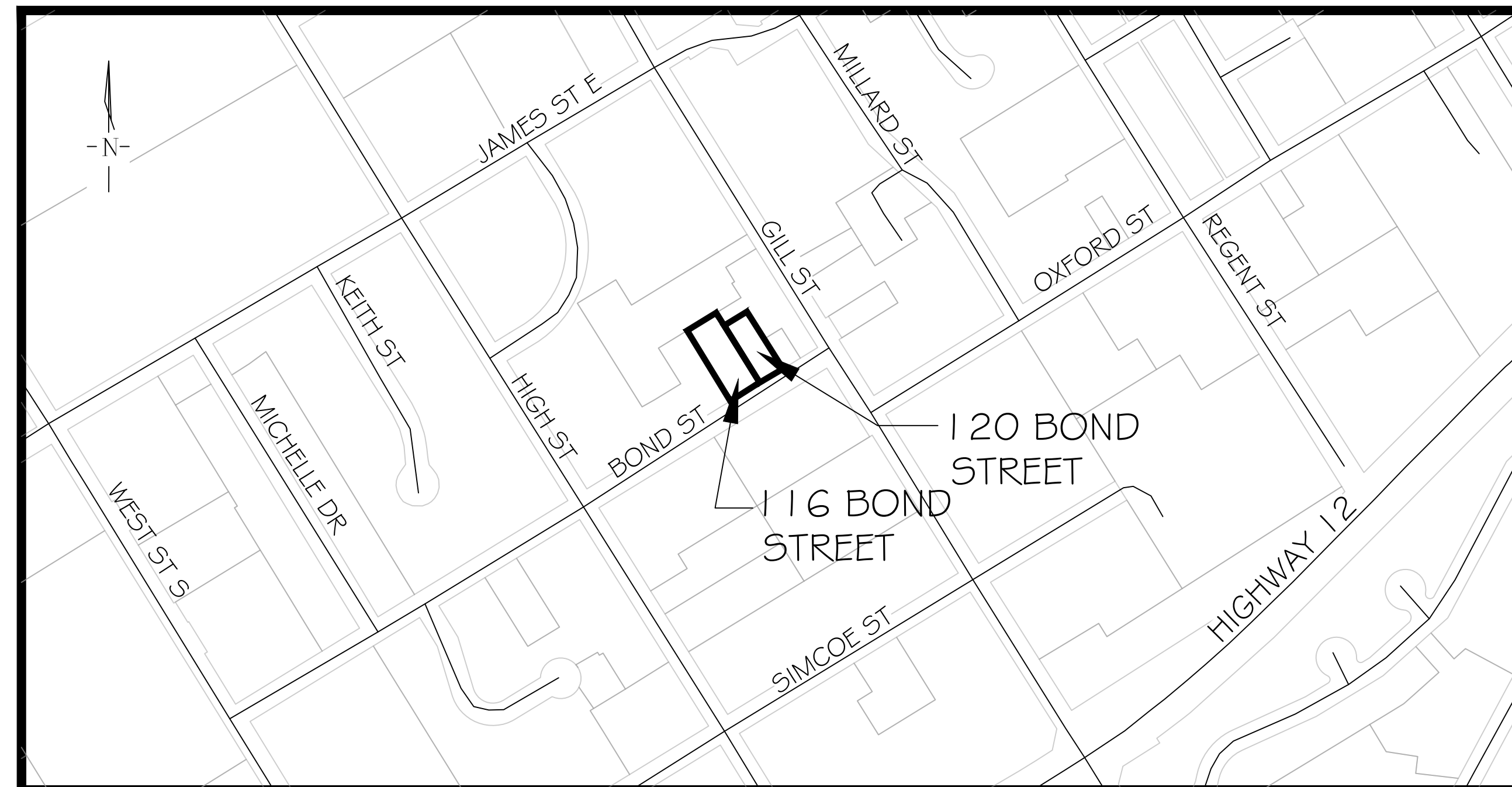


116 & 120 BOND STREET, ORILLIA, ON

MUNICIPAL FILE:

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 834-23 & LA 1010-25



KEY PLAN N.T.S.

DRAWING LIST:

- EX-1: 116 BOND STREET-EXISTING CONDITIONS
- EX-2: 120 BOND STREET-EXISTING CONDITIONS
- TP-1: 116 BOND STREET-TREE PRESERVATION PLAN 1
- TP-2: 116 BOND STREET-TREE PRESERVATION PLAN 2
- TP-3: 120 BOND STREET-TREE PRESERVATION PLAN 3
- TP-4: 120 BOND STREET-TREE PRESERVATION PLAN 4
- L-1: 116 & 120 BOND STREET-OVERALL LANDSCAPE PLAN
- L-2: 116 BOND STREET-LANDSCAPE PLAN
- L-3: 120 BOND STREET-LANDSCAPE PLAN
- LD-1: DETAILS 1
- LD-2: DETAILS 2
- LD-3: DETAILS 3

CLIENT:

SULLNET HOLDINGS
120 BOND STREET,
ORILLIA, ONTARIO
L3V 1J8

MUNICIPALITY:



CITY OF ORILLIA
50 ANDREW STREET SOUTH,
SUITE 300,
ORILLIA, ONTARIO
L3V 7T5

LANDSCAPE ARCHITECT:



**LANDSCAPE ARCHITECTS
& CONSULTING ARBORISTS**
OFFICE: 705-796-1122
info@LEGroupLtd.com
www.LEGroupLtd.com



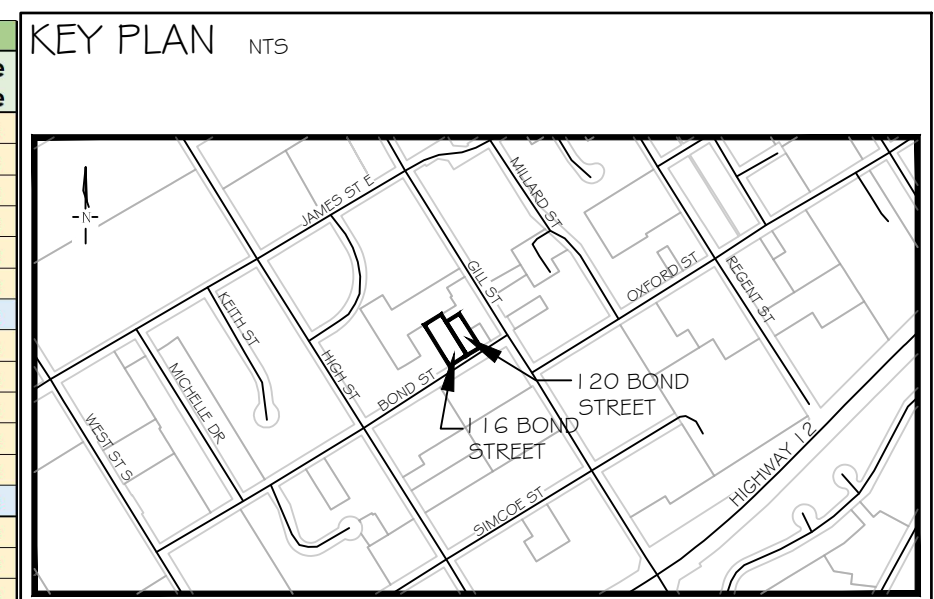
TREE INVENTORY (116 Bond Street)									
Key	Location	Latin Name	Common Name	DBH (cm)	Comments	Assessment	Canopy	Preserve/Remove	
1	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	29, 29.5, 32.5	Epicormic branching, pruned multiple leaders included bark, 1 stem cut	3 Fair	3.0	Remove	
2	HEDGE	<i>Thuja occidentalis</i>	Eastern White Cedar	15-25	Multiple stems, branch dieback, snow load damage	2 Marginal	2.0	Remove	
3	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	16.5	Offset canopy, epicormic branching, crooked trunk	1 Poor	2.0	Remove	
4	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	26.5, 32, 30, 14	Multiple trunks included bark, epicormic branching, decay at base	1 Poor	4.5	Remove	
5	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	17, 27	Fruiting bodies, lean, epicormic branching, included bark	1 Poor	4.0	Remove	
6	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	26	One sided branching to east, creeper vine, branch dieback	2 Marginal	2.5	Remove	
7	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	12	Dead	0 Dead	0.0	Remove	
8	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	21.5, 25, 15	Multiple leaders included bark, one sided branching, in decline	1 Poor	4.0	Remove	
9	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	24.5	Twisted trunk, one sided branching, included bark	1 Poor	3.0	Remove	
10	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	21, 25.7	Multiple leaders included bark, one sided branching, creeper vine	2 Marginal	4.5	Remove	
11	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	34	Branch dieback, one sided branching	3 Fair	5.0	Remove	
12A	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	8	One sided branching, lean to north, epicormic branching	1 Poor	1.5	Remove	
12B	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	12	One sided branching, lean to west, branch dieback	0 Dead	0.0	Remove	
13	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	26	One sided branching to east, creeper vine, branch dieback	2 Marginal	4.1	Remove	
14	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	19	Majority dead, creeper vine, Emerald Ash Borer damage	1 Poor	4.3	Remove	
15	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	33	Majority dead, lean to east, branch dieback	1 Poor	4.5	Remove	
16	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	8.5, 8.5, 7	Multiple leaders included bark, epicormic branching, lean to west, branch dieback	1 Poor	2.6	Remove	
17	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	3.5	Majority dead, epicormic branching	1 Poor	3.5	Remove	
18	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	18, 29, 11	Epicormic branching, included bark at base	2 Marginal	4.8	Remove	
19	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	15.5	Lean to east, epicormic branching, branch dieback	1 Poor	2.9	Remove	
20	Onsite Tree	<i>Fraxinus americana</i>	White Ash	8	Dead Emerald Ash Borer damage	0 Dead	0.0	Remove	
21	Onsite Tree	<i>Fraxinus americana</i>	White Ash	9	Only epicormic branching	1 Poor	2.0	Remove	
22	Onsite Tree	<i>Fraxinus americana</i>	White Ash	21, 28	Dead, canopy is 4 but dead	0 Dead	0.0	Remove	
23	Onsite Tree	<i>Thuja occidentalis</i>	Eastern White Cedar	20	Lean to east, branch dieback	2 Marginal	3.0	Remove	
24	Onsite Tree	<i>Fraxinus americana</i>	White Ash	32	Emerald Ash Borer damage, dead	0 Dead	0.0	Remove	
24	Onsite Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	15-25	Multiple stems, tops of trees are dead, branch dieback, snow load damage	1 Poor	2.0	Remove	
25	Onsite Tree	<i>Fraxinus americana</i>	White Ash	33	Emerald Ash Borer damage, dead	0 Dead	0.0	Remove	
26	HEDGE	<i>Thuja occidentalis</i>	Eastern White Cedar	15-25	Multiple stems, tops of trees are dead, branch dieback, snow load damage	1 Poor	2.0	Remove	
27	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	45, 47, 50	Multiple leaders included bark, branch dieback, sap leaking	1 Poor	8.2	Remove	
28	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	7.5	Epicormic branching, branch dieback	1 Poor	2.2	Remove	
29	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	31.5	Emerald Ash Borer damage, dead	0 Dead	0.0	Remove	
30	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	12.5	Emerald Ash Borer damage, dead	0 Dead	0.0	Remove	
31	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	18	Emerald Ash Borer damage	0 Dead	0.0	Remove	
32	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	55.5	Emerald Ash Borer damage	0 Dead	0.0	Remove	
33	Onsite Tree	<i>Prunus serotina</i>	Black Cherry	9.5	Minor epicormic branching	3 Fair	2.3	Remove	
34	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	31	Lean to east, one sided branching, radial crack, branch dieback	1 Poor	8.1	Remove	
35	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	27.5	Twisted trunk, branch dieback, epicormic branching	1 Poor	6.9	Remove	
36	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	34	Epicormic branching, branch dieback, One sided branching	2 Marginal	4.8	Remove	
37	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	45, 39	Multiple leaders included bark, bark inclusion, branch dieback, epicormic branching	2 Marginal	6.5	Remove	
38	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	32.5	Epicormic branching, branch dieback, lean to west	1 Poor	6.3	Remove	
39	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	19	Minimal alive foliage, epicormic branching, branch dieback	1 Poor	3.1	Remove	
40	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	52.5	Hollow trunk, bark inclusions, hazard	1 Poor	4.7	Remove	
41	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	12	Dead bark, epicormic branching, creeper vine	1 Poor	2.6	Remove	
42	Boundary Tree	<i>Acer saccharinum</i>	Silver Maple	est 120	Lean to east, multiple leaders included bark, multiple radial cracks, hazard	1 Poor	10.8	Remove	
43	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	50	Branch dieback, bark inclusions, suspected internal decay	1 Poor	6.1	Remove	
44	Onsite Tree	<i>Acer platanoides</i>	Norway Maple	10	Epicormic branching, squirrel damage, branch dieback	1 Poor	1.7	Remove	
45	Onsite Tree	<i>Acer saccharinum</i>	Silver Maple	est 100	Multiple leaders included bark, epicormic branching, embedded metal	2 Marginal	7.4	Remove	
46	Onsite Tree	<i>Acer saccharinum</i>	Silver Maple	34	Twisted trunk, epicormic branching, tar spot, embedded metal	1 Poor	3.2	Remove	
47	Boundary Tree	<i>Acer saccharinum</i>	Silver Maple	30, 45	Dual leaders, epicormic branching, included bark	2 Marginal	8.2	Remove	
48	Boundary Tree	<i>Acer saccharinum</i>	Silver Maple	75, 65, 15	Multiple leaders included bark, epicormic branching, branch pruning	1 Poor	4.9	Remove	
49	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	34	One sided branching, epicormic branching, lean to south,	1 Poor	4.6	Remove	
50	Boundary Tree	<i>Acer saccharinum</i>	Silver Maple	72.5	Branch dieback, epicormic branching, radial cracks	1 Poor	5.0	Remove	
51	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	20.5	Emerald Ash Borer damage, epicormic branching, branch dieback	1 Poor	2.1	Remove	
52	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	25.2	Broken leader, epicormic branching, decay	1 Poor	1.2	Remove	
53	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	9.5, 11.5	Hollow stem, epicormic branching, branch dieback	1 Poor	4.2	Remove	
54	Boundary Tree	<i>Acer negundo</i>	Manitoba Maple	28	Epicormic branching, branch dieback, twisted trunk, lean to north	1 Poor	3.9	Remove	
55	Onsite Tree	<i>Pinus sylvestris</i>	Scots Pine	29.5	Branch dieback, top is dead, borer holes	1 Poor	2.1	Remove	
56	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	32.5	Branch dieback, epicormic branching	3 Fair	4.7	Remove	
57	Onsite Tree	<i>Prunus serotina</i>	Black Cherry	13	Dead	0 Dead	0.0	Remove	
58	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	12	Epicormic branching, lean to south, branch dieback	1 Poor	2.5	Remove	
59	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	41	Lower branch dieback, minor branch dieback	3 Fair	2.2	Remove	
60	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	32	Epicormic branching, embedded metal wire, branch dieback	2 Marginal	3.1	Remove	
61	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	45	Hollow base, epicormic branching, branch dieback	1 Poor	4.6	Remove	
62	Boundary Tree	<i>Juglans nigra</i>	Black Walnut	33.5	Epicormic branching, multiple leaders included bark	2 Marginal	6.2	Remove	
63	Boundary Tree	<i>Juglans nigra</i>	Black Walnut	46	Epicormic branching, branch dieback	3 Fair	4.9	Remove	
64	Boundary Tree	<i>Acer saccharum</i>	Sugar Maple	9	Epicormic branching, dead leader, squirrel damage	1 Poor	2.7	Remove	
65	Boundary Tree	<i>Juglans nigra</i>	Black Walnut	65.6	Multiple leaders included bark, epicormic branching, branch dieback	3 Fair	8.1	Remove	
66	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	31.5	Pine Engraver Beetle damage	0 Dead	0.0	Remove	
67	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	7, 5	Multiple leaders included bark, coppiced, epicormic branching	1 Poor	2.0	Remove	
68	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	10	Creeper vine, lean to east	1 Poor	1.8	Remove	
69	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	48	Epicormic branching, lower branch dieback, branch dieback	2 Marginal	3.8	Remove	
70	Boundary Tree	<i>Juglans nigra</i>	Black Walnut	10	Broken branch, epicormic branching	2 Marginal	2.7	Remove	
71	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	46	Pine Engraver Beetle damage	0 Dead	0.0	Remove	
72	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	40	Minimal alive foliage, epicormic branching, Pine Engraver Beetle damage	1 Poor	2.0	Remove	
73	Boundary Tree	<i>Acer negundo</i>	Manitoba Maple	20.5, 13	Multiple leaders included bark, One sided branching to south, leans	1 Poor	2.2	Remove	
74	Onsite Tree	<i>Betula Papyrifera</i>	White Birch	41.5	Minor branch dieback, multiple leaders included, epicormic branching	3 Fair	5.1	Remove	
75	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	45	One sided branching, branch dieback, epicormic branching	1 Poor	4.0	Remove	

OFFSITE TREE INVENTORY (116 Bond)					SPECIES COMPOSITION (116 Bond)		
Tree Key	Latin Name	Common Name	Canopy	Preserve/Remove	Latin Name	Common Name	%
A	<i>Sorbus aucuparia</i>	European Mountain Ash	2.0	Remove	<i>Juglans nigra</i>	Black Walnut	21%
B	<i>Juglans nigra</i>	Black Walnut	4.4	Remove	<i>Fraxinus pennsylvanica</i>	Green Ash	17%
C	<i>Juglans nigra</i>	Black Walnut	7.0	Remove	<i>Robinia pseudoacacia</i>	Black Locust	14%
D	<i>Juglans nigra</i>	Black Walnut	6.3	Remove	<i>Acer negundo</i>	Manitoba Maple	13%
E	<i>Acer saccharum</i>	Sugar Maple	5.6	Remove	<i>Pinus sylvestris</i>	Scots Pine	9%
F	<i>Acer saccharum</i>	Sugar Maple	5.9	Remove	<i>Acer saccharinum</i>	Silver Maple	8%
					<i>Fraxinus americana</i>	White Ash	6%
					<i>Thuja occidentalis</i>	Eastern White Cedar	5%
					<i>Prunus serotina</i>	Black Cherry	3%
					<i>Acer platanoides</i>	Norway Maple	1%
					<i>Acer saccharum</i>	Sugar Maple	1%
					<i>Betula Papyrifera</i>	White Birch	1%
Chapter 370.5.4.3 of the City of Orillia Municipal Code-Tree Conservation Bylaw					Total (Subject to Rounding) 100%		

TREE COMPENSATION TABLE (116 Bond)		
Total Trees For Removal	Compensation Unit Value (Per Tree)	Total Compensation Value
2	\$350.00	\$700

NOTE: VEGETATION CLEARING IS TO BE AVOIDED:
 1) FROM APRIL 1 TO AUGUST 31 TO AVOID IMPACTS TO BIRDS PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT.
 2) FROM MAY 15 TO NOVEMBER 1 TO AVOID IMPACT TO BAT MATERNITY ROOSTS PROTECTED UNDER THE ONTARIO ENDANGERED SPECIES ACT (ESA 2007).
 3) IF CLEARING MUST PROCEED WITHIN THE ABOVE NOTED WINDOWS, THE AFFECTED AREAS MUST BE SCREENED BY A QUALIFIED ECOLOGIST 48HRS IN ADVANCE OF CLEARING ACTIVITIES.

