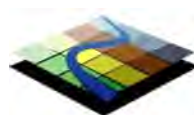


ARBORIST REPORT & TREE PROTECTION PLAN

Zoning By-law Amendment Application
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake

16 April 2025



TERRASTORY
environmental consulting inc.

Arborist Report & Tree Protection Plan

Zoning By-law Amendment Application

1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake

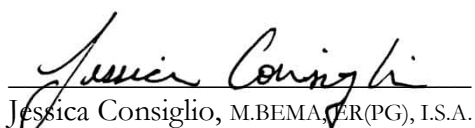
Prepared for:

Times Group Corp.
976 Four Mile Creek Road
Niagara-on-the-Lake ON L0S 1J0

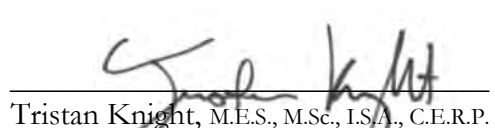
Prepared by:

Terrastory Environmental Consulting Inc.
289.309.7040

Report by:


Jessica Consiglio, M.B.E.M.A., C.E.R.(PG), I.S.A.
Intermediate Ecologist | Arborist
ISA-certified Arborist ON-1949A
ISA Tree Risk Assessment Qualified

Reviewed by:


Tristan Knight, M.E.S., M.Sc., I.S.A., C.E.R.P.
Senior Ecologist | Arborist
ISA-certified Arborist ON-1663A
ISA Tree Risk Assessment Qualified

Project No.: 23231
16 April 2025

This report has been prepared by Terrastory Environmental Consulting Inc. (hereinafter "Terrastory") for the client. All information, conclusions, and recommendations contained in this report are subject to the scope and limitations set out in the agreement between Terrastory and the client and qualifications contained in this report. This report shall not be relied upon by any third parties without the prior written consent of Terrastory. Terrastory is not responsible for any injury, loss, or damages arising from improper use of this report by third parties. Excerpts of this report or alterations to this report taken without the authorization of Terrastory invalidates the report and any conclusions therein.

Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress. The overall tree condition assessment(s) as reported herein is valid at the time of the site inspection only and may not reflect current conditions.

Notwithstanding any recommendations concerning tree preservation or removal made herein, this report does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. This report does not confirm tree ownership nor authorize the client to encroach or enter onto adjacent properties to destroy or injure trees situated on adjacent properties without the owner's consent.

TABLE OF CONTENTS

1	INTRODUCTION.....	1
2	APPROACH AND METHODS	1
2.1	Tree Inventory and Condition Assessment	1
2.2	Effects Assessment and Mitigation.....	2
2.3	Tree Protection Policy Context	2
3	TREE INVENTORY AND CONDITION ASSESSMENT	3
4	TREE EFFECTS ASSESSMENT AND MITIGATION.....	4
4.1	Proposed Development Plan	4
4.2	Avoidance Measures to Protect Trees incorporated into Project Design.....	4
4.3	Tree Effects Assessment and Technical Recommendations.....	4
4.3.1	Trees to be Removed.....	4
4.3.2	Trees to be Retained	5
4.3.3	Shared/Boundary and Neighbouring Trees	6
4.3.4	Tree Replacements	7
5	CONCLUSIONS	8

Figures

Figure 1.	Tree Protection Plan.....	9
Figure 1.	Tree Protection Plan Details.	10

Tables

Table 1.	Composition and Abundance of Trees within and/or adjacent to the proposed Areas of Development and Disturbance.....	3
Table 2.	Tree Replacement Requirements.	7

Appendices

Appendix 1.	Tree Inventory and Condition Assessment
Appendix 2.	Representative Photographs
Appendix 3.	Site Plan

1 INTRODUCTION

Terrastory Environmental Consulting Inc. (hereinafter “Terrastory”) was retained by the Times Group Corporation (hereinafter “Applicant”) to prepare this Arborist Report and Tree Protection Plan (TPP) in support of a Zoning By-law Amendment (ZBA) at 1544 & 1546 Four Mile Creek Road (hereinafter “Subject Property”) in the Town of Niagara-on-the-Lake. The Subject Property is bounded by Four Mile Creek Road (east), a residential parcel at 1536 Four Mile Creek Road (south), the Lower Virgil Reservoir (west), and natural lands (north). The Subject Property contains gravel parking areas, two (2) buildings, manicured lawn, and planted specimen trees (some comprising hedgerows), and is generally surrounded by low-density residential developments and agricultural lands.

