



Muncaster
Environmental
Planning Inc.

September 2, 2025

Mr. Raad Akrawi
12714001 Canada Inc.
768, Boulevard St-Joseph, Bureau 100
Gatineau (Québec)
J8Y 4B8

Dear Mr. Akrawi:

RE: 2983 Navan Road (at Brian Coburn Boulevard)
Block 16 (Gas Station) - Review of Boundary Trees - Updated

On July 10th, 2025, I reviewed the boundary and adjacently owned trees with critical root zones that may extend onto the site along the shared perimeters of 2993 and 2997 Navan Road. Table 1 summarizes these trees, which are identified on Map 1 with the corresponding letter in column 1 of Table 1. Tree removal and preliminary site alterations have been completed on the site, with silt fencing installed on-site up to 1.5 metres off the property line (Photos 3 and 5). In addition, in association with construction of a new residence and large garage since 2022, some of the trees have been removed on 2993 Navan Road and the undeveloped portion of the west part of the property covered with gravel fill.

Table 1 – Description of Boundary/Adjacent Trees (located on Map 1)

Tree Letter	Species	dbh (cm)	Condition and Comments	Location
2993 Navan Road				
A	Manitoba maple (Photos 1, 2, and 3)	50 and 56	Twin stem. Major trunk damage at base of east stem but leaf-out is good. The dominant leaders are in good condition for a mature Manitoba maple. Adjacent property owner prefers retention of the tree. No root exposure of note following adjacent initial regrading on site. Gravel fill from the adjacent development property surrounds the trunk (Photo 1), with minor trunk damage at base	Co-owned. Silt fencing to the west of the tree
B	Red maple	42	Appears to be in good condition, with good leaf-out. Protected with silt fencing during initial regrading and no root exposure of note observed.	On-site, to be removed (Photo 4)
C	Sugar maple	34	Good leaf-out but poor lateral branching and no dominant leader. No root exposure of note following initial regrading on site.	60cm south of site, with additional 2m to silt fencing

NAVAN ROAD – BLOCK 16 REVIEW of BOUNDARY TREES - UPDATED

Tree Letter	Species	dbh (cm)	Condition and Comments	Location
2997 Navan Road				
D	White pine	45 and 55	Lower branches pruned. Mid and upper portions of tree have good needle coverage and lateral branching. No root exposure of note from adjacent on-site initial regrading	3.5m south of site, with additional 1m to silt fencing
E	Manitoba maple	18	Good leaf-out and appears to be in good condition	On-site, to be removed
F	White cedar (Photo 6)	42	Some exposure of roots up to 4 cm following adjacent on-site initial regrading. Lacks a dominant leader and many of the lateral branches have poor needle coverage.	2.5m south of site, with additional 60cm to silt fencing
G	Scot's pine (Photo 7)	40	Good needle coverage and structure, with some trunk leaning. No root exposure of note after adjacent on-site initial regrading	3cm south of site, with additional 70cm to silt fencing

Trees 'B' and 'E' are on-site but were not removed as the trees could not be accessed at the time of the tree removal. This material has now been removed and the trees will be removed as part of the subdivision development.



Photo 1 – Co-owned Tree ‘A’, with view looking south to Navan Road



Photo 2 – Another view of Tree ‘A’, view looking east



*Photo 3 – Silt fencing and initial regrading adjacent to Tree ‘A’.
View looking south to Navan Road*



*Photo 4 - Tree ‘B’, showing on-site location relative to stake on property line.
View looking south*



Photo 5 – Typical initial regrading and silt fencing adjacent to the rear (north) of 2993 and 2997 Navan Road. View looking east



Photo 6 – White cedar Tree ‘F’ at the rear of 2997 Navan Road. View looking south



Photo 7 – Scot's pine Tree 'G' at the rear of 2997 Navan Road. View looking southeast



Map 1 – Location of Trees Described in Table 1

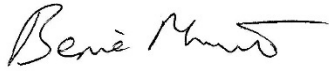
Summary

One co-owned tree is present on the west side of 2993 Navan Road. This mature Manitoba maple will be retained and is protected with silt fencing. The impacts on the critical root system are not anticipated to be significantly harmful over time. As part of the regrading, topsoil is to be added over the current surface as the surface elevation is matched at the property line.

The trunks of two other trees retained in the immediate vicinity of the property line are solely on the site. These trees could not be removed during the tree removal but will be removed as part of the subdivision development. The critical root zones of four other trees at the rear of 2993 (1 tree) and 2997 Navan Road (3 trees) extend up to 1.1 metres onto the regrading portion of the site. No significant impacts are anticipated on these adjacent trees. As above, as part of the regrading topsoil is to be added over the current surface as the surface elevation is matched at the property line.

Please call if you have any questions or comments on this tree review.

Yours Sincerely,
MUNCASTER ENVIRONMENTAL PLANNING INC.

A handwritten signature in black ink, appearing to read "Bernie Muncaster". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bernie Muncaster, M.Sc.
Principal

\\Navan Road Block 16 Review of Boundary Trees