NOTE: IN ACCORDANCE WITH THE ONTARIO FORESTRY ACT 1990, IT IS RECOMMENDED THAT THE OWNER OBTAIN A 'CONSENT TO HARM OR REMOVE' AGREEMENT FOR TREES OFFSITE AND BOUNDARY TREES. TREES ARE RECOMMENDED TO BE PRESERVED AT THEIR DRILINES UNTIL PERMISSION IS GRANTED.



GENERAL NOTES
 The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works. The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.
 Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.
 All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction. The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void. It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings. The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.
 © Copyright Landmark Environmental Group Ltd.

LEGEND

- PROPERTY BOUNDARY
- ⊕ 2 ONSITE/BOUNDARY TREE WITH CANOPY
- ⊕ A OFFSITE TREE WITH CANOPY
- ☁ HEDGEROW

1	DEC.06.2025	S.K.	ISSUED FOR REVIEW
NO.	DATE	BY	REVISIONS



CLIENT: SULLNET HOLDINGS

PROJECT: 116 & 120 BOND STREET, ORILLIA, ON

DRAWING: 116 BOND STREET- EXISTING CONDITIONS

SCALE BAR: 4m 0 4 8 12
Scale = 1:200

PROJECT NO.: LA 1010-25
SCALE: 1:200

MUNICIPAL FILE NO.:
DATE: October 20, 2025

DRAWN BY: J.M. CHECKED BY: J.H. DRAWING No.: EX-1



TREE INVENTORY (116 Bond Street & 120 Bond Street)									
Key	Location	Latin Name	Common Name	DBH (cm)	Comments	Assessment	Canopy	Preserve/Remove	
2	HEDGE	<i>Thuja occidentalis</i>	Eastern White Cedar	15-25	Multiple stems, branch dieback, snow load damage	2 Marginal	2.0	Remove	
4	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	26.5, 32, 30, 14	Multiple trunks included bark, epicormic branching, decay at base	1 Poor	4.5	Remove	
5	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	17, 27	Fruiting bodies, lean, epicormic branching, included bark	1 Poor	4.0	Remove	
6	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	26	One sided branching to west, root flare swell	2 Marginal	2.5	Remove	
7	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	12		0 Dead	0.0	Remove	
10	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	21, 25.7	Multiple leaders included bark, one sided branching, creeper vine	2 Marginal	4.5	Remove	
12B	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	12	One sided branching, lean to west, branch dieback	0 Dead	0.0	Remove	
13	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	26	One sided branching to east, creeper vine, branch dieback	2 Marginal	4.1	Remove	
14	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	19	Majority dead, creeper vine, Emerald Ash Borer damage	1 Poor	4.3	Remove	
16	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	8.5, 8.5, 7	Multiple leaders included bark, epicormic branching, lean to west, branch dieback	1 Poor	2.6	Remove	
17	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	3.5	Majority dead, epicormic branching	1 Poor	3.5	Remove	
18	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	18, 29, 11	Epicormic branching, included bark at base	2 Marginal	4.8	Remove	
19	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	15.5	Lean to east, epicormic branching, branch dieback	1 Poor	2.9	Remove	
21	Onsite Tree	<i>Fraxinus americana</i>	White Ash	9	Only epicormic branching	1 Poor	2.0	Remove	
23	Onsite Tree	<i>Thuja occidentalis</i>	Eastern White Cedar	20	Lean to east, branch dieback	2 Marginal	3.0	Remove	
24	Onsite Tree	<i>Fraxinus americana</i>	White Ash	32	Emerald Ash Borer damage, dead	0 Dead	3.0	Remove	
25	Onsite Tree	<i>Fraxinus americana</i>	White Ash	33	Emerald Ash Borer damage, dead	0 Dead	3.0	Remove	

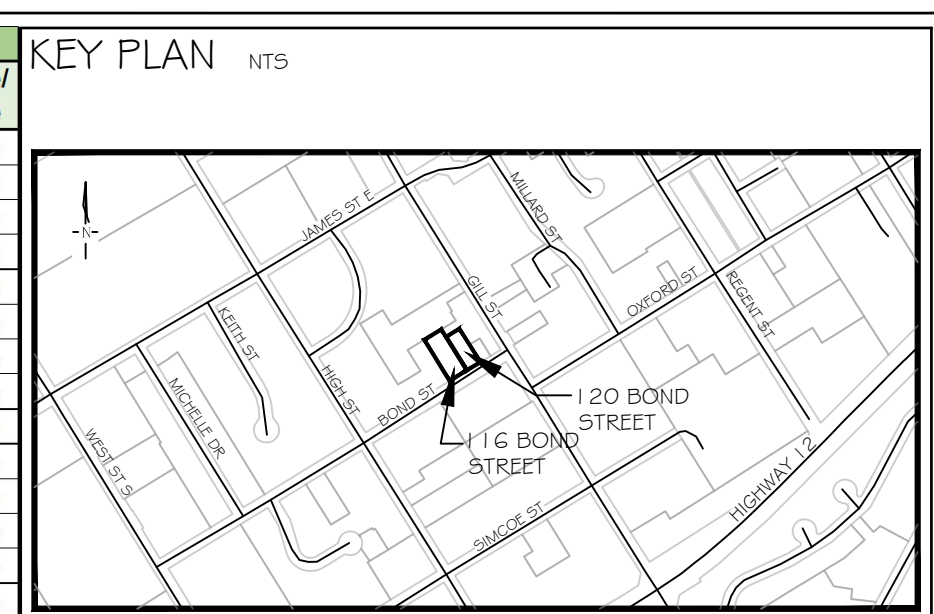
TREE INVENTORY (120 Bond Street)									
Key	Location	Latin Name	Common Name	DBH (cm)	Comments	Assessment	Canopy	Preserve/Remove	
76	Onsite Tree	<i>Malus spp.</i>	Apple spp.	29	Multi-stem (28, 29, 27), dieback, dead branches	3 Fair	5.8	Remove	
77	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	10	Leaning/crook dieback, dead branches	2 Marginal	2.6	Remove	
78	Boundary Tree	<i>Rhamnus cathartica</i>	Common Buckthorn	13	Multi-stem	1 Poor	3.5	Remove	
79	Boundary Tree	<i>Acer negundo</i>	Manitoba Maple	16	Dieback, dead branches, multi-stem	2 Marginal	5.9	Remove	
80	Boundary Tree	<i>Fraxinus americana</i>	White Ash	13	Dieback, dead branches, Emerald Ash Borer damage	1 Poor	2.5	Remove	
81	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	32	Multi-stem, dieback, dead branches, epicormic shoots	2 Marginal	6.2	Remove	
82	Boundary Tree	<i>Fraxinus americana</i>	White Ash	19	Multi-stem, dieback, dead branches, epicormic shoots, Emerald Ash Borer Damage	1 Poor	5.7	Remove	
83	Boundary Tree	<i>Fraxinus americana</i>	White Ash	10	Multi-stem, dieback, dead branches, Emerald Ash Borer Damage, wrapped in Buckthorn	1 Poor	2.5	Remove	
84	Boundary Tree	<i>Acer platanoides</i>	Norway Maple	26	Multi-stem, included bark, broken leader, cankers	1 Poor	7.8	Remove	
85	Boundary Tree	<i>Acer x freemanii</i>	Freeman Maple	31	Multi-stem (31, 27), canker	2 Marginal	5.5	Remove	
86	Boundary Tree	<i>Acer negundo</i>	Manitoba Maple	24	Co-dominant stems, multi-stem, dieback, dead branches	2 Marginal	6.0	Remove	
87	Boundary Tree	<i>Fraxinus americana</i>	White Ash	12	Emerald Ash Borer Damage, Multi-stem	1 Poor	2.8	Remove	
88	Boundary Tree	<i>Fraxinus americana</i>	White Ash	12	Emerald Ash Borer Damage	1 Poor	3.4	Remove	
89	Boundary Tree	<i>Fraxinus americana</i>	White Ash	12	Emerald Ash Borer Damage	1 Poor	4.4	Remove	

SPECIES COMPOSITION (120 Bond)		
Latin Name	Common Name	%
<i>Fraxinus americana</i>	White Ash	35%
<i>Acer negundo</i>	Manitoba Maple	20%
<i>Juglans nigra</i>	Black Walnut	15%
<i>Malus spp.</i>	Apple spp.	10%
<i>Acer platanoides</i>	Norway Maple	5%
<i>Acer x freemanii</i>	Freeman Maple	5%
<i>Rhamnus cathartica</i>	Common Buckthorn	5%
<i>Thuja occidentalis</i>	Eastern White Cedar	5%
Total (Subject to Rounding)		100%

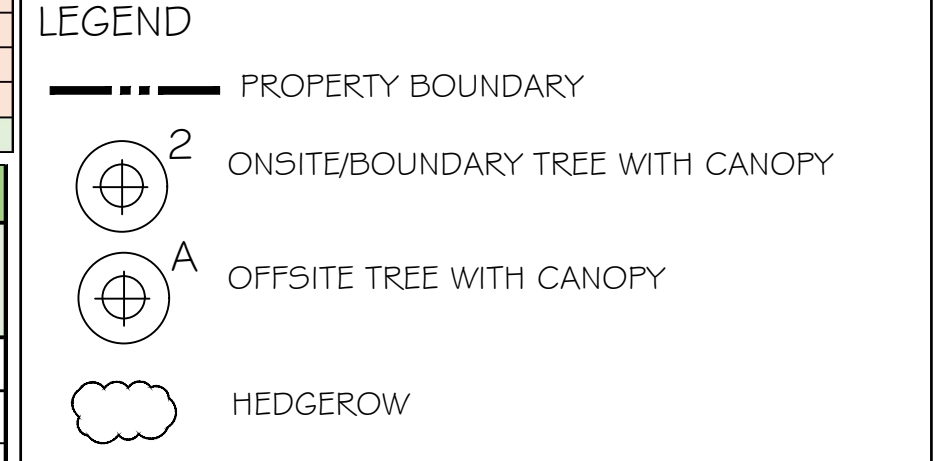
OFFSITE TREE INVENTORY (120 Bond)				
Tree Key	Latin Name	Common Name	Canopy	Preserve/Remove
G	<i>Juglans nigra</i>	Black Walnut	5.1	Preserve
H	<i>Juglans nigra</i>	Black Walnut	4.9	Preserve
J	<i>Malus spp.</i>	Apple spp.	2.5	Preserve
K	<i>Juglans nigra</i>	Black Walnut	5.9	Preserve
M	<i>Thuja occidentalis</i>	Eastern White Cedar	1.5	Preserve
N	<i>Fraxinus americana</i>	White Ash	3.7	Preserve

NOTE:
VEGETATION CLEARING IS TO BE AVOIDED:
1) FROM APRIL 1 TO AUGUST 31 TO AVOID IMPACTS TO BIRDS PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT.
2) FROM MAY 15 TO NOVEMBER 1 TO AVOID IMPACT TO BAT MATERNITY ROOSTS PROTECTED UNDER THE ONTARIO ENDANGERED SPECIES ACT (ESA 2007).
3) IF CLEARING MUST PROCEED WITHIN THE ABOVE NOTED WINDOWS, THE AFFECTED AREAS MUST BE SCREENED BY A QUALIFIED ECOLOGIST 48HRS IN ADVANCE OF CLEARING ACTIVITIES.

NOTE:
IN ACCORDANCE WITH THE ONTARIO FORESTRY ACT / 1990, IT IS RECOMMENDED THAT THE OWNER OBTAIN A 'CONSENT TO HARM OR REMOVE' AGREEMENT FOR TREES OFFSITE AND BOUNDARY TREES. TREES ARE RECOMMENDED TO BE PRESERVED AT THEIR DRIPLINES UNTIL PERMISSION IS GRANTED.



GENERAL NOTES
The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.
The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.
Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.
All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction. The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void. It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings. The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc.). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.
© Copyright Landmark Environmental Group Ltd.



NO	DATE	BY	REVISIONS
1	DEC.08.2025	S.K.	ISSUED FOR REVIEW

STAMP

APPROVAL

AERIAL (2024) SOURCED FROM SIMCOE COUNTY GIS SURVEY PROVIDED BY DEARDEN AND STANTON LTD. (EMAIL_E-4083 AUGUST 28, 2024 EDIT COLOR.DWG) TRANS ON OCT.29, 2025

LANDMARK ENVIRONMENTAL GROUP LTD. LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
OFFICE: 705-796-1122
info@LEGroupLtd.com www.LEGroupLtd.com

CLIENT: SULLNET HOLDINGS

PROJECT: 116 & 120 BOND STREET, ORILLIA, ON

DRAWING: 120 BOND STREET- EXISTING CONDITIONS

SCALE BAR: 4m 0 4 8 12
Scale = 1:200

PROJECT NO.:	SCALE:
LA 1010-25	1:200
MUNICIPAL FILE NO.:	DATE:
	October 20, 2025
DRAWN BY: J.M.	CHECKED BY: J.H.
DRAWING No.:	EX-2



TREE INVENTORY (116 Bond Street)									
Key	Location	Latin Name	Common Name	DBH (cm)	Comments	Assessment	Canopy	Preserve /Remove	
1	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	29, 29.5, 32.5	Epicormic branching, pruned multiple leaders included bark, 1 stem cut	3 Fair	3.0	Remove	
2	HEDGE	<i>Thuja occidentalis</i>	Eastern White Cedar	15-25	Multiple stems, branch dieback, snow load damage	2 Marginal	2.0	Remove	
3	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	16.5	Offset canopy, epicormic branching, crooked trunk	1 Poor	2.0	Remove	
4	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	26.5, 32, 30, 14	Multiple trunks included bark, epicormic branching, decay at base	1 Poor	4.5	Remove	
5	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	17, 27	Fruiting bodies, lean, epicormic branching, included bark	1 Poor	4.0	Remove	
6	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	26	One sided branching to west, roof flare swell	2 Marginal	2.5	Remove	
7	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	12	Dead	0 Dead	0.0	Remove	
8	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	21.5, 25, 15	Multiple leaders included bark, one sided branching, in decline	1 Poor	4.0	Remove	
9	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	24.5	Twisted trunk, one sided branching, included bark	1 Poor	3.0	Remove	
10	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	21, 25.7	Multiple leaders included bark, one sided branching, creeper vine	2 Marginal	4.5	Remove	
11	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	34	Branch dieback, one sided branching	3 Fair	5.0	Remove	
12B	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	8	One sided branching, lean to north, epicormic branching	1 Poor	1.5	Remove	
12	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	12	One sided branching, lean to west, branch dieback	0 Dead	0.0	Remove	
13	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	26	One sided branching to east, creeper vine, branch dieback	2 Marginal	4.1	Remove	
14	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	19	Majority dead, creeper vine, Emerald Ash Borer damage	1 Poor	4.3	Remove	
15	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	33	Majority dead, lean to east, branch dieback	1 Poor	4.5	Remove	
16	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	8.5, 8.5, 7	Multiple leaders included bark, epicormic branching, lean to west, branch dieback	1 Poor	2.6	Remove	
17	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	3.5	Majority dead, epicormic branching	1 Poor	3.5	Remove	
18	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	18, 29, 11	Epicormic branching, included bark at base	2 Marginal	4.8	Remove	
19	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	15.5	Lean to east, epicormic branching, branch dieback	1 Poor	2.9	Remove	
20	Onsite Tree	<i>Fraxinus americana</i>	White Ash	8	Dead Emerald Ash Borer damage	0 Dead	0.0	Remove	
21	Onsite Tree	<i>Fraxinus americana</i>	White Ash	9	Only epicormic branching	1 Poor	2.0	Remove	
22	Onsite Tree	<i>Fraxinus americana</i>	White Ash	21, 28	Dead, canopy is 4 but dead	0 Dead	0.0	Remove	
23	Onsite Tree	<i>Thuja occidentalis</i>	Eastern White Cedar	20	Lean to east, branch dieback	2 Marginal	3.0	Remove	
24	Onsite Tree	<i>Fraxinus americana</i>	White Ash	32	Emerald Ash Borer damage, dead	0 Dead	0.0	Remove	
24	Onsite Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	15-25	Multiple stems, tops of trees are dead, branch dieback, snow load damage	1 Poor	2.0	Remove	
25	Onsite Tree	<i>Fraxinus americana</i>	White Ash	33	Emerald Ash Borer damage, dead	0 Dead	0.0	Remove	
26	HEDGE	<i>Thuja occidentalis</i>	Eastern White Cedar	15-25	Multiple stems, tops of trees are dead, branch dieback, snow load damage	1 Poor	2.0	Remove	
27	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	45, 47, 50	Multiple leaders included bark, branch dieback, sap leaking	1 Poor	8.2	Remove	
28	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	7.5	Epicormic branching, branch dieback	1 Poor	2.2	Remove	
29	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	31.5	Emerald Ash Borer damage, dead	0 Dead	0.0	Remove	
30	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	12.5	Emerald Ash Borer damage, dead	0 Dead	0.0	Remove	
31	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	18	Emerald Ash Borer damage, dead	0 Dead	0.0	Remove	
32	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	55.5	Emerald Ash Borer damage	0 Dead	0.0	Remove	
33	Onsite Tree	<i>Prunus serotina</i>	Black Cherry	9.5	Minor epicormic branching	3 Fair	2.3	Remove	
34	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	31	Lean to east, one sided branching, radial crack, branch dieback	1 Poor	8.1	Remove	
35	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	27.5	Twisted trunk, branch dieback, epicormic branching	1 Poor	6.9	Remove	
36	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	34	Epicormic branching, branch dieback, One sided branching	2 Marginal	4.8	Remove	
37	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	45, 39	Multiple leaders included bark, bark inclusion, branch dieback, epicormic branching	2 Marginal	6.5	Remove	
38	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	32.5	Epicormic branching, branch dieback, lean to west	1 Poor	6.3	Remove	
39	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	19	Minimal alive foliage, epicormic branching, branch dieback	1 Poor	3.1	Remove	
40	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	52.5	Hollow trunk, branch dieback, bark inclusions, hazard	1 Poor	4.7	Remove	
41	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	12	Dead bark, epicormic branching, creeper vine	1 Poor	2.6	Remove	
42	Boundary Tree	<i>Acer saccharinum</i>	Silver Maple	est 120	Lean to east, multiple leaders included bark, multiple radial cracks, hazard	1 Poor	10.8	Remove	
43	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	50	Branch dieback, bark inclusions, suspected internal decay	1 Poor	6.1	Remove	
44	Onsite Tree	<i>Acer platanoides</i>	Norway Maple	10	Epicormic branching, squirrel damage, branch dieback	1 Poor	1.7	Remove	
45	Onsite Tree	<i>Acer saccharinum</i>	Silver Maple	est 100	Multiple leaders included bark, epicormic branching, embedded metal	2 Marginal	7.4	Remove	
46	Onsite Tree	<i>Acer saccharinum</i>	Silver Maple	34	Twisted trunk, epicormic branching, tar spot, embedded metal	1 Poor	3.2	Remove	
47	Boundary Tree	<i>Acer saccharinum</i>	Silver Maple	30, 45	Dual leaders, epicormic branching, included bark	2 Marginal	8.2	Remove	
48	Boundary Tree	<i>Acer saccharinum</i>	Silver Maple	75, 65, 15	Multiple leaders included bark, epicormic branching, branch pruning	1 Poor	4.9	Remove	
49	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	34	One sided branching, epicormic branching, lean to south	1 Poor	4.6	Remove	
50	Boundary Tree	<i>Acer saccharinum</i>	Silver Maple	72.5	Branch dieback, epicormic branching, radial cracks	1 Poor	5.0	Remove	
51	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	20.5	Emerald Ash Borer damage, epicormic branching, branch dieback	1 Poor	2.1	Remove	
52	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	25.2	Broken leader, epicormic branching, decay	1 Poor	1.2	Remove	
53	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	9.5, 11.5	Hollow stem, epicormic branching, branch dieback	1 Poor	4.2	Remove	
54	Boundary Tree	<i>Acer negundo</i>	Manitoba Maple	28	Epicormic branching, branch dieback, twisted trunk, lean to north	1 Poor	3.9	Remove	
55	Onsite Tree	<i>Pinus sylvestris</i>	Scots Pine	29.5	Branch dieback, top is dead, borer holes	1 Poor	2.1	Remove	
56	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	32.5	Branch dieback, epicormic branching	3 Fair	4.7	Remove	
57	Onsite Tree	<i>Prunus serotina</i>	Black Cherry	13	Dead	0 Dead	0.0	Remove	
58	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	12	Epicormic branching, lean to south, branch dieback	1 Poor	2.5	Remove	
59	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	41	Lower branch dieback, minor branch dieback	3 Fair	2.2	Remove	
60	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	32	Epicormic branching, embedded metal wire, branch dieback	2 Marginal	3.1	Remove	
61	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	45	Hollow base, epicormic branching, branch dieback	1 Poor	4.6	Remove	
62	Boundary Tree	<i>Juglans nigra</i>	Black Walnut	33.5	Epicormic branching, multiple leaders included bark	2 Marginal	6.2	Remove	
63	Boundary Tree	<i>Juglans nigra</i>	Black Walnut	46	Epicormic branching, branch dieback	3 Fair	4.9	Remove	
64	Boundary Tree	<i>Acer saccharum</i>	Sugar Maple	9	Epicormic branching, dead leader, squirrel damage	1 Poor	2.7	Remove	
65	Boundary Tree	<i>Juglans nigra</i>	Black Walnut	65.6	Multiple leaders included bark, epicormic branching, branch dieback	3 Fair	8.1	Remove	
66	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	31.5	Pine Engraver Beetle damage	0 Dead	0.0	Remove	
67	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	7.5	Multiple leaders included bark, coppiced, epicormic branching	1 Poor	2.0	Remove	
68	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	10	Creeper vine, lean to east	1 Poor	1.8	Remove	
69	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	48	Epicormic branching, lower branch dieback, branch dieback	2 Marginal	3.8	Remove	
70	Boundary Tree	<i>Juglans nigra</i>	Black Walnut	10	Broken branch, epicormic branching	2 Marginal	2.7	Remove	
71	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	46	Pine Engraver Beetle damage	0 Dead	0.0	Remove	
72	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	40	Minimal alive foliage, epicormic branching, Pine Engraver Beetle damage	1 Poor	2.0	Remove	
73	Boundary Tree	<i>Acer negundo</i>	Manitoba Maple	20.5, 13	Multiple leaders included bark, One sided branching to south, leans	1 Poor	2.2	Remove	
74	Onsite Tree	<i>Betula Papyrifera</i>	White Birch	41.5	Minor branch dieback, multiple leaders included, epicormic branching	3 Fair	5.1	Remove	
75	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	45	One sided branching, branch dieback, epicormic branching	1 Poor	4.0	Remove	