The Applicant is requesting the removal of the Holding Provision facilitate the construction of a two-storey commercial building, four-storey residential building, associated surface and underground parking areas, internal access road, and landscaped/amenity space. Several private and public trees occur within or adjacent to the proposed development area. The purpose of this study is to inventory and characterize trees with the potential to be adversely affected by the proposed development plan (over the short- or long-term), and to provide mitigation measures and other recommendations to address relevant tree protection requirements. The need for this Arborist Report was specified in Town comments stemming from an 18 April 2024 pre-consultation meeting and associated Pre-consultation Agreement. The scope and approach of this study are considerate of the Town’s Private Tree Protection By-law (No. 5139-19). It is understood that this report will form part of the development application package to be submitted for consideration by the Town, Regional Municipality of Niagara, and Niagara Peninsula Conservation Authority (NPCA).

Terrastory has also prepared an Environmental Impact Study (EIS) in connection with this ZBA under a separate cover. This Arborist Report and TPP should be read in conjunction with the EIS, where relevant.

2 APPROACH AND METHODS

This Arborist Report is composed of three (3) discrete components which are outlined briefly below and further described in the following sections.

- **Conduct a tree inventory and condition assessment** for trees that may be impacted by the proposed development plan (see **Section 2.1**).
- **Predict the effects** of the application on the assessed trees and ascertain the net effects once mitigation measures and other technical recommendations are implemented (see **Section 2.2**).
- **Determine whether the application considered herein addresses applicable tree protection and related policies** (see **Section 2.3**).

2.1 Tree Inventory and Condition Assessment

A tree inventory and condition assessment was carried out by a Terrastory ISA-certified Arborist (J. Consiglio) on 23 July 2024. All private trees 10 cm diameter at breast height (DBH) or greater and all municipal trees regardless of size (where present), located within or immediately adjacent to the proposed area of disturbance (e.g., building envelopes, grading, servicing), were inventoried and assessed from the ground. Trees situated on adjacent private properties within 6 m of the Subject Property and those with driplines overlapping or near the proposed areas of disturbance were

reviewed as necessary and to the extent possible from areas in which access was granted, with DBH estimated within a 10 cm range.

Unless otherwise specified all assessed trees were: (1) labeled using metal number-stamped tags, (2) identified to species, (3) measured at breast-height (approximately 1.37 metres above ground) with calipers and/or DBH tape, (4) assessed for crown diameter, and (5) assessed for risk features, indicators of decline, and growth constraints (e.g., open wounds, live crown ratio, disease). Trees assessed on private properties to which access was not granted were not tagged; where possible tags were affixed to the nearest fence. The tree health and structural assessment was undertaken consistent with accepted arboricultural techniques and is reflective of a “Level 1 (Limited Visual Assessment)” as defined by the ISA. None of the assessed trees were cored, probed, or climbed, nor were their roots exposed for detailed assessment.

Based on the information collected an overall visual assessment of tree health and structural integrity as viewed from the ground is provided, supported by preservation/removal direction based on each tree’s characteristics (e.g., health, location, ecological value, cultural value) and the nature of the proposed development plan. Locations of the assessed trees were recorded on-site with a high-accuracy GPS supported by representative photographs, and corroborated with survey data at a later date. Where access was restricted, the location of trees on adjacent private properties was approximated using current orthorectified aerial photographs.

Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.

2.2 Effects Assessment and Mitigation

Trees may be negatively impacted during construction, grading, and/or other activities associated with implementation of the proposed development plan via the following pathways:

- Direct tree removal in areas where trees conflict with the development envelopes or areas of site alteration (e.g., grading).
- Physical injury to the trunk, roots, branches, and/or foliage during construction, excavation, or grading.
- Soil compaction within the rooting zone.
- Smothering or exposure of roots due to changes in grade.
- Alterations to any biophysical condition or parameter (e.g., light regime, soil moisture regime) in which a tree was previously accustomed.

An assessment of the potential for tree impacts associated with implementation of the proposed development plan is provided in **Section 4.3**.

2.3 Tree Protection Policy Context

This Arborist Report has been prepared in accordance with the following by-laws, policies, and guidelines in force within the Town of Niagara-on-the-Lake:

- *Town of Niagara-on-the-Lake By-law No. 5139-19* – This by-law affords protection to trees on private property with a diameter at breast height (DBH) of 12.5 cm or more within urban areas of the municipality.
- *Private Tree Protection By-law Reference Guide* – This guide offers direction related to implementing the Town's Private Tree Protection By-law including relevant replacement and replanting requirements.