OFFSITE TREE INVENTORY (116 Bond)			
Tree Key	Latin Name	Common Name	Canopy
A	<i>Sorbus aucuparia</i>	European Mountain Ash	2.0
B	<i>Juglans nigra</i>	Black Walnut	4.4
C	<i>Juglans nigra</i>	Black Walnut	7.0
D	<i>Juglans nigra</i>	Black Walnut	6.3
E	<i>Acer saccharum</i>	Sugar Maple	5.6
F	<i>Acer saccharum</i>	Sugar Maple	5.9

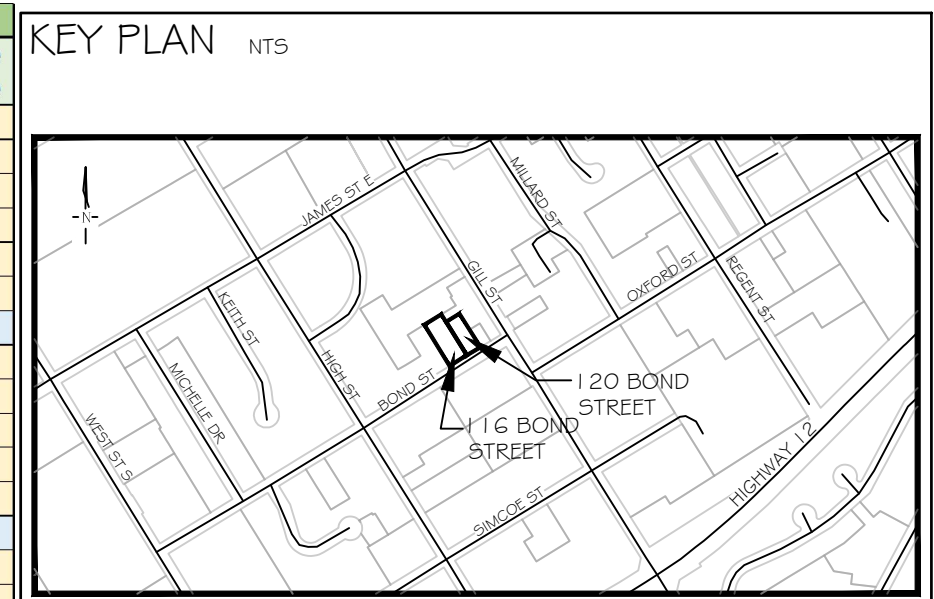
SPECIES COMPOSITION (116 Bond)			
Latin Name	Common Name	%	
<i>Juglans nigra</i>	Black Walnut	21%	
<i>Fraxinus pennsylvanica</i>	Green Ash	17%	
<i>Robinia pseudoacacia</i>	Black Locust	14%	
<i>Acer negundo</i>	Manitoba Maple	13%	
<i>Pinus sylvestris</i>	Scots Pine	9%	
<i>Acer saccharinum</i>	Silver Maple	8%	
<i>Fraxinus americana</i>	White Ash	6%	
<i>Thuja occidentalis</i>	Eastern White Cedar	5%	
<i>Prunus serotina</i>	Black Cherry	3%	
<i>Acer platanoides</i>	Norway Maple	1%	
<i>Acer saccharum</i>	Sugar Maple	1%	
<i>Betula Papyrifera</i>	White Birch	1%	
Total (Subject to Rounding)		100%	

TREE COMPENSATION TABLE (116 Bond)		
Total Trees For Removal	Compensation Unit Value (Per Tree)	Total Compensation Value
2	\$350.00	\$700

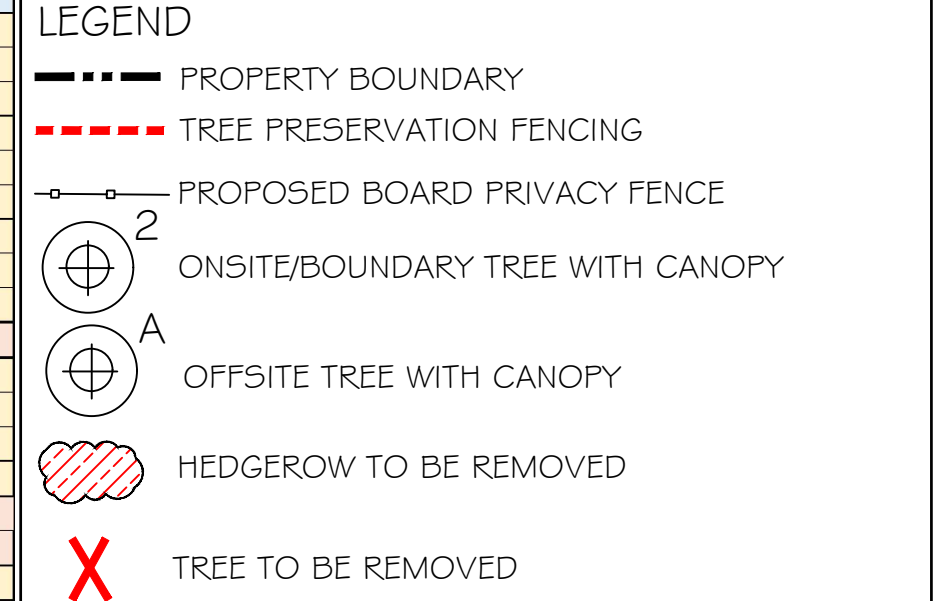
Chapter 370.5.4.3 of the City of Orillia Municipal Code-Tree Conservation Bylaw

NOTE:
VEGETATION CLEARING IS TO BE AVOIDED:
1) FROM APRIL 1 TO AUGUST 31 TO AVOID IMPACTS TO BIRDS PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT.
2) FROM MAY 15 TO NOVEMBER 1 TO AVOID IMPACT TO BAT MATERNITY ROOSTS PROTECTED UNDER THE ONTARIO ENDANGERED SPECIES ACT (ESA 2007).
3) IF CLEARING MUST PROCEED WITHIN THE ABOVE NOTED WINDOWS, THE AFFECTED AREAS MUST BE SCREENED BY A QUALIFIED ECOLOGIST 48HRS IN ADVANCE OF CLEARING ACTIVITIES.

NOTE:
IN ACCORDANCE WITH THE ONTARIO FORESTRY ACT 1990, IT IS RECOMMENDED THAT THE OWNER OBTAIN A 'CONSENT TO HARM OR REMOVE' AGREEMENT FOR TREES OFFSITE AND BOUNDARY TREES. TREES ARE RECOMMENDED TO BE PRESERVED AT THEIR DRIPLINES UNTIL PERMISSION IS GRANTED.



GENERAL NOTES
The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works. The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.
Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.
All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction. The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void. It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings. The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc). If there are any discrepancies on the Landscape Drawings to the Landscape Architect.
© Copyright Landmark Environmental Group Ltd.



NO	DATE	BY	REVISIONS
1	DEC.06.2025	S.K.	ISSUED FOR REVIEW

STAMP: ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO (Professional Seal)

APPROVAL: [Signature]

LANDMARK ENVIRONMENTAL GROUP LTD. & CONSULTING ARBORISTS & LANDSCAPE ARCHITECTS
OFFICE: 705-796-1122
info@LEGGroup.Ltd.com
www.LEGroup.Ltd.com

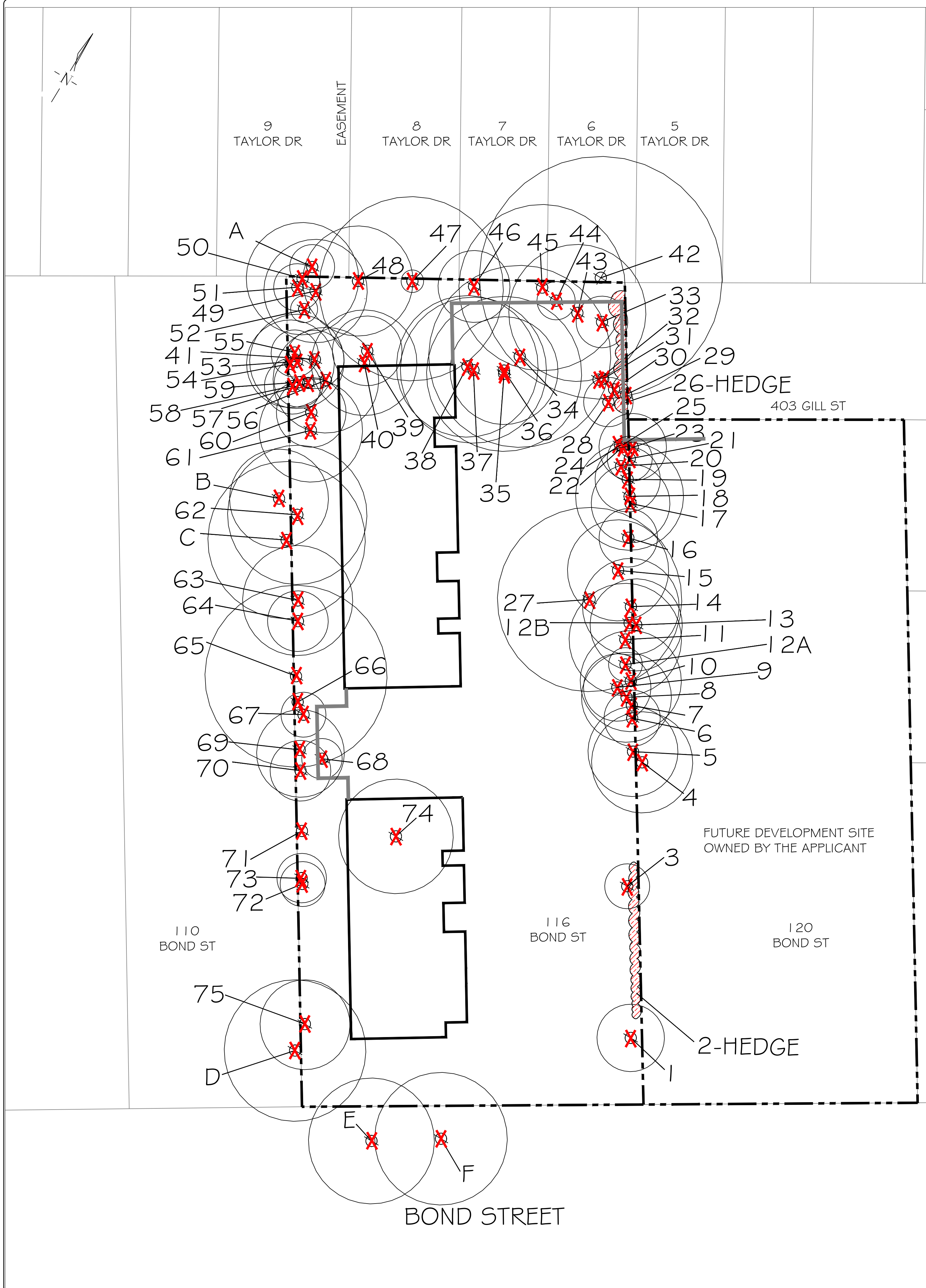
CLIENT: SULLNET HOLDINGS

PROJECT: 116 & 120 BOND STREET, ORILLIA, ON

DRAWING: 116 BOND STREET-TREE PRESERVATION PLAN 1

SCALE BAR: 4m 0 4 8 12
Scale = 1:200

PROJECT NO.: LA 1010-25	SCALE: 1:200
MUNICIPAL FILE NO.:	DATE: October 20, 2025
DRAWN BY: J.M.	CHECKED BY: J.H.
DRAWING No.:	TP-1



TREE INVENTORY (116 Bond Street)									
Key	Location	Latin Name	Common Name	DBH (cm)	Comments	Assessment	Canopy	Preserve/Remove	
1	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	29, 29.5, 32.5	Epicormic branching, pruned multiple leaders included bark, 1 stem cut	3 Fair	3.0	Remove	
2	HEDGE	<i>Thuja occidentalis</i>	Eastern White Cedar	15-25	Multiple stems, branch dieback, snow load damage	2 Marginal	2.0	Remove	
3	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	16.5	Offset canopy, epicormic branching, crooked trunk	1 Poor	2.0	Remove	
4	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	26.5, 32, 30, 14	Multiple trunks included bark, epicormic branching, decay at base	1 Poor	4.5	Remove	
5	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	17, 27	Fruiting bodies, lean, epicormic branching, included bark	1 Poor	4.0	Remove	
6	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	26	One sided branching to west, root flare swell	2 Marginal	2.5	Remove	
7	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	12	Dead	0 Dead	0.0	Remove	
8	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	21.5, 25, 15	Multiple leaders included bark, one sided branching, in decline	1 Poor	4.0	Remove	
9	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	24.5	Twisted trunk, one sided branching, included bark	1 Poor	3.0	Remove	
10	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	21, 25.7	Multiple leaders included bark, one sided branching, creeper vine	2 Marginal	4.5	Remove	
11	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	34	Branch dieback, one sided branching	3 Fair	5.0	Remove	
12A	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	8	One sided branching, lean to north, epicormic branching	1 Poor	1.5	Remove	
12B	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	12	One sided branching, lean to west, branch dieback	0 Dead	0.0	Remove	
13	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	26	One sided branching to east, creeper vine, branch dieback	2 Marginal	4.1	Remove	
14	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	19	Majority dead, creeper vine, Emerald Ash Borer damage	1 Poor	4.3	Remove	
15	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	33	Majority dead, lean to east, branch dieback	1 Poor	4.5	Remove	
16	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	8.5, 8.5, 7	Multiple leaders included bark, epicormic branching, lean to west, branch dieback	1 Poor	2.6	Remove	
17	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	3.5	Majority dead, epicormic branching	1 Poor	3.5	Remove	
18	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	18, 29, 11	Epicormic branching, included bark at base	2 Marginal	4.8	Remove	
19	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	15.5	Lean to east, epicormic branching, branch dieback	1 Poor	2.9	Remove	
20	Onsite Tree	<i>Fraxinus americana</i>	White Ash	8	Dead Emerald Ash Borer damage	0 Dead	0.0	Remove	
21	Onsite Tree	<i>Fraxinus americana</i>	White Ash	9	Only epicormic branching	1 Poor	2.0	Remove	
22	Onsite Tree	<i>Fraxinus americana</i>	White Ash	21, 28	Dead, canopy is 4 but dead	0 Dead	0.0	Remove	
23	Onsite Tree	<i>Thuja occidentalis</i>	Eastern White Cedar	20	Lean to east, branch dieback	2 Marginal	3.0	Remove	
24	Onsite Tree	<i>Fraxinus americana</i>	White Ash	32	Emerald Ash Borer damage, dead	0 Dead	0.0	Remove	
25	Onsite Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	15-25	Multiple stems, tops of trees are dead, branch dieback, snow load damage	1 Poor	2.0	Remove	
26	Onsite Tree	<i>Fraxinus americana</i>	White Ash	33	Emerald Ash Borer damage, dead	0 Dead	0.0	Remove	
26	HEDGE	<i>Thuja occidentalis</i>	Eastern White Cedar	15-25	Multiple stems, tops of trees are dead, branch dieback, snow load damage	1 Poor	2.0	Remove	
27	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	45, 47, 50	Multiple leaders included bark, branch dieback, sap leaking	1 Poor	8.2	Remove	
28	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	7.5	Epicormic branching, branch dieback	1 Poor	2.2	Remove	
29	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	31.5	Emerald Ash Borer damage, dead	0 Dead	0.0	Remove	
30	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	12.5	Emerald Ash Borer damage, dead	0 Dead	0.0	Remove	
31	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	18	Emerald Ash Borer damage	0 Dead	0.0	Remove	
32	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	55.5	Emerald Ash Borer damage	0 Dead	0.0	Remove	
33	Onsite Tree	<i>Prunus serotina</i>	Black Cherry	9.5	Minor epicormic branching	3 Fair	2.3	Remove	
34	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	31	Lean to east, one sided branching, radial crack, branch dieback	1 Poor	8.1	Remove	
35	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	27.5	Twisted trunk, branch dieback, epicormic branching	1 Poor	6.9	Remove	
36	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	34	Epicormic branching, branch dieback, One sided branching	2 Marginal	4.8	Remove	
37	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	45, 39	Multiple leaders included bark, bark inclusion, branch dieback, epicormic branching	2 Marginal	6.5	Remove	
38	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	32.5	Epicormic branching, branch dieback, branch dieback	1 Poor	6.3	Remove	
39	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	19	Minimal alive foliage, epicormic branching, branch dieback	1 Poor	3.1	Remove	
40	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	52.5	Hollow trunk, branch dieback, bark inclusions, hazard	1 Poor	4.7	Remove	
41	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	12	Dead bark, epicormic branching, creeper vine	2 Poor	2.6	Remove	
42	Boundary Tree	<i>Acer saccharinum</i>	Silver Maple	est 120	Lean to east, multiple leaders included bark, multiple radial cracks, hazard	1 Poor	10.8	Remove	
43	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	50	Branch dieback, bark inclusions, suspected internal decay	1 Poor	6.1	Remove	
44	Onsite Tree	<i>Acer platanoides</i>	Norway Maple	10	Epicormic branching, squirrel damage, branch dieback	1 Poor	1.7	Remove	
45	Onsite Tree	<i>Acer saccharinum</i>	Silver Maple	est 100	Multiple leaders included bark, epicormic branching, embedded metal	2 Marginal	7.4	Remove	
46	Onsite Tree	<i>Acer saccharinum</i>	Silver Maple	34	Twisted trunk, epicormic branching, rat spot, embedded metal	1 Poor	3.2	Remove	
47	Boundary Tree	<i>Acer saccharinum</i>	Silver Maple	30, 45	Dual leaders, epicormic branching, included bark	2 Marginal	8.2	Remove	
48	Boundary Tree	<i>Acer saccharinum</i>	Silver Maple	75, 65, 15	Multiple leaders included bark, epicormic branching, branch pruning	1 Poor	4.9	Remove	
49	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	34	One sided branching, epicormic branching, lean to south	1 Poor	4.6	Remove	
50	Boundary Tree	<i>Acer saccharinum</i>	Silver Maple	72.5	Branch dieback, epicormic branching, radial cracks	1 Poor	5.0	Remove	
51	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	20.5	Emerald Ash Borer damage, epicormic branching, branch dieback	1 Poor	2.1	Remove	
52	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	25.2	Broken leader, epicormic branching, decay	1 Poor	1.2	Remove	
53	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	9.5, 11.5	Hollow stem, epicormic branching, branch dieback	1 Poor	4.2	Remove	
54	Boundary Tree	<i>Acer negundo</i>	Manitoba Maple	28	Epicormic branching, branch dieback, twisted trunk, lean to north	1 Poor	3.9	Remove	
55	Onsite Tree	<i>Pinus sylvestris</i>	Scots Pine	29.5	Branch dieback, top is dead, borer holes	1 Poor	2.1	Remove	
56	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	32.5	Branch dieback, epicormic branching	3 Fair	4.7	Remove	
57	Onsite Tree	<i>Prunus serotina</i>	Black Cherry	13	Dead	0 Dead	0.0	Remove	
58	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	12	Epicormic branching, lean to south, branch dieback	1 Poor	2.5	Remove	
59	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	41	Lower branch dieback, minor branch dieback	3 Fair	2.2	Remove	
60	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	32	Epicormic branching, embedded metal wire, branch dieback	2 Marginal	3.1	Remove	
61	Onsite Tree	<i>Robinia pseudoacacia</i>	Black Locust	45	Hollow base, epicormic branching, branch dieback	1 Poor	4.6	Remove	
62	Boundary Tree	<i>Juglans nigra</i>	Black Walnut	33.5	Epicormic branching, multiple leaders included bark	2 Marginal	6.2	Remove	
63	Boundary Tree	<i>Juglans nigra</i>	Black Walnut	46	Epicormic branching, branch dieback	3 Fair	4.9	Remove	
64	Boundary Tree	<i>Acer saccharum</i>	Sugar Maple	9	Epicormic branching, dead leader, squirrel damage	1 Poor	2.7	Remove	
65	Boundary Tree	<i>Juglans nigra</i>	Black Walnut	65.6	Multiple leaders included bark, epicormic branching, branch dieback	3 Fair	8.1	Remove	
66	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	31.5	Pine Engraver Beetle damage	0 Dead	0.0	Remove	
67	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	7.5	Multiple leaders included bark, coppiced, epicormic branching	1 Poor	2.0	Remove	
68	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	10	Creeper vine, lean to east	1 Poor	1.8	Remove	
69	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	48	Epicormic branching, lower branch dieback, branch dieback	2 Marginal	3.8	Remove	
70	Boundary Tree	<i>Juglans nigra</i>	Black Walnut	10	Broken branch, epicormic branching	2 Marginal	2.7	Remove	
71	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	46	Pine Engraver Beetle damage	0 Dead	0.0	Remove	
72	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	40	Minimal alive foliage, epicormic branching, Pine Engraver Beetle damage	1 Poor	2.0	Remove	
73	Boundary Tree	<i>Acer negundo</i>	Manitoba Maple	20.5, 13	Multiple leaders included bark, One sided branching to south, leans	1 Poor	2.2	Remove	
74	Onsite Tree	<i>Betula Papyrifera</i>	White Birch	41.5	Minor branch dieback, multiple leaders included, epicormic branching	3 Fair	5.1	Remove	
75	Boundary Tree	<i>Pinus sylvestris</i>	Scots Pine	45	One sided branching, branch dieback, epicormic branching	1 Poor	4.0	Remove	

NOTES:
 OFFSITE TREE INVENTORY (116 Bond)
 Tree Key Latin Name Common Name Canopy Preserve/Remove

Tree Key	Latin Name	Common Name	Canopy	Preserve/Remove
A	<i>Sorbus aucuparia</i>	European Mountain Ash	2.0	Remove
B	<i>Juglans nigra</i>	Black Walnut	4.4	Remove
C	<i>Juglans nigra</i>	Black Walnut	7.0	Remove
D	<i>Juglans nigra</i>	Black Walnut	6.3	Remove
E	<i>Acer saccharum</i>	Sugar Maple	5.6	Remove
F	<i>Acer saccharum</i>	Sugar Maple	5.9	Remove

Species Composition (116 Bond)

Latin Name	Common Name	%
<i>Juglans nigra</i>	Black Walnut	21%
<i>Fraxinus pennsylvanica</i>	Green Ash	17%
<i>Robinia pseudoacacia</i>	Black Locust	14%
<i>Acer negundo</i>	Manitoba Maple	13%
<i>Pinus sylvestris</i>	Scots Pine	9%
<i>Acer saccharinum</i>	Silver Maple	8%
<i>Fraxinus americana</i>	White Ash	6%
<i>Thuja occidentalis</i>	Eastern White Cedar	5%
<i>Prunus serotina</i>	Black Cherry	3%
<i>Acer platanoides</i>	Norway Maple	1%
<i>Acer saccharum</i>	Sugar Maple	1%
<i>Betula Papyrifera</i>	White Birch	1%
Total (Subject to Rounding)		100%

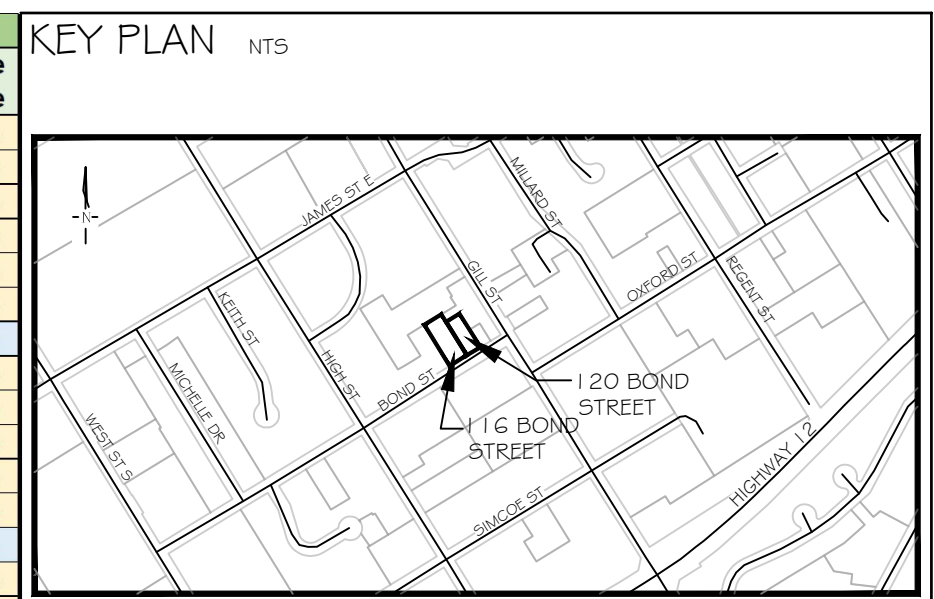
Chapter 370.5.4.3 of the City of Orillia Municipal Code- Tree Conservation Bylaw

TREE COMPENSATION TABLE (116 Bond)

Total Trees For Removal	Compensation Unit Value (Per Tree)	Total Compensation Value
2	\$350.00	\$700

NOTE:
 VEGETATION CLEARING IS TO BE AVOIDED:
 1) FROM APRIL 1 TO AUGUST 31 TO AVOID IMPACTS TO BIRDS PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT.
 2) FROM MAY 15 TO NOVEMBER 1 TO AVOID IMPACT TO BAT MATERNITY ROOSTS PROTECTED UNDER THE ONTARIO ENDANGERED SPECIES ACT (ESA 2007).
 3) IF CLEARING MUST PROCEED WITHIN THE ABOVE NOTED WINDOWS, THE AFFECTED AREAS MUST BE SCREENED BY A QUALIFIED ECOLOGIST 48HRS IN ADVANCE OF CLEARING ACTIVITIES.

NOTE:
 IN ACCORDANCE WITH THE ONTARIO FORESTRY ACT 1990, IT IS RECOMMENDED THAT THE OWNER OBTAIN A 'CONSENT TO HARM OR REMOVE' AGREEMENT FOR TREES OFFSITE AND BOUNDARY TREES. TREES ARE RECOMMENDED TO BE PRESERVED AT THEIR DRILINES UNTIL PERMISSION IS GRANTED.



GENERAL NOTES
 The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works. The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.
 Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.
 All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction. The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void. It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings. The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.
 © Copyright Landmark Environmental Group Ltd.

LEGEND

- PROPERTY BOUNDARY
- - - TREE PRESERVATION FENCING
- PROPOSED BOARD PRIVACY FENCE
- ⊕ ONSITE/BOUNDARY TREE WITH CANOPY
- ⊕ OFFSITE TREE WITH CANOPY
- ▨ HEDGEROW TO BE REMOVED
- X TREE TO BE REMOVED

NO	DATE	BY	REVISIONS
1	DEC.06.2025	S.K.	ISSUED FOR REVIEW

STAMP: ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO (Professional Seal)

APPROVAL: LANDMARK ENVIRONMENTAL GROUP LTD. (Professional Seal)

CLIENT: SULLNET HOLDINGS

PROJECT: 116 & 120 BOND STREET, ORILLIA, ON

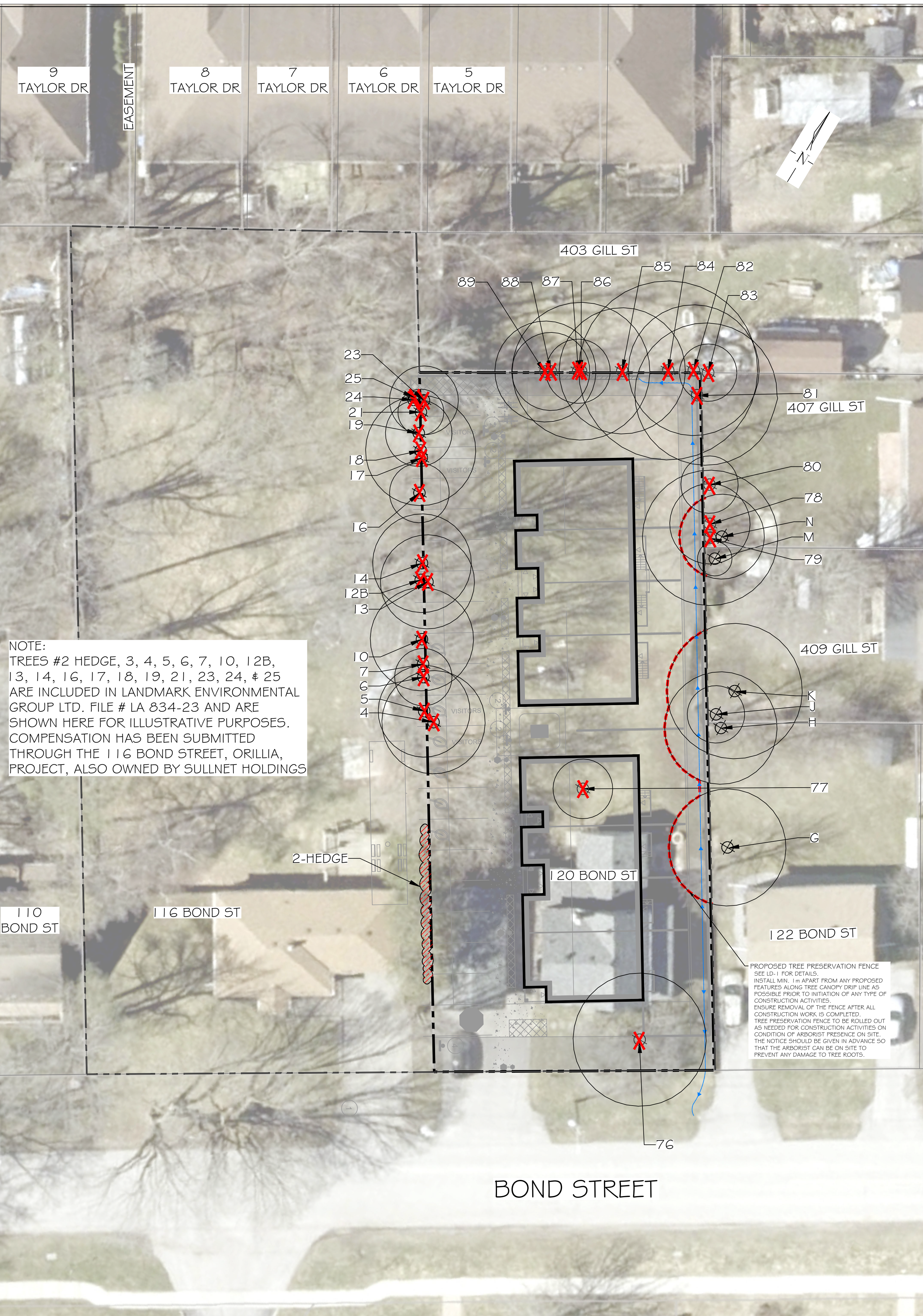
DRAWING: 116 BOND STREET-TREE PRESERVATION PLAN 2

SCALE BAR: 1:200

PROJECT NO.: LA 1010-25 | SCALE: 1:200

MUNICIPAL FILE NO.: | DATE: October 20, 2025

DRAWN BY: J.M. | CHECKED BY: J.H. | DRAWING No.: TP-2



NOTE:
TREES #2 HEDGE, 3, 4, 5, 6, 7, 10, 12B, 13, 14, 16, 17, 18, 19, 21, 23, 24, & 25 ARE INCLUDED IN LANDMARK ENVIRONMENTAL GROUP LTD. FILE # LA 834-23 AND ARE SHOWN HERE FOR ILLUSTRATIVE PURPOSES. COMPENSATION HAS BEEN SUBMITTED THROUGH THE 116 BOND STREET, ORILLIA, PROJECT, ALSO OWNED BY SULLNET HOLDINGS

PROPOSED TREE PRESERVATION FENCE
SEE LD-1 FOR DETAILS.
INSTALL MIN. 1m APART FROM ANY PROPOSED FEATURES ALONG TREE CANOPY DRIPLINE AS POSSIBLE PRIOR TO INITIATION OF ANY TYPE OF CONSTRUCTION ACTIVITIES.
ENSURE REMOVAL OF THE FENCE AFTER ALL CONSTRUCTION WORK IS COMPLETED.
TREE PRESERVATION FENCE TO BE ROLLED OUT AS NEEDED FOR CONSTRUCTION ACTIVITIES ON CONDITION OF ARBORIST PRESENCE ON SITE. THE NOTICE SHOULD BE GIVEN IN ADVANCE SO THAT THE ARBORIST CAN BE ON SITE TO PREVENT ANY DAMAGE TO TREE ROOTS.

NOTE:
VEGETATION CLEARING IS TO BE AVOIDED:
1) FROM APRIL 1 TO AUGUST 31 TO AVOID IMPACTS TO BIRDS PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT.
2) FROM MAY 15 TO NOVEMBER 1 TO AVOID IMPACT TO BAT MATERNITY ROOSTS PROTECTED UNDER THE ONTARIO ENDANGERED SPECIES ACT (ESA 2007).
3) IF CLEARING MUST PROCEED WITHIN THE ABOVE NOTED WINDOWS, THE AFFECTED AREAS MUST BE SCREENED BY A QUALIFIED ECOLOGIST 48HRS IN ADVANCE OF CLEARING ACTIVITIES.