Provincial/federal legislative requirements related to the protection of breeding birds and bird nests apply to on-site trees (and vegetation of any size) pursuant to the *Migratory Birds Convention Act* (for designated migratory birds) and *Fish and Wildlife Conservation Act* (for certain Corvids and other designated non-migratory birds). Bats may roost in cracks/crevices and/or foliage of the larger-diameter on-site trees, several species of which are afforded protection under the provincial *Endangered Species Act*.

Subsection 10(3) of the provincial *Forestry Act* prohibits the injury or destruction of a tree growing on the boundary of an adjoining property without the neighbouring landowners' consent. Per case law in Ontario a tree is considered shared if any portion of its trunk (i.e., area between the root collar and lowest canopy branch) extends across a property line.

The mitigation measures and technical recommendations offered herein are aimed at demonstrating consistency of the application with the aforementioned municipal, provincial, and federal requirements.

3 TREE INVENTORY AND CONDITION ASSESSMENT

A total of 211 trees situated within or adjacent to the potential area of disturbance were inventoried and assessed. The full results of the tree inventory and condition assessment are provided in **Appendix 1**. All by-law regulated trees (private), and shared/neighbouring trees are also identified in **Appendix 1**. The locations of all trees assessed are shown in **Figure 1**. Select photographs of the assessed trees and Subject Property are provided in **Appendix 2**. A brief description of the overall tree composition and conditions observed is provided below and in **Table 1**.

Table 1. Composition and Abundance of Trees within and/or adjacent to the proposed Areas of Development and Disturbance.

Species	Total Assessed	Percentage of Total (%)
Black Walnut (<i>Juglans nigra</i>)	4	1.9
Callery Pear (<i>Pyrus calleryana</i>)	1	0.5
Common Pear (<i>Pyrus communis</i>)	1	0.5
Eastern Cottonwood (<i>Populus deltoides</i> ssp. <i>deltoides</i>)	1	0.5
Eastern White Cedar (<i>Thuja occidentalis</i>)	17	8.1
Eastern White Pine (<i>Pinus strobus</i>)	5	2.4
Manitoba Maple (<i>Acer negundo</i>)	17	8.1
Norway Maple (<i>Acer platanoides</i>)	21	10.0

Species	Total Assessed	Percentage of Total (%)
Norway Spruce (<i>Picea abies</i>)	98	46.4
Red/Green Ash (<i>Fraxinus pennsylvanica</i>)	27	12.8
Silver Maple (<i>Acer saccharinum</i>)	17	8.1
Sweet Cherry (<i>Prunus avium</i>)	2	0.9
TOTAL	211	~100

4 TREE EFFECTS ASSESSMENT AND MITIGATION

4.1 Proposed Development Plan

The following tree effects assessment provides an evaluation of the potential for the proposed development plan to result in negative effects to regulated trees and offers several technical recommendations to mitigate such effects. The effects assessment herein is based on the grading plan provided in **Appendix 3** which are overlaid with the assessed tree locations on the TPP in **Figure 1**. The proposed development plan consists of the following elements:

- One (1) two-storey commercial building.
- One (1) four-storey residential building.
- Underground parking lot associated with the proposed residential building.
- Internal access road and paved surface parking areas.
- Landscaping and amenities.
- Servicing connections at Four Mile Creek Road.

The major project phases for which effects on trees are assessed include demolition, site preparation (e.g., clearing/grubbing, grading), construction, and servicing.

4.2 Avoidance Measures to Protect Trees incorporated into Project Design

Over the course of this study Terrastory provided feedback to and worked iteratively with the project team to minimize the potential for impacts to regulated trees that occur in proximity to the proposed areas of disturbance. As part of these discussions, the overall development footprint was restricted outside of the dripline of the adjacent natural area (“Other Woodland”) with a variable setback established. Protection of the adjacent natural area reduces the number of tree removals proposed.

In recognizing the foregoing, an assessment of the potential for negative impacts to the assessed trees is provided below.

4.3 Tree Effects Assessment and Technical Recommendations

4.3.1 Trees to be Removed

Based on the proposed site plan (Grading Plan) shown in **Figure 1**, a total of 198 assessed trees (93.8%) require removal to implement the proposed development plan. A rationale for the removal

of each individual tree is provided in **Appendix 1**. Tree removals are required to facilitate site alteration and/or construction of the following proposed development features:

- Building envelopes;
- Surface parking;
- Below ground parking;
- Servicing connections at Four Mile Creek Road
- Internal access road; and/or,
- Necessary grading.