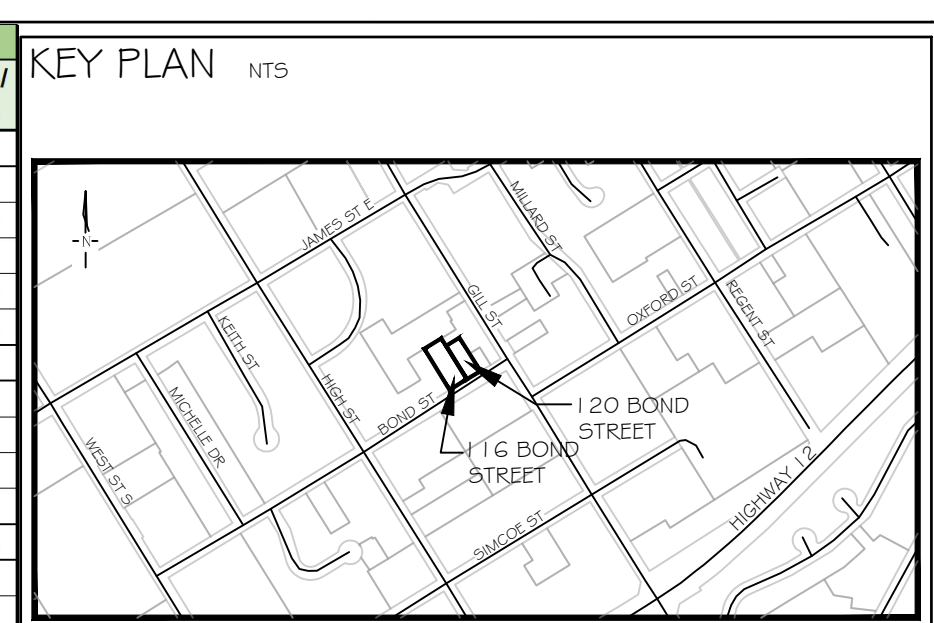
NOTE:
IN ACCORDANCE WITH THE ONTARIO FORESTRY ACT 1990, IT IS RECOMMENDED THAT THE OWNER OBTAIN A 'CONSENT TO HARM OR REMOVE' AGREEMENT FOR TREES OFFSITE AND BOUNDARY TREES. TREES ARE RECOMMENDED TO BE PRESERVED AT THEIR DRIPLINES UNTIL PERMISSION IS GRANTED.

TREE INVENTORY (116 Bond Street & 120 Bond Street)										
Key	Location	Latin Name	Common Name	DBH (cm)	Comments	Assessment	Canopy	Preserve/Remove		
2 HEDGE	Onsite Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	15-25	Multiple stems, branch dieback, snow load damage	2 Marginal	2.0	Remove		
4	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	26.5, 32, 30, 14	Multiple trunks included bark, epicormic branching, decay at base	1 Poor	4.5	Remove		
5	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	17, 27	Fruiting bodies, lean, epicormic branching, included bark	1 Poor	4.0	Remove		
6	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	26	One sided branching to west, root flare swell	2 Marginal	2.5	Remove		
7	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	12	Dead	0 Dead	0.0	Remove		
10	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	21, 25.7	Multiple leaders included bark, one sided branching, creeper vine	2 Marginal	4.5	Remove		
12B	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	12	One sided branching, lean to west, branch dieback	0 Dead	0.0	Remove		
13	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	26	One sided branching to east, creeper vine, branch dieback	2 Marginal	4.1	Remove		
14	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	19	Majority dead, creeper vine, Emerald Ash Borer damage	1 Poor	4.3	Remove		
16	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	8.5, 8.5, 7	Multiple leaders included bark, epicormic branching, lean to west, branch dieback	1 Poor	2.6	Remove		
17	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	3.5	Majority dead, epicormic branching	1 Poor	3.5	Remove		
18	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	18, 29, 11	Epicormic branching, included bark at base	2 Marginal	4.8	Remove		
19	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	15.5	Lean to east, epicormic branching, branch dieback	1 Poor	2.9	Remove		
21	Onsite Tree	<i>Fraxinus americana</i>	White Ash	9	Only epicormic branching	1 Poor	2.0	Remove		
23	Onsite Tree	<i>Thuja occidentalis</i>	Eastern White Cedar	20	Lean to east, branch dieback	2 Marginal	3.0	Remove		
24	Onsite Tree	<i>Fraxinus americana</i>	White Ash	32	Emerald Ash Borer damage, dead	0 Dead	3.0	Remove		
25	Onsite Tree	<i>Fraxinus americana</i>	White Ash	33	Emerald Ash Borer damage, dead	0 Dead	3.0	Remove		

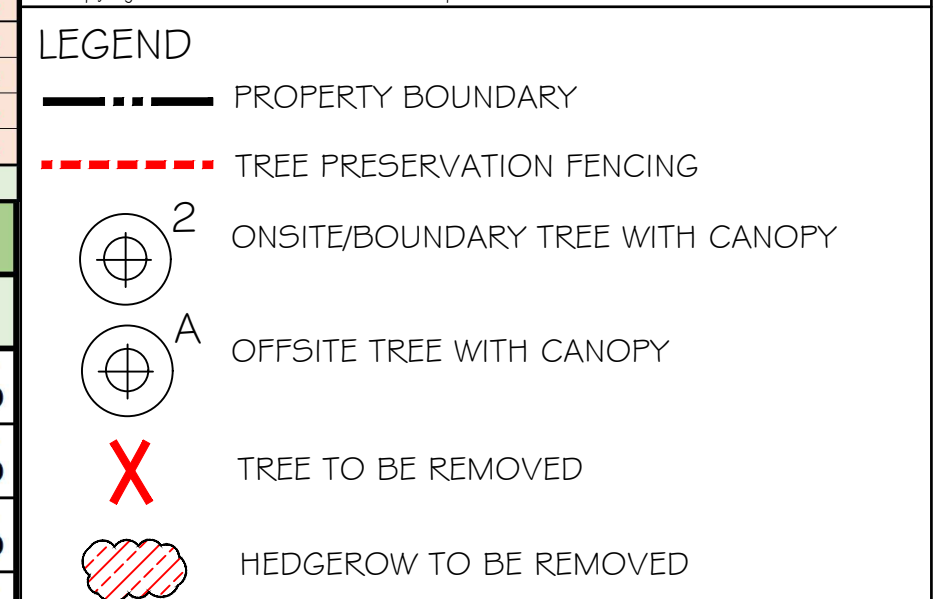
TREE INVENTORY (120 Bond Street)										
Key	Location	Latin Name	Common Name	DBH (cm)	Comments	Assessment	Canopy	Preserve/Remove		
76	Onsite Tree	<i>Malus spp.</i>	Apple spp.	29	Multi-stem (28, 29, 27), dieback, dead branches	3 Fair	5.8	Remove		
77	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	10	Leaning/crook dieback, dead branches	2 Marginal	2.6	Remove		
78	Boundary Tree	<i>Rhamnus cathartica</i>	Common Buckthorn	13	Multi-stem	1 Poor	3.5	Remove		
79	Boundary Tree	<i>Acer negundo</i>	Manitoba Maple	16	Dieback, dead branches, multi-stem	2 Marginal	5.9	Remove		
80	Boundary Tree	<i>Fraxinus americana</i>	White Ash	13	Dieback, dead branches, Emerald Ash Borer damage	1 Poor	2.5	Remove		
81	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	32	Multi-stem, dieback, dead branches, epicormic shoots	2 Marginal	6.2	Remove		
82	Boundary Tree	<i>Fraxinus americana</i>	White Ash	19	Multi-stem, dieback, dead branches, epicormic shoots, Emerald Ash Borer Damage	1 Poor	5.7	Remove		
83	Boundary Tree	<i>Fraxinus americana</i>	White Ash	10	Multi-stem, dieback, dead branches, Emerald Ash Borer Damage, wrapped in Buckthorn	1 Poor	2.5	Remove		
84	Boundary Tree	<i>Acer platanoides</i>	Norway Maple	26	Multi-stem, included bark, broken leader, cankers	1 Poor	7.8	Remove		
85	Boundary Tree	<i>Acer x freemanii</i>	Freeman Maple	31	Multi-stem (31, 27), canker	2 Marginal	5.5	Remove		
86	Boundary Tree	<i>Acer negundo</i>	Manitoba Maple	24	Co-dominant stems, multi-stem, dieback, dead branches	2 Marginal	6.0	Remove		
87	Boundary Tree	<i>Fraxinus americana</i>	White Ash	12	Emerald Ash Borer Damage, Multi-stem	1 Poor	2.8	Remove		
88	Boundary Tree	<i>Fraxinus americana</i>	White Ash	12	Emerald Ash Borer Damage	1 Poor	3.4	Remove		
89	Boundary Tree	<i>Fraxinus americana</i>	White Ash	12	Emerald Ash Borer Damage	1 Poor	4.4	Remove		

OFFSITE TREE INVENTORY (120 Bond)				
Tree Key	Latin Name	Common Name	Canopy	Preserve/Remove
G	<i>Juglans nigra</i>	Black Walnut	5.1	Preserve
H	<i>Juglans nigra</i>	Black Walnut	4.9	Preserve
J	<i>Malus spp.</i>	Apple spp.	2.5	Preserve
K	<i>Juglans nigra</i>	Black Walnut	5.9	Preserve
M	<i>Thuja occidentalis</i>	Eastern White Cedar	1.5	Preserve
N	<i>Fraxinus americana</i>	White Ash	3.7	Preserve

SPECIES COMPOSITION (120 Bond)		
Latin Name	Common Name	%
<i>Fraxinus americana</i>	White Ash	35%
<i>Acer negundo</i>	Manitoba Maple	20%
<i>Juglans nigra</i>	Black Walnut	15%
<i>Malus spp.</i>	Apple spp.	10%
<i>Acer platanoides</i>	Norway Maple	5%
<i>Acer x freemanii</i>	Freeman Maple	5%
<i>Rhamnus cathartica</i>	Common Buckthorn	5%
<i>Thuja occidentalis</i>	Eastern White Cedar	5%
Total (Subject to Rounding)		100%



GENERAL NOTES
The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works. The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.
Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.
All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction. The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void. It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings. The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc.). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.
© Copyright Landmark Environmental Group Ltd.



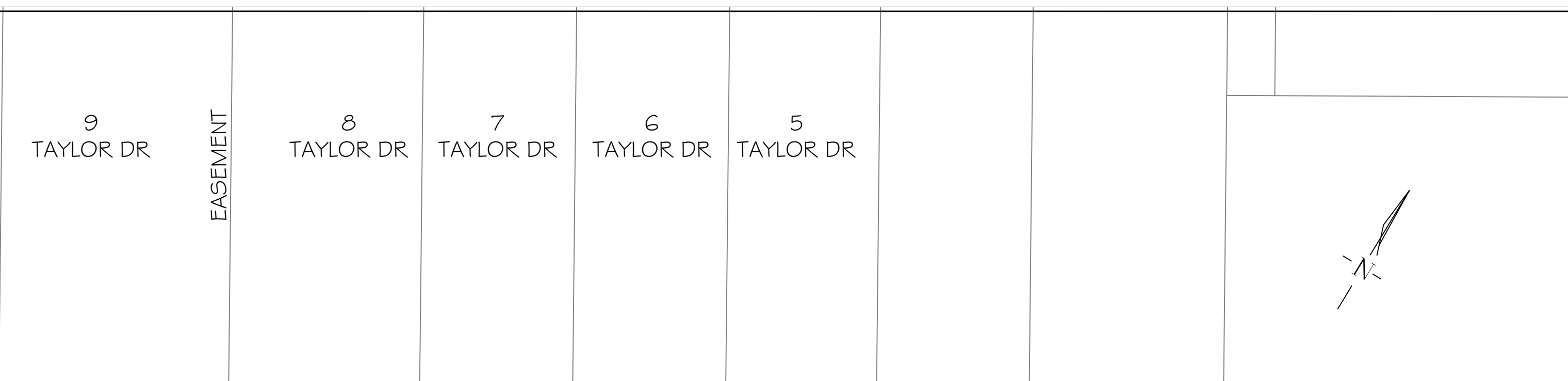
NO.	DATE	BY	ISSUED FOR REVIEW	REVISIONS
1	DEC.08.2025	S.K.	ISSUED FOR REVIEW	

STAMP: ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO (ALA) MEMBER MAR 16 2016

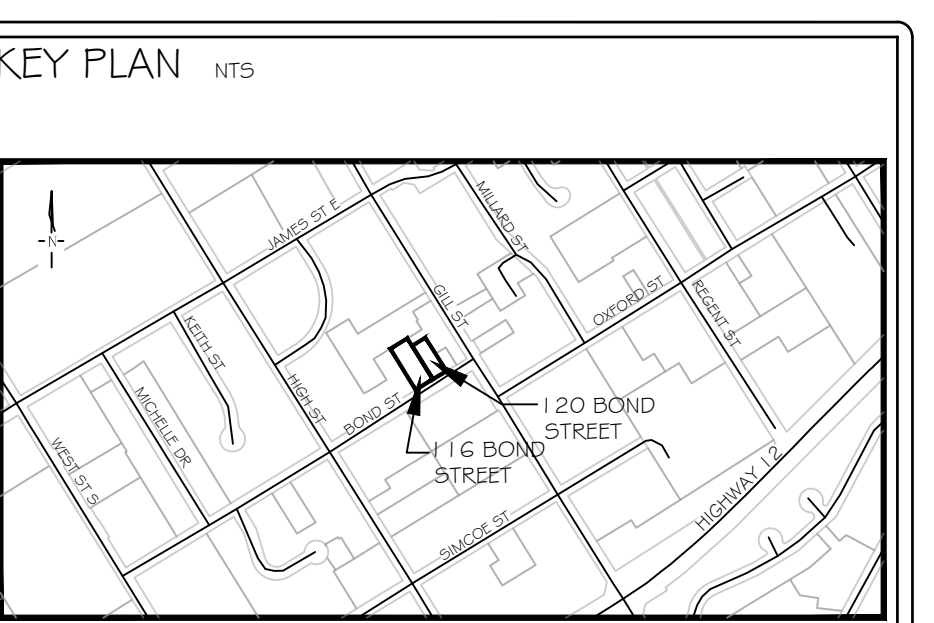
APPROVAL: [Signature]

LANDMARK ENVIRONMENTAL GROUP LTD. OFFICE: 705-796-1122
info@LEGroupLtd.com www.LEGroupLtd.com

CLIENT: SULLNET HOLDINGS
PROJECT: 116 & 120 BOND STREET, ORILLIA, ON
DRAWING: 120 BOND STREET-TREE PRESERVATION PLAN 3
SCALE BAR: 4m 0 4 8 12 Scale = 1:200
PROJECT NO.: LA 1010-25 SCALE: 1:200
MUNICIPAL FILE NO.: DATE: October 20, 2025
DRAWN BY: J.M. CHECKED BY: J.H. DRAWING No.: TP-3



TREE INVENTORY (116 Bond Street & 120 Bond Street)										
Key	Location	Latin Name	Common Name	DBH (cm)	Comments	Assessment	Canopy	Preserve/Remove		
2 HEDGE	Onsite Hedge	<i>Thuja occidentalis</i>	Eastern White Cedar	15-25	Multiple stems, branch dieback, snow load damage	2 Marginal	2.0	Remove		
4	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	26.5, 32, 30, 14	Multiple trunks included bark, epicormic branching, decay at base	1 Poor	4.5	Remove		
5	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	17, 27	Fruiting bodies, lean, epicormic branching, included bark	1 Poor	4.0	Remove		
6	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	26	One sided branching to west, root flare swell	2 Marginal	2.5	Remove		
7	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	12	Dead	0 Dead	0.0	Remove		
10	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	21, 25.7	Multiple leaders included bark, one sided branching, creeper vine	2 Marginal	4.5	Remove		
12B	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	12	One sided branching, lean to west, branch dieback	0 Dead	0.0	Remove		
13	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	26	One sided branching to east, creeper vine, branch dieback	2 Marginal	4.1	Remove		
14	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	19	Majority dead, creeper vine, Emerald Ash Borer damage	1 Poor	4.3	Remove		
16	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	8.5, 8.5, 7	Multiple leaders included bark, epicormic branching, lean to west, branch dieback	1 Poor	2.6	Remove		
17	Onsite Tree	<i>Fraxinus pennsylvanica</i>	Green Ash	3.5	Majority dead, epicormic branching	1 Poor	3.5	Remove		
18	Onsite Tree	<i>Juglans nigra</i>	Black Walnut	18, 29, 11	Epicormic branching, included bark at base	2 Marginal	4.8	Remove		
19	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	15.5	Lean to east, epicormic branching, branch dieback	1 Poor	2.9	Remove		
21	Onsite Tree	<i>Fraxinus americana</i>	White Ash	9	Only epicormic branching	1 Poor	2.0	Remove		
23	Onsite Tree	<i>Thuja occidentalis</i>	Eastern White Cedar	20	Lean to east, branch dieback	2 Marginal	3.0	Remove		
24	Onsite Tree	<i>Fraxinus americana</i>	White Ash	32	Emerald Ash Borer damage, dead	0 Dead	3.0	Remove		
25	Onsite Tree	<i>Fraxinus americana</i>	White Ash	33	Emerald Ash Borer damage, dead	0 Dead	3.0	Remove		



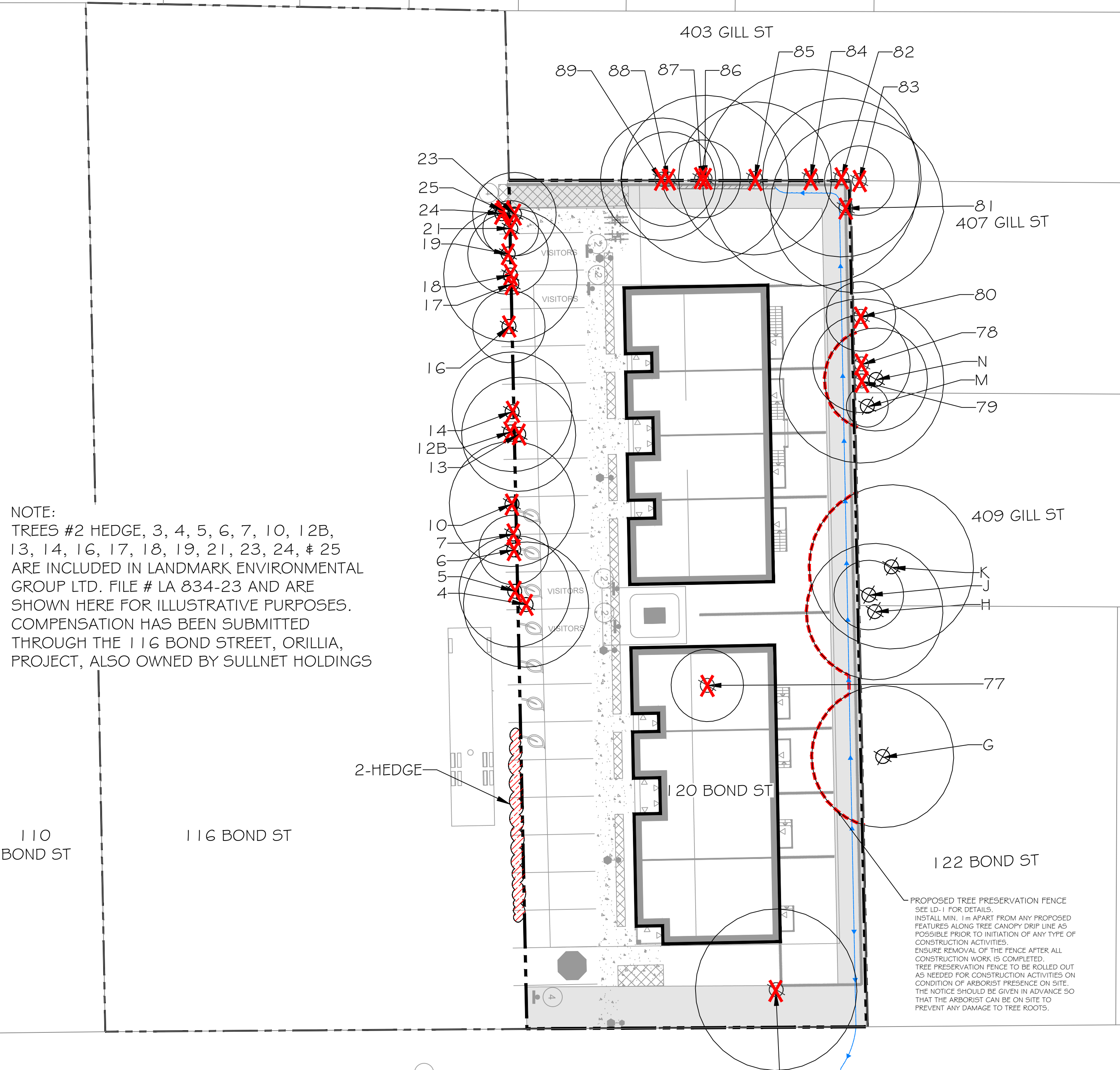
GENERAL NOTES
 The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works. The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site. Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction. All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction. The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void. It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings. The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc.). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.
 © Copyright Landmark Environmental Group Ltd.

TREE INVENTORY (120 Bond Street)										
Key	Location	Latin Name	Common Name	DBH (cm)	Comments	Assessment	Canopy	Preserve/Remove		
76	Onsite Tree	<i>Malus spp.</i>	Apple spp.	29	Multi-stem (28, 29, 27), dieback, dead branches	3 Fair	5.8	Remove		
77	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	10	Leaning/crook dieback, dead branches.	2 Marginal	2.6	Remove		
78	Boundary Tree	<i>Rhamnus cathartica</i>	Common Buckthorn	13	Multi-stem	1 Poor	3.5	Remove		
79	Boundary Tree	<i>Acer negundo</i>	Manitoba Maple	16	Dieback, dead branches, multi-stem	2 Marginal	5.9	Remove		
80	Boundary Tree	<i>Fraxinus americana</i>	White Ash	13	Dieback, dead branches, Emerald Ash Borer damage	1 Poor	2.5	Remove		
81	Onsite Tree	<i>Acer negundo</i>	Manitoba Maple	32	Multi-stem, dieback, dead branches, epicormic shoots	2 Marginal	6.2	Remove		
82	Boundary Tree	<i>Fraxinus americana</i>	White Ash	19	Multi-stem, dieback, dead branches, epicormic shoots, Emerald Ash Borer Damage	1 Poor	5.7	Remove		
83	Boundary Tree	<i>Fraxinus americana</i>	White Ash	10	Multi-stem, dieback, dead branches, Emerald Ash Borer Damage, wrapped in Buckthorn	1 Poor	2.5	Remove		
84	Boundary Tree	<i>Acer platanoides</i>	Norway Maple	26	Multi-stem, included bark, broken leader, cankers	1 Poor	7.8	Remove		
85	Boundary Tree	<i>Acer x freemanii</i>	Freeman Maple	31	Multi-stem (31, 27), canker	2 Marginal	5.5	Remove		
86	Boundary Tree	<i>Acer negundo</i>	Manitoba Maple	24	Co-dominant stems, multi-stem, dieback, dead branches.	2 Marginal	6.0	Remove		
87	Boundary Tree	<i>Fraxinus americana</i>	White Ash	12	Emerald Ash Borer Damage, Multi-stem	1 Poor	2.8	Remove		
88	Boundary Tree	<i>Fraxinus americana</i>	White Ash	12	Emerald Ash Borer Damage.	1 Poor	3.4	Remove		
89	Boundary Tree	<i>Fraxinus americana</i>	White Ash	12	Emerald Ash Borer Damage	1 Poor	4.4	Remove		

LEGEND
 - - - - - PROPERTY BOUNDARY
 - - - - - TREE PRESERVATION FENCING
 ⊕² ONSITE/BOUNDARY TREE WITH CANOPY
 ⊕^A OFFSITE TREE WITH CANOPY
 X TREE TO BE REMOVED
 [Hatched Box] HEDGEROW TO BE REMOVED

OFFSITE TREE INVENTORY (120 Bond)				
Tree Key	Latin Name	Common Name	Canopy	Preserve/Remove
G	<i>Juglans nigra</i>	Black Walnut	5.1	Preserve
H	<i>Juglans nigra</i>	Black Walnut	4.9	Preserve
J	<i>Malus spp.</i>	Apple spp.	2.5	Preserve
K	<i>Juglans nigra</i>	Black Walnut	5.9	Preserve
M	<i>Thuja occidentalis</i>	Eastern White Cedar	1.5	Preserve
N	<i>Fraxinus americana</i>	White Ash	3.7	Preserve

SPECIES COMPOSITION (120 Bond)		
Latin Name	Common Name	%
<i>Fraxinus americana</i>	White Ash	35%
<i>Acer negundo</i>	Manitoba Maple	20%
<i>Juglans nigra</i>	Black Walnut	15%
<i>Malus spp.</i>	Apple spp.	10%
<i>Acer platanoides</i>	Norway Maple	5%
<i>Acer x freemanii</i>	Freeman Maple	5%
<i>Rhamnus cathartica</i>	Common Buckthorn	5%
<i>Thuja occidentalis</i>	Eastern White Cedar	5%
Total (Subject to Rounding)		100%



NOTE:
 VEGETATION CLEARING IS TO BE AVOIDED:
 1) FROM APRIL 1 TO AUGUST 31 TO AVOID IMPACTS TO BIRDS PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT.
 2) FROM MAY 15 TO NOVEMBER 1 TO AVOID IMPACT TO BAT MATERNITY ROOSTS PROTECTED UNDER THE ONTARIO ENDANGERED SPECIES ACT (ESA 2007).
 3) IF CLEARING MUST PROCEED WITHIN THE ABOVE NOTED WINDOWS, THE AFFECTED AREAS MUST BE SCREENED BY A QUALIFIED ECOLOGIST 48HRS IN ADVANCE OF CLEARING ACTIVITIES.

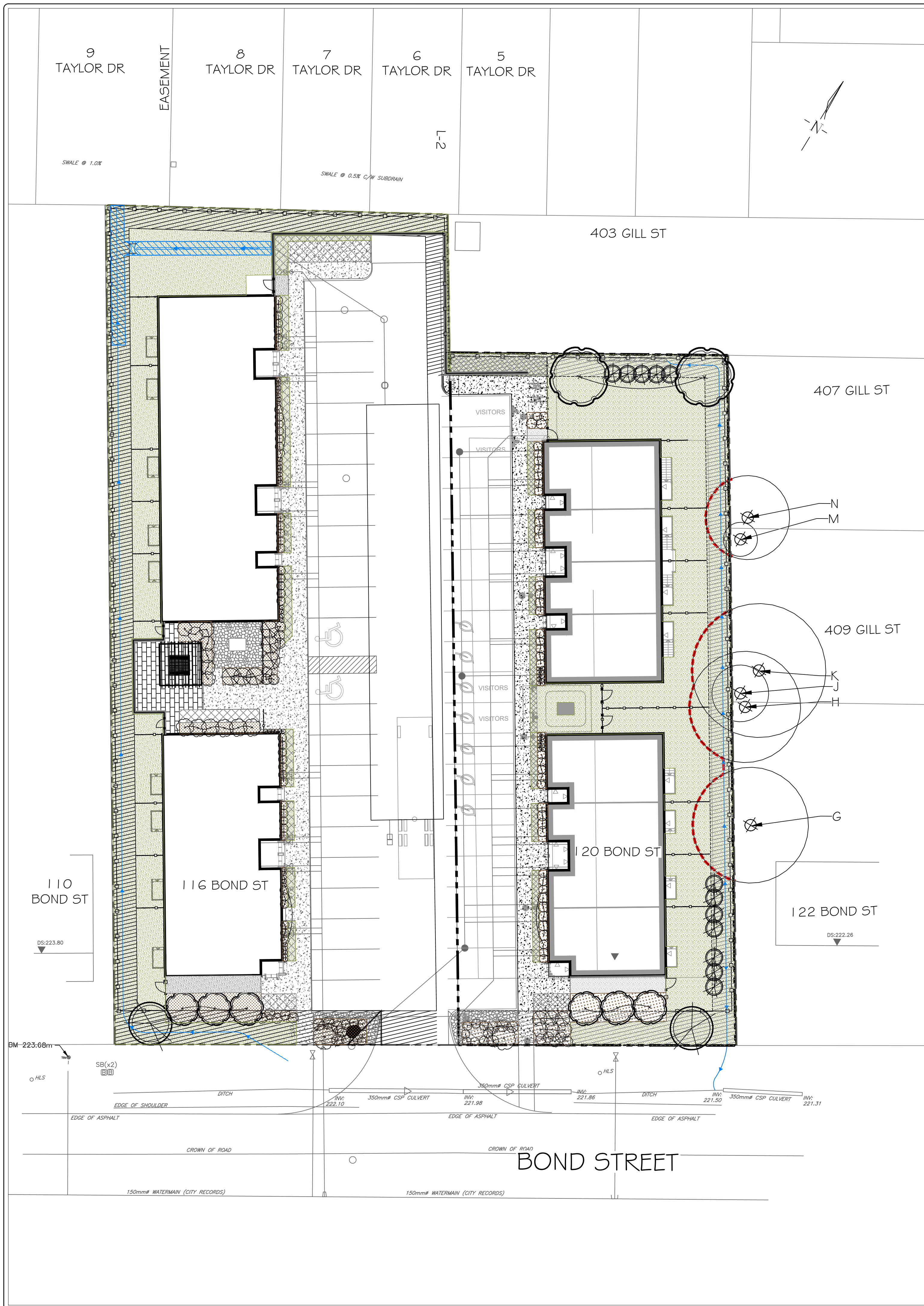
NOTE:
 IN ACCORDANCE WITH THE ONTARIO FORESTRY ACT 1990, IT IS RECOMMENDED THAT THE OWNER OBTAIN A 'CONSENT TO HARM OR REMOVE' AGREEMENT FOR TREES OFFSITE AND BOUNDARY TREES. TREES ARE RECOMMENDED TO BE PRESERVED AT THEIR DRIPLINES UNTIL PERMISSION IS GRANTED.

NO	DATE	BY	ISSUED FOR REVIEW	REVISIONS
1	DEC.08.2025	S.K.	ISSUED FOR REVIEW	

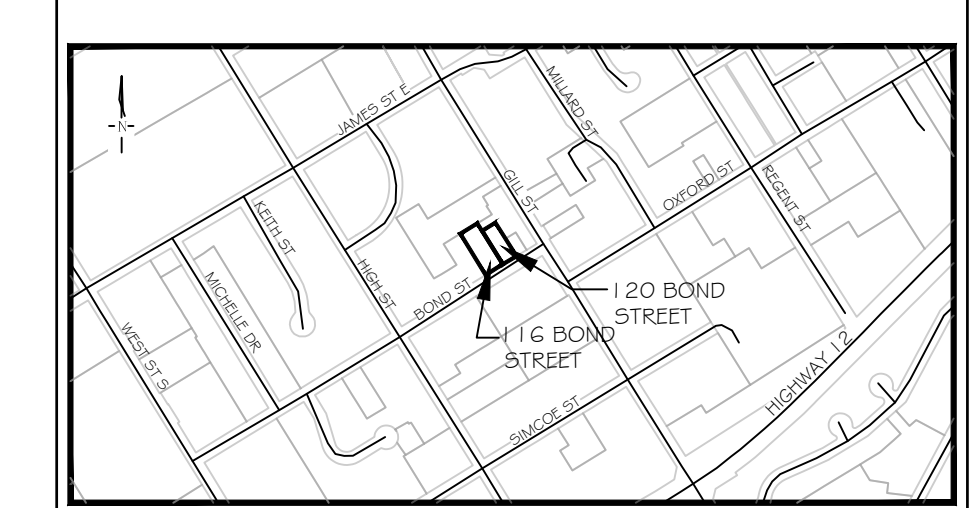
STAMP: [Professional Seal of James A. Modak, Ontario Association of Landscape Architects, Member, Mar 16 2016]

APPROVAL: [Signature]

CLIENT: SULLNET HOLDINGS
 PROJECT: 116 & 120 BOND STREET, ORILLIA, ON
 DRAWING: 120 BOND STREET-TREE PRESERVATION PLAN 4
 SCALE BAR: 4m 0 4 8 12
 Scale = 1:200
 PROJECT NO.: LA 1010-25
 MUNICIPAL FILE NO.:
 DRAWN BY: J.M. CHECKED BY: J.H. DRAWING No.: TP-4
 SCALE: 1:200
 DATE: October 20, 2025



KEY PLAN NT5



GENERAL NOTES

The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works. The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.

Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction. The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void. It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings. The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

© Copyright Landmark Environmental Group Ltd.

LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED PERENNIALS / GRASSES
- EXISTING DECIDUOUS TREE TO REMAIN
- SOD AREA (5.23m²)
- GARDEN MULCH BED (69m²)
- RIVERSTONE MULCH BED (7m²)
- PROPERTY BOUNDARY
- PROPOSED 2m Ht PRIVACY BOARD FENCE (91m) (AT PROPERTY BORDERS)
- PROPOSED 1.8m Ht PRIVACY BOARD FENCE (BETWEEN UNITS AT BACKYARD)
- PROPOSED SAFETY RAILING ON TOP OF RETAINING WALL (6.3m)
- PROPOSED SWALE
- LANDSCAPE SETBACKS (2m AT REAR & SIDE, 3m AT FRONT)
- PROPOSED TREE PRESERVATION FENCE
- PROPOSED DECORATIVE BOULDER
- PROPOSED CONIFEROUS TREE
- PROPOSED EVERGREEN SHRUBS
- EXISTING CONIFEROUS TREE TO REMAIN
- SNOW STORAGE AREA
- GRANITE SCREENING WALKWAY (11.5m²)
- CONC. SIDEWALK (BY OTHERS)
- PROPOSED WOOD FENCE GATE (4 ea)

NO	DATE	BY	REVISIONS
1	DEC.08.2025	S.K.	ISSUED FOR REVIEW

STAMP

APPROVAL

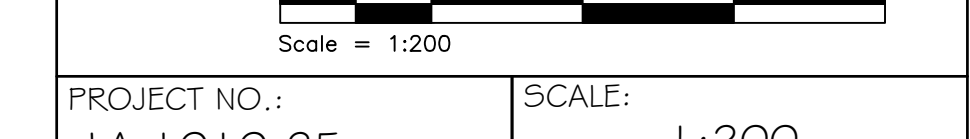
AERIAL (2024) SOURCED FROM SIMCOE COUNTY GIS
 SITE PLAN PROVIDED BY APF DEVELOPMENT CONSULTANTS INC.
 (A-101) R.1.2 (120 BOND STREET - SITE PLAN) 25-10-22 - PHASE 2 DWG TRANS ON DEC.04, 2025
 CHG PLAN PROVIDED BY TATHAM ENGINEERING
 (ACAD-AV01 -WBLOCK R1 -MODEL DWG) TRANS ON DEC.03, 2025

LANDMARK ENVIRONMENTAL GROUP LTD.
 LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
 OFFICE: 705-796-1122
 info@LEGroupLtd.com
 www.LEGroupLtd.com

CLIENT: SULLNET HOLDINGS

PROJECT: 116 & 120 BOND STREET, ORILLIA, ON

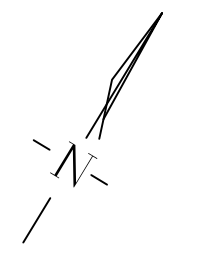
DRAWING: 116 & 120 BOND STREET - OVERALL LANDSCAPE PLAN



PROJECT NO.: LA 1010-25
 SCALE: 1:200

MUNICIPAL FILE NO.:
 DATE: October 20, 2025

DRAWN BY: S.K/E.F. CHECKED BY: J.H. DRAWING No.: L-1



9 TAYLOR DR
8 TAYLOR DR
7 TAYLOR DR
6 TAYLOR DR
5 TAYLOR DR

EASEMENT

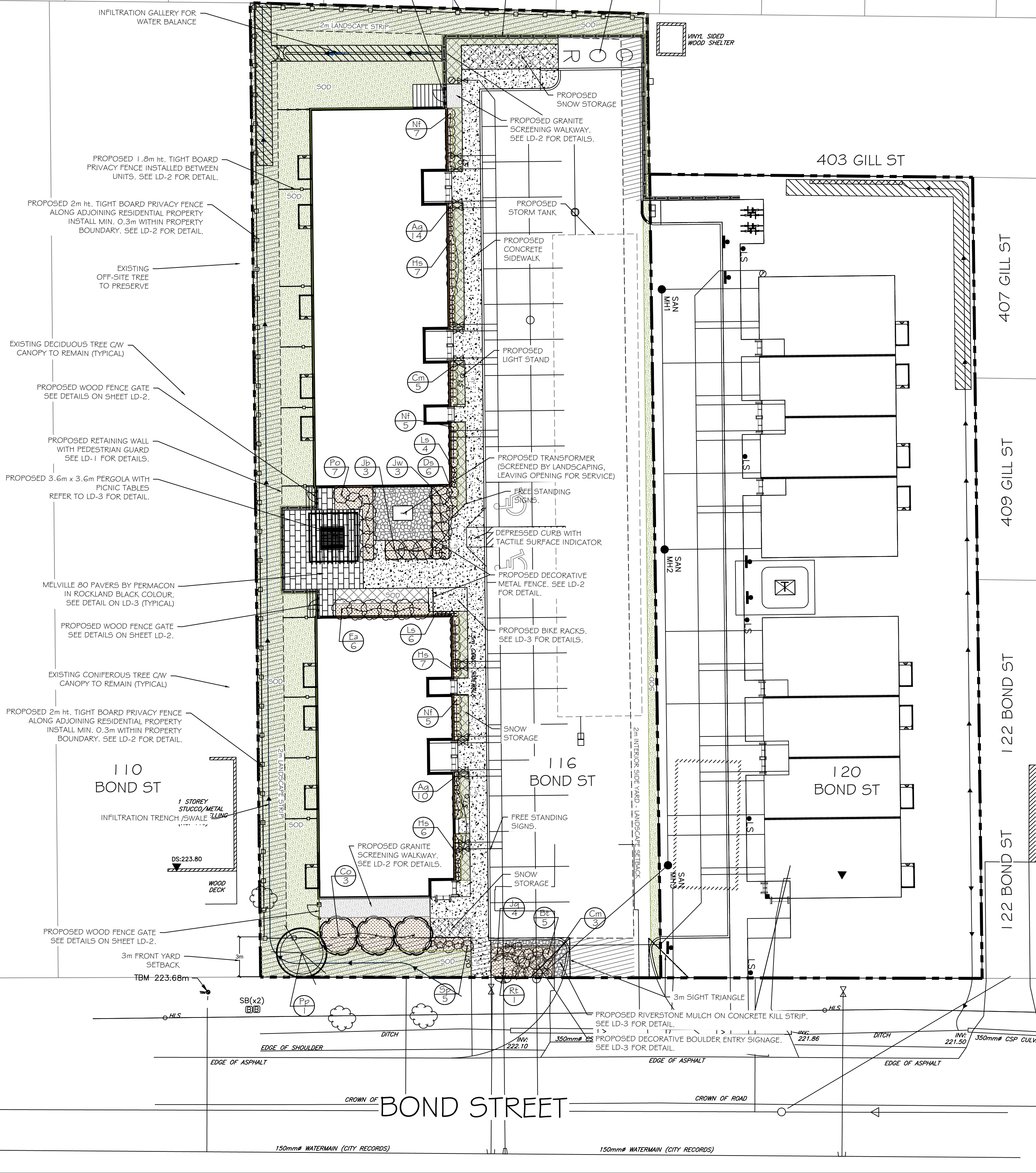
ANY GRADING WORK TO INSTALL PROPOSED FENCE UNDER EXISTING TREE CANOPY AREA REQUIRES EXTREME CARE NOT TO DAMAGE THE TREE ROOTS. HAND DIGGING IS RECOMMENDED AS NEEDED. AN ARBORIST IS REQUIRED TO BE PRESENT DURING FENCE WORK TO ENSURE NO ANCHOR ROOTS ARE DISTURBED.