This determination of tree preservation potential is based on overlaying the site plan upon the assessed tree locations as determined by Terrastory staff in the field via GPS and corroborated with surveyed locations as determined by the project Ontario Land Surveyor (OLS). Some apparent neighbouring or shared/boundary trees were not surveyed and have been plotted by Terrastory on the TPP in **Figure 1**. This determination of tree impacts is also based on the design drawings available at this time, which includes the Site Plan (Icke Brochu Architects Inc.) and preliminary Grading/Servicing Plans (exp) as provided in **Appendix 3**. Additional assessments of potential tree impacts may be required once further development details are available (i.e., at Site Plan Approval), particularly in relation to excavation and shoring of the underground parking area.

Given the possibility that nesting birds or roosting bats may occupy on-site trees during their activity periods, the following measures are recommended to guide the necessary tree removals:

- **All necessary tree removals will be completed outside the primary bird nesting and bat activity periods (i.e., to be completed between October 1 and March 31). If limited tree removal is required during this period, a survey will be conducted by a qualified Ecologist within two (2) days of the commencement of tree removal activities to determine habitat suitability and/or confirm the presence/absence of nesting birds and roosting bats.**
- **Should a nesting bird or roosting bat be identified, a mitigation plan must be developed (which may include discussions with relevant agencies) to address regulatory requirements.**

4.3.2 Trees to be Retained

In general, tree protection on development sites is effectuated by restricting development and/or site alteration from the prescribed minimum Tree Protection Zone (TPZ). A minimum TPZ is generally accepted to be the minimum setback distance required to maintain the structural integrity of a tree's anchor roots (i.e., "root plate"). In Ontario, minimum TPZs are often established by multiplying a tree's diameter at breast height (DBH) by a factor of 6. Trees with a similar diameter (e.g., 41 to 50 cm DBH) are lumped into a single size class, with the minimum TPZ established by the largest diameter tree in that particular size class. For example, all trees which are 41 to 50 cm DBH would be afforded a minimum 3 m setback as 50 cm represents the largest tree in that size class ($50 \text{ cm} \times 6 = 300 \text{ cm}$ or 3 m). It follows that trees on the smaller end of their respective size class would be afforded a slightly greater minimum setback than trees on the higher end. The

calculated TPZ represents the radius of a circle that extends from a tree's base to the specified distance (or up to existing hard surfaces, where applicable). Minimum TPZs are shown on **Figure 1**.

Protection of the remaining thirteen (13) assessed trees (6.2%) can be accommodated by the proposed development plan. The most effective approach to protecting retainable trees situated in proximity to development and/or site alteration activities is the installation of a tree protection barrier (e.g., hoarding, fencing). The following measures are recommended to protect retainable trees situated near the proposed development limit:

- **Construction activities will treat all trees recommended for retention on Figure 1 as constraints.**
- **Tree protection fence will be installed per Figure 1 prior to the commencement of site preparation and other construction activities.**
- **A qualified Arborist will inspect the tree protection fence following installation and prior to the commencement of site preparation or other construction activities.**
- **No development, site alteration (e.g., grading, excavation, soil stockpiling), machinery movement, or storage of equipment or materials will occur within any area isolated by tree protection fence.**
- **Tree protection fence will remain in place and be in good condition during implementation of the proposed development plan. Tree protection fence will not be removed until all site disturbances associated with the proposed development plan have concluded.**

Trees 00R and 00S are shown to be “retained” as they occur on Adjacent Lands but are dead and should be considered for removal by relevant owners.

Trees to be retained may require minor pruning to facilitate clearance (e.g., for construction vehicles), improve crown structure, or eliminate deadwood. Should pruning be deemed necessary, the following measure is recommended.

- **All necessary pruning of branches and/or roots shall be conducted by a qualified Arborist and shall be in accordance with good arboricultural standards and practices.**

4.3.3 Shared/Boundary and Neighbouring Trees

A total of four (4) assessed trees proposed for removal are either neighbouring (i.e., occur entirely on an adjacent public right of way) or possess shared ownership (i.e., straddle the boundary between the Subject Property and adjacent public right of way). This includes trees situated within the road allowance of Four Mile Creek Road which is a Regional road. Tree ownership has been determined herein primarily on the basis of the property survey, in the absence of on-site property boundary markers or direction from a licensed surveyor. Some apparent neighbouring or shared/boundary trees were not surveyed and have been plotted by Terrastory on the TPP in **Figure 1**.