SCALE 1:20

PROPOSED WOOD FENCE GATE SEE DETAILS ON SHEET LD-2.

PROPOSED RETAINING WALL WITH SAFETY RAILING ON TOP. REFER TO LD-1 FOR DETAIL.

MOLOK GARBAGE & RECYCLING CONTAINERS



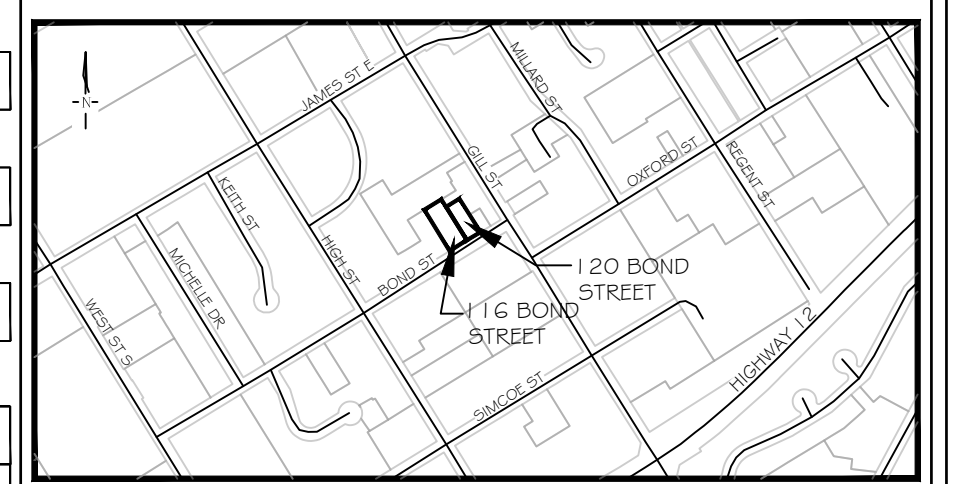
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
DECIDUOUS TREES				
Co	3	<i>Celtis occidentalis</i> 'Prairie Sentinel'	Prairie Sentinel Hackberry	60mm cal/WB
EVERGREEN TREES				
Pp	1	<i>Picea pungens</i> 'Fat Albert'	Fat Albert Blue Spruce	2m ht WB
DECIDUOUS SHRUBS				
Bt	5	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	2 gal pot/60cm ht
Ea	6	<i>Evonymus alatus</i> 'Fire Ball'	Fire Ball Burning Bush	2 gal pot/60cm ht
Po	7	<i>Physocarpus opulifolius</i> 'Dart's Gold'	Dart's Gold Ninebark	2 gal pot/60cm ht
Sp	5	<i>Spiraea japonica</i> 'Poprocks Pineapple'	Pineapple Poprocks Spirea	2 gal pot/60cm ht
Ds	6	<i>Diervilla splendens</i> 'Firefly™' (Bokofire)	Firefly Diervilla	2 gal pot/60cm ht
Rt	1	<i>Rhus typhina</i> 'Tiger Eyes' ('Baitiger')	Tiger Eyes Cutleaf Sumac	2 gal pot/60cm ht
EVERGREEN SHRUBS				
Jb	3	<i>Juniperus sabina</i> 'Blue Danube'	Blue Danube Juniper	3 gal pot/60cm ht
Jw	3	<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Juniper	3 gal pot/60cm ht
Ja	4	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	3 gal pot/40cm spr
PERENNIALS				
Ag	24	<i>Allium giganteum</i>	Ornamental Onion	1 gal pot/40cm ht
Cm	8	<i>Carex morrowii</i> 'Silver Sceptre'	Silver Sceptre Sedge	1 gal pot/40cm ht
Hs	20	<i>Helictotrichon sempervirens</i>	Sapphire Blue Oat Grass	1 gal pot/40cm ht
Ls	10	<i>Liatris spicata</i> 'Kobold'	Kobold Blazing Star	1 gal pot/40cm ht
Nf	17	<i>Nepeta faassenii</i> 'Cat's Pajamas'	Catmint	1 gal pot/40cm ht

NOTES AS PER CITY OF ORILLIA ENGINEERING DESIGN CRITERIA:

- TREE PITS AND PLANTING BEDS FOR ALL TREES AND SHRUBS LOCATED WITHIN 1.0m OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
- MINIMUM CLEARANCE FOR FENCES FROM FIRE HYDRANTS IS 1.0m.
- ALL PLANT MATERIAL MUST CONFORM TO THE CANADIAN STANDARDS FOR NURSERY STOCK AND MUST BE GUARANTEED FOR A MINIMUM PERIOD OF 24 MONTHS FOLLOWING ACCEPTANCE OF THE WORK BY THE CITY.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLANS REQUIRES PRIOR CITY APPROVAL.

KEY PLAN NTS



GENERAL NOTES

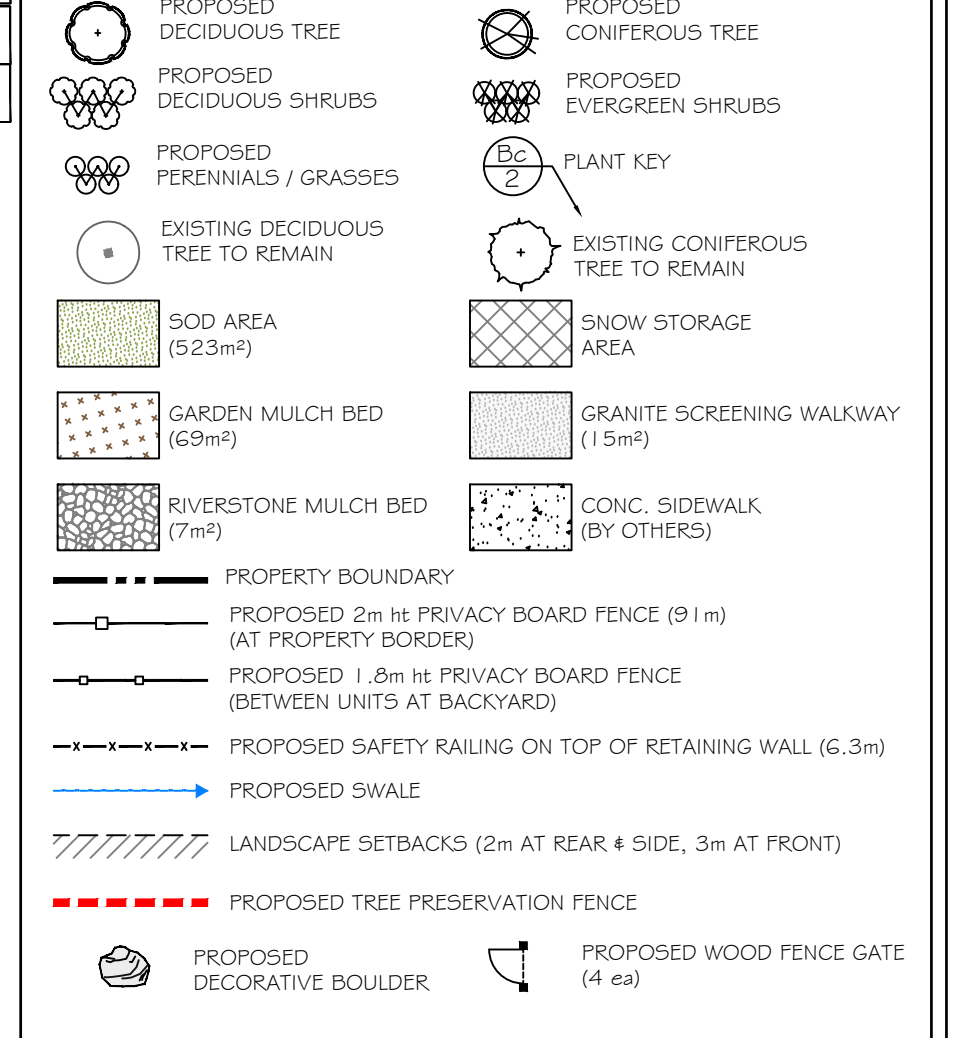
The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works. The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.

Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction. The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void. It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings. The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc.). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

© Copyright Landmark Environmental Group Ltd.

LEGEND



NO	DATE	BY	ISSUED FOR REVIEW	REVISIONS
1	DEC.08.2025	S.K.	ISSUED FOR REVIEW	

STAMP APPROVAL

AERIAL (2024) SOURCED FROM SIMCOE COUNTY GIS
SITE PLAN PROVIDED BY APF DEVELOPMENT CONSULTANTS INC.
(A-101) R.1.2 (120 BOND STREET - SITE PLAN) 25-10-22, PHASE 2 DWG TRANS ON DEC.04, 2025
CIVIL PLAN PROVIDED BY TATRAM ENGINEERING
(ACAD-A01) -WBLOCK R1-MODEL (DWG) TRANS ON DEC.03, 2025

LANDMARK ENVIRONMENTAL GROUP LTD.
LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
OFFICE: 705-796-1122
info@LEGroupLtd.com
www.LEGroupLtd.com

CLIENT: SULLNET HOLDINGS

PROJECT: 116 & 120 BOND STREET, ORILLIA, ON

DRAWING: 116-BOND STREET-LANDSCAPE PLAN

SCALE BAR: 4m 0 4 8 12
Scale = 1:200

PROJECT NO.: LA 1010-25 SCALE: 1:200

MUNICIPAL FILE NO.: DATE: October 20, 2025

DRAWN BY: S.K.E.F. CHECKED BY: J.H. DRAWING No.: L-2

Melville® 80 Paver

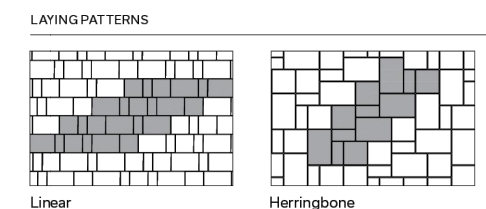


- Technique:** 1 bag of sand covers approx. 116 ft²
- Pedestrian:** Designed to withstand pedestrian traffic
- Vehicular:** Designed to withstand car traffic

Melville® 80 Paver

	DIMENSIONS (MM)	DIMENSIONS (IN)	CODES	COLORS	TYPICAL ROW	
A	80 x 190 x 380	3 1/8 x 7 1/2 x 15	1055089	Range Amber Beige		
B	80 x 380 x 380	3 1/8 x 15 x 15	1055097	Range Amber Beige		
C	80 x 380 x 570	3 1/8 x 15 x 22 7/16	1055057	Range Amber Beige		
	Weight/unit (avg.)	27 kg	59 lb	1055446	Range Scandia Grey	
	Unit/surface (avg.)	7.29 unit/m²	0.69 unit/ft²	1055447	Range Margaux Beige	
	Area/layer	1.28 m²	13.66 ft²	1055107	Range Bayona Grey - W	
	Area/cube	8.64 m³	8 Rows	93.28 ft³	STANDARD COLORS	
	Length/row	3.04 m	9.97 in.	ft	1055088	Range Shaded Grey
	Length/cube	24.32 m	79.79 in.	ft	1055058	Range Newport Grey
	Weight/cube	1716 kg	3783 lb		1055113	Range Nervic Grey

Sold by layer
Can be double stacked
Production locations: Montreal, St. Lawrence and Quebec



STYLE: Pergola, Wood, Traditional
SIZE: 12x12
COLOR: Stained, Cedar
POSTS: 5x5

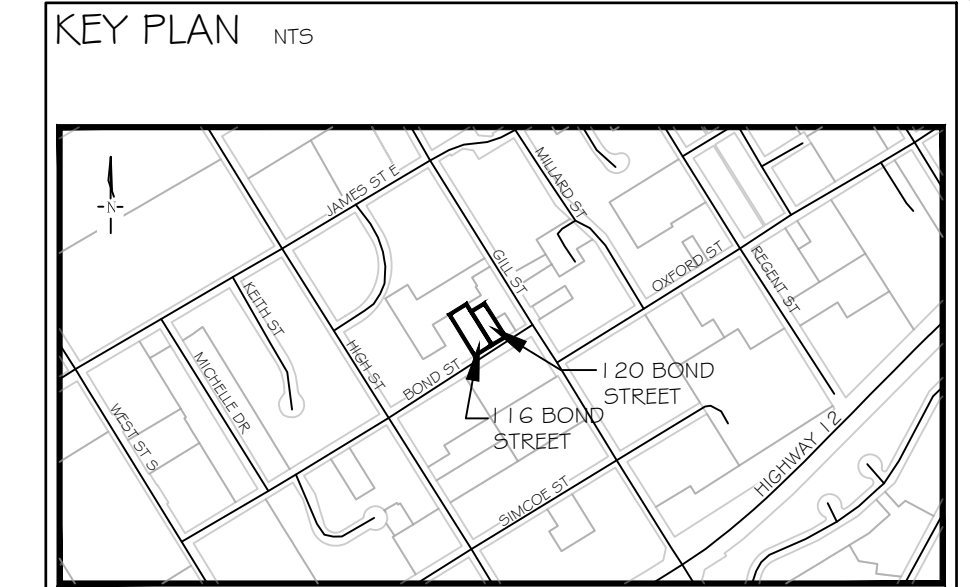
EXTRAS:
 Lattice Roof: Yes,
 Electrical Package: No

12' x 12' Wood Pergola with Lattice Roof - Cedar Stained, 5 x 5 Posts
 Supplied by Countryside Gazebos Canada Ltd. or Approved to be equivalent.

PANEL HEIGHT	PANEL WIDTH	POST CENTERS
UP TO 6 FT. HIGH	90" [2286mm]	90" [2432mm]
7 FT. AND HIGHER	88" [2235mm]	74" [1880mm]

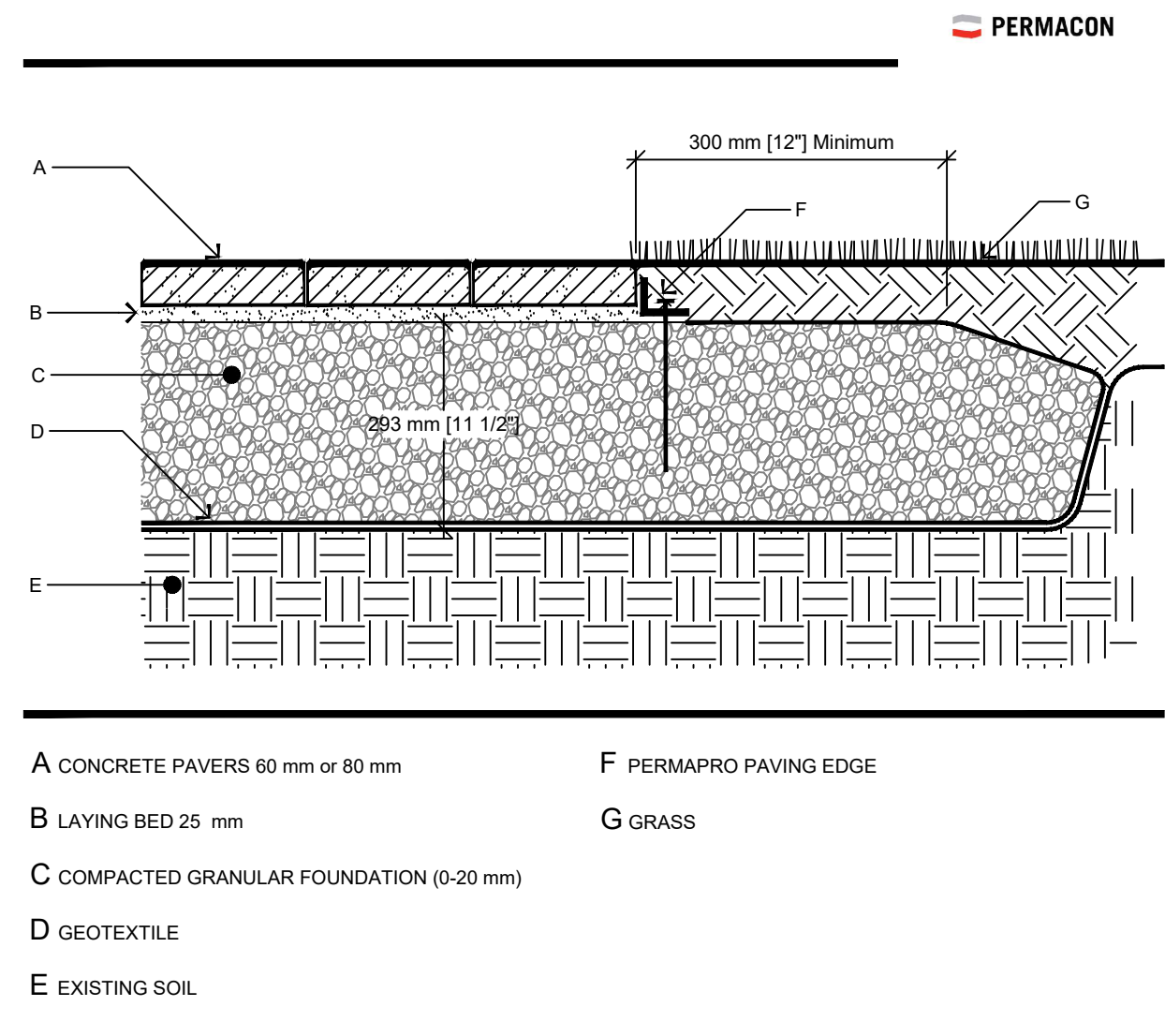
NOTE: ENQUIRE ABOUT PANEL WIDTHS OF 90" [2286] FOR PANELS ABOVE 7' [2133] HIGH