Per case law in Ontario a tree is considered shared if any portion of its trunk (i.e., area between the root collar and lowest canopy branch) extends across a property line. Section 10(3) of the *Forestry Act* prohibits the injury or destruction of a tree growing on the boundary of adjoining properties without the landowners' consent.

4.3.4 Tree Replacements

Through the Town's Private Tree Protection By-law No. 5139-19 and associated *Private Tree Protection By-law Reference Guide*, compensation for tree removals is required consistent with the replacement ratios on page 7. The following is noted to assist with interpreting minimum tree replacement requirements stemming from this development application:

- Trees <12.5 cm do not require compensation or replacement as they are not subject to By-law No. 5139-19.
- "Nuisance and Weed Trees" (per Schedule D of By-law No. 5139-19) do not require compensation or replacement, including (but not limited to):
 - Eastern Cottonwood
 - Manitoba Maple
 - Norway Maple
- Green/Red Ash infested by Emerald Ash Borer do not require compensation or replacement as they are exempted from the need for a tree removal permit per Part V of By-law 5139-19.

The number of tree replacements required as part of this application is calculated to be 279 as shown below in **Table 2**. This tree replacement requirement reflects the proposed removal of 126 "regulated" trees (i.e., regulated under By-law No. 5139-19), excluding Green/Red Ash infested by Emerald Ash Borer.

Table 2. Tree Replacement Requirements.

Diameter Class	Compensation Ratio per Relevant Policies	No. of Regulated Trees to be Removed in this Size Class which require Replacement	No. of Tree Replacements
12.5-24 cm	2:1	105	210
25-34 cm	3:1	18	54
35-44 cm	4:1	2	8
45-54 cm	5:1	--	--
55-64 cm	6:1	--	--
65-74 cm	7:1	1	7
75-84 cm	8:1	--	--
85-94 cm	9:1	--	--
95-104 cm	10:1	--	--
105-114 cm	11:1	--	--
>115 cm	12:1	--	--

TOTAL	n/a	126	279
--------------	------------	------------	------------

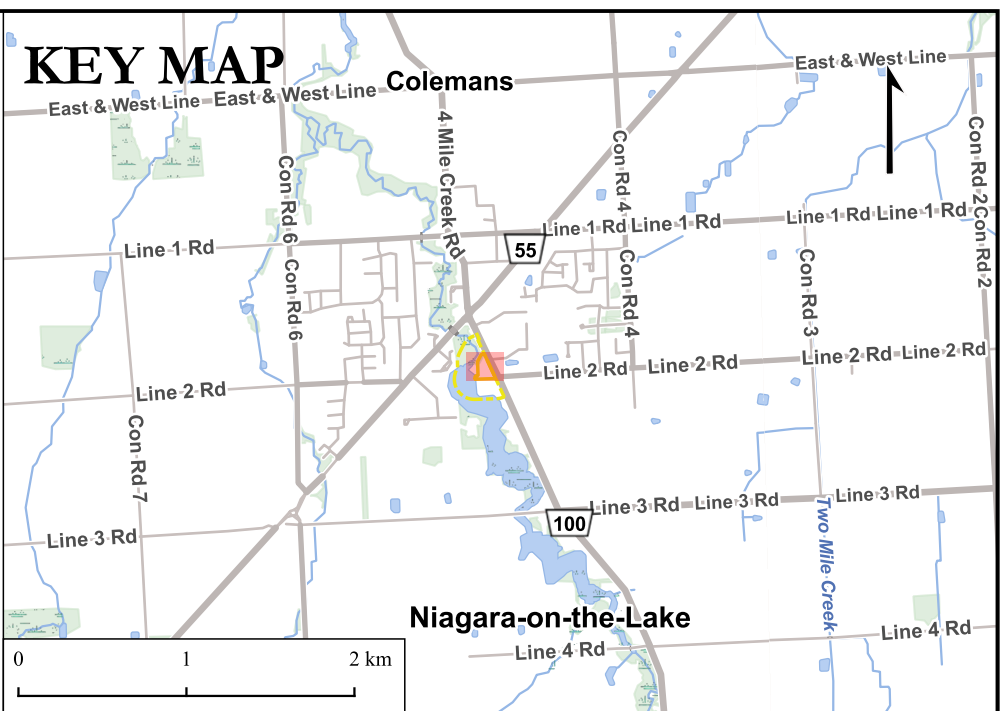