COMMENTS:
 TITLE: IRON EAGLE II ALUMINUM CANADIAN EAGLE II
 DRAWING NO.: C-A03
 DATE: JAN 12, 2019

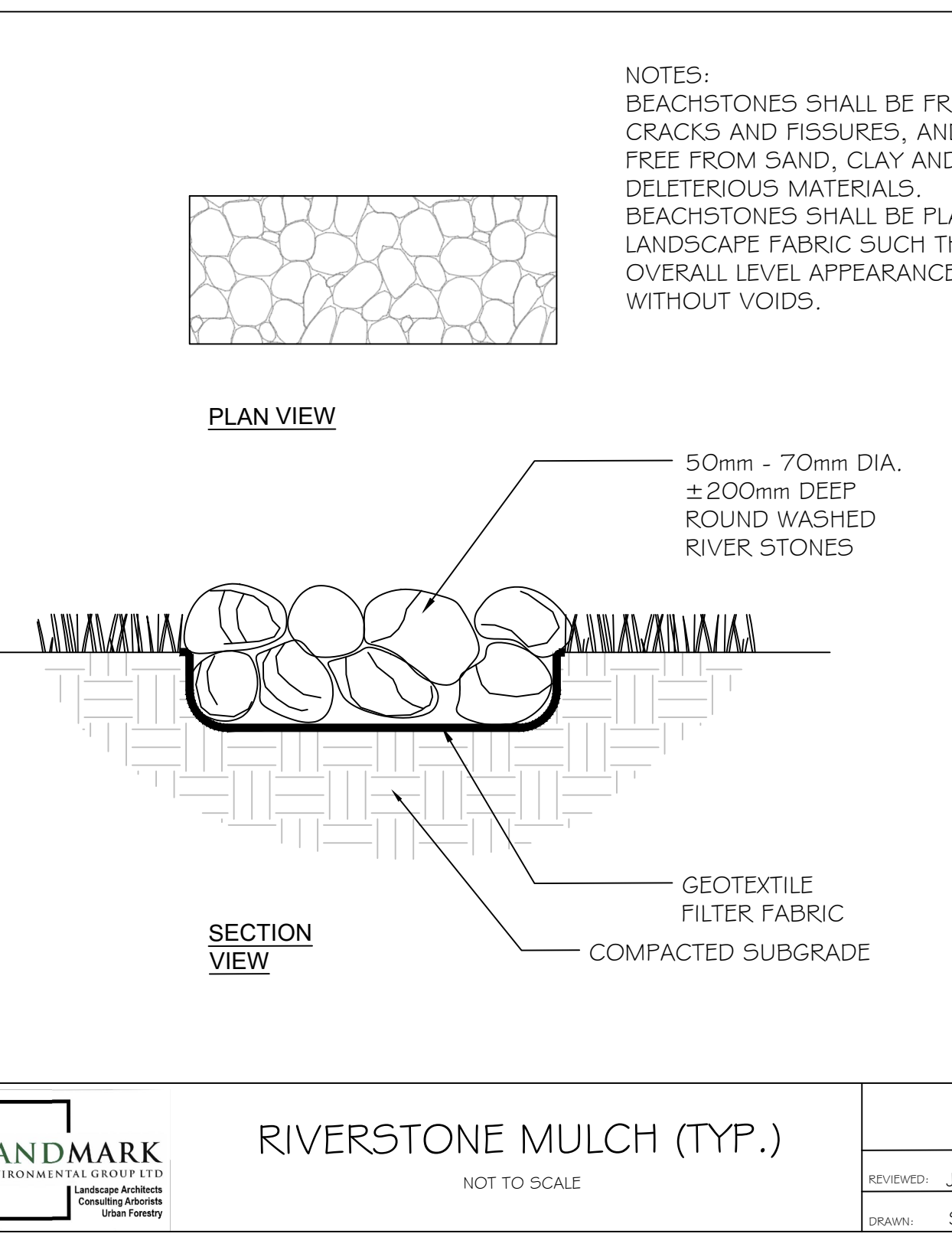


GENERAL NOTES
 The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works. The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.
 Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.
 All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction. The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void. It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings. The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg. Survey, Architectural, Engineering, etc.). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.
 © Copyright Landmark Environmental Group Ltd.

LIGHT TRAFFIC OR PEDESTRIAN PAVERS



CROSS SECTION - PRECAST CONCRETE PAVERS AND PLASTIC EDGE LIGHT TRAFFIC OR PEDESTRIAN
 Scale 1=10
 June 22, 2010

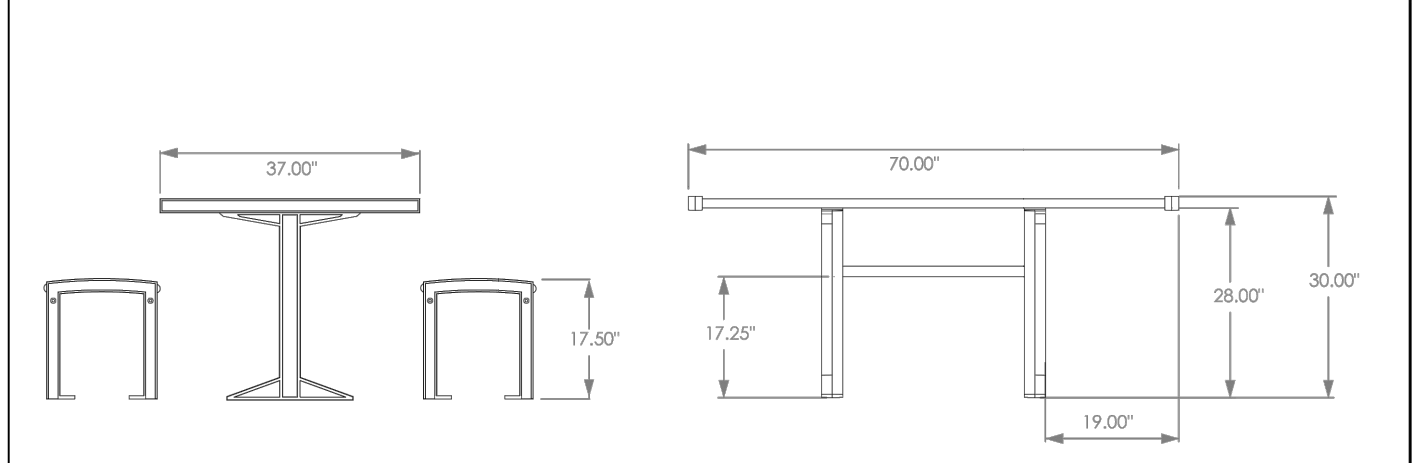


MTB-0720-00002 700 SERIES



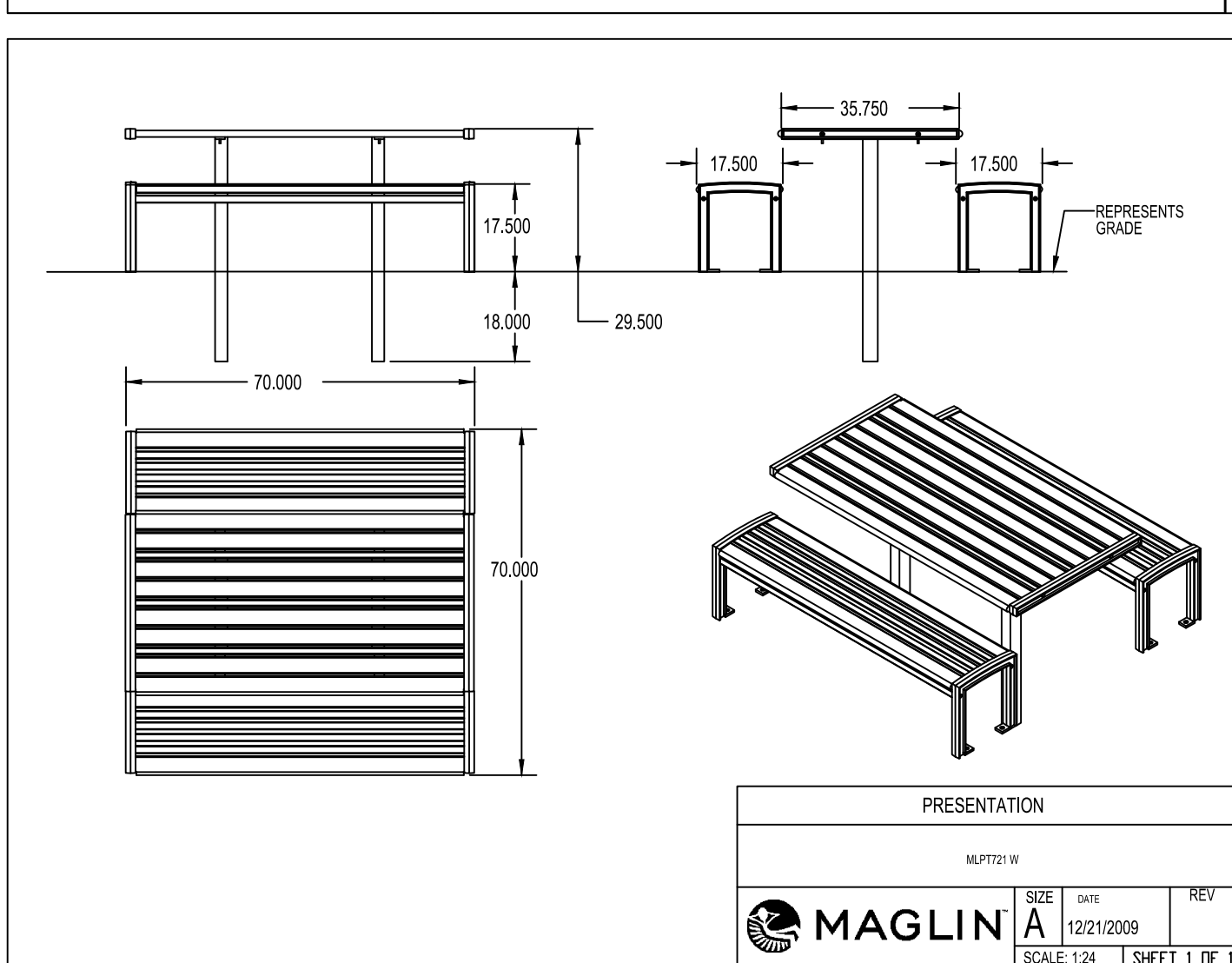
MATERIALS: This wheelchair accessible table top and accompanying bench seats (2) are manufactured using lpe wood slats. The table and bench frames are solid cast aluminum, H.S. steel tube and flat bar.
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.
INSTALLATION: The 700 Series Cluster Seating surface mount tables are delivered pre-assembled. Benches come pre-assembled. Holes are provided in each foot for securing to base.
TO SPECIFY: Select MTB-0720-00002
 Choose:
 - Powdercoat Color

TABLE HEIGHT: 30" (76.2cm)	TOTAL LENGTH: 70" (177.8cm)	TABLE WIDTH: 37" (94.0cm)
----------------------------	-----------------------------	---------------------------



MAGLIN Site Furniture
 T 800 718 8308
 F 877 260 9393
 www.maglin.com
 info@maglin.com

- All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization.
 - Details and specifications may vary due to continuing improvements of our products.



MBR-2300-00001 ICONIC

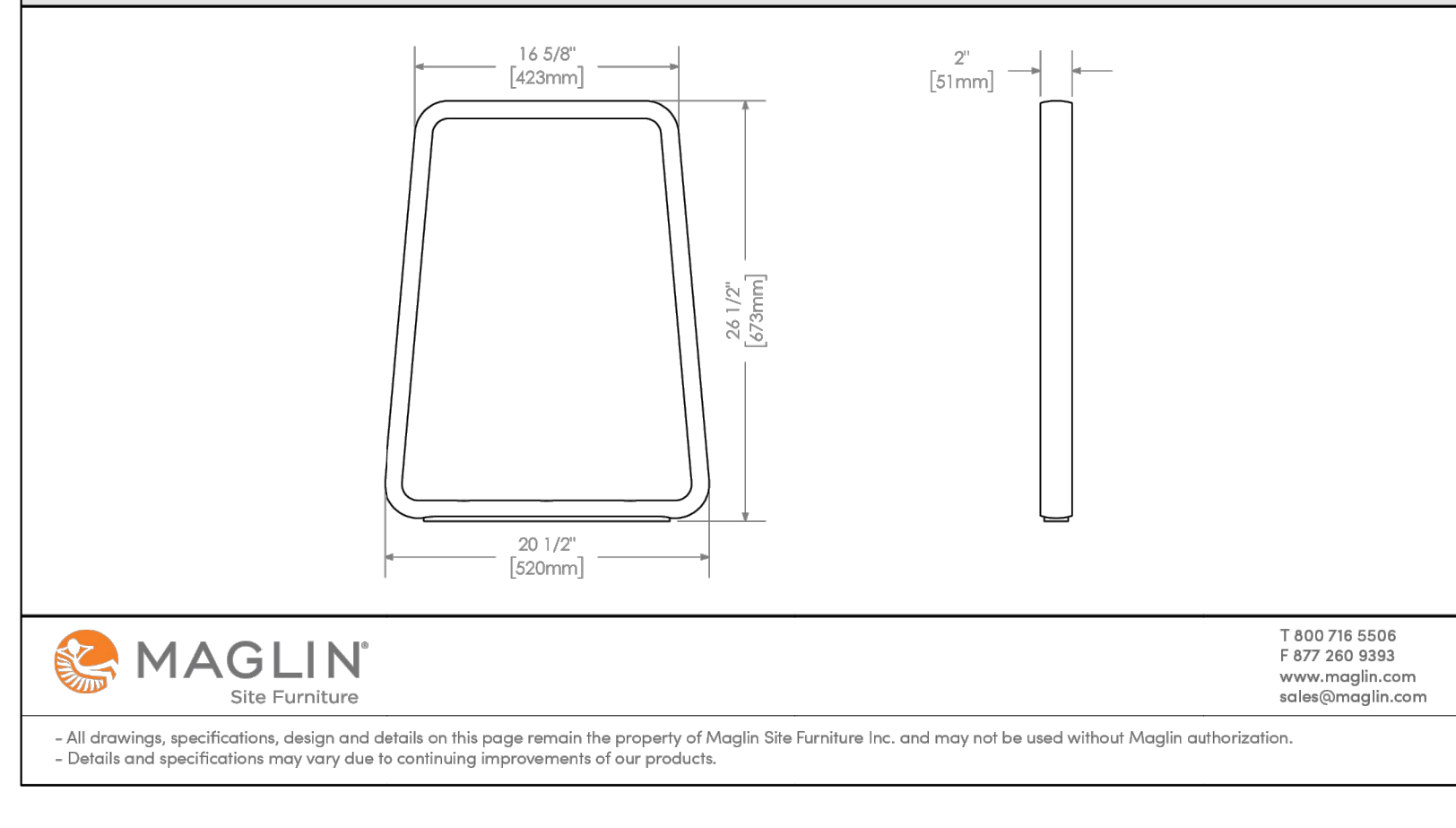
Sustainability Facts

Unit Size	One (1) MBR-2300-00001 Bike Rack
Carbon footprint (GWP)	139 kg CO2-Eq <i>(Measured in kilograms of carbon dioxide equivalent)</i>
Total energy use (TPE)	2480 MJ-Eq <i>(Measured in megajoules of energy equivalent)</i>
Waster use (WDP)	1.9 m3 water <i>(Measured in cubic metres of water)</i>
Material recyclability	100%
LEED v4.1 Credits	
Type III Environmental Product Declaration	<input checked="" type="checkbox"/>
Material Inventory	<input checked="" type="checkbox"/>
Low VOC finishes	<input checked="" type="checkbox"/>
Free of Red List substances	<input checked="" type="checkbox"/>

*Full EPD can be referenced for more information: <https://www.epdregistration.com/maglin/>

DESCRIPTION: 2300 Series - Iconic Bike Rack: Cast Aluminum, Surface Mount, 2 Bike Configuration
FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings.
INSTALLATION: The bike rack is delivered in parts. Reference INSTALL_MBR-2300-00001 PDF for more information.
TO SPECIFY: Select MBR-2300-00001
 Choose:
 - Powdercoat Color

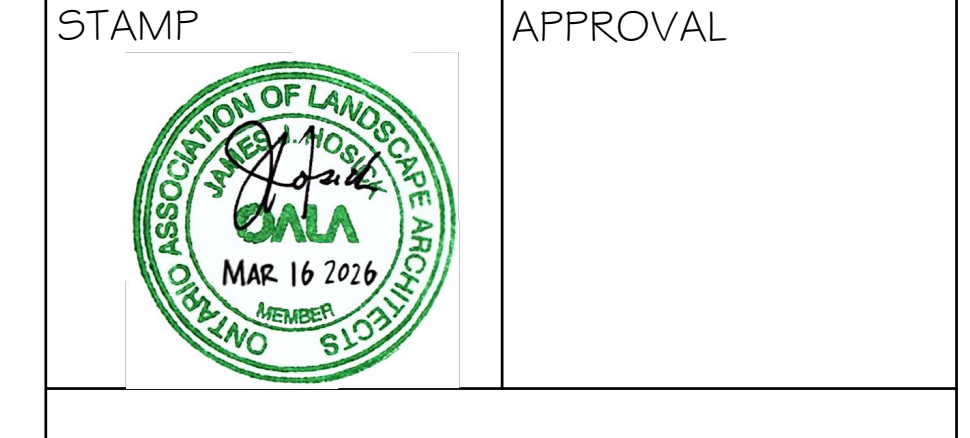
HEIGHT: 26 1/2" (67.3cm)	LENGTH: 20 1/2" (52cm)	WIDTH: 2" (5.1cm)	WEIGHT: 18 lbs (8kg)
--------------------------	------------------------	-------------------	----------------------



LEGEND

NO	DATE	BY	ISSUED FOR REVIEW	REVISIONS
1	DEC.08.2025	S.K	ISSUED FOR REVIEW	

STAMP APPROVAL



LANDMARK ENVIRONMENTAL GROUP LTD.
 LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
 OFFICE: 705-796-1122
 info@LEGroupLtd.com
 www.LEGroupLtd.com

CLIENT: SULLNET HOLDINGS

PROJECT: 116 & 120 BOND STREET, ORILLIA, ON

DRAWING: DETAILS 3

SCALE BAR:

PROJECT NO.: LA 1010-25
 SCALE: N.T.S.

MUNICIPAL FILE NO.:
 DATE: October 20, 2025

DRAWN BY: S.K./E.F.
 CHECKED BY: J.H.
 DRAWING No.: LD-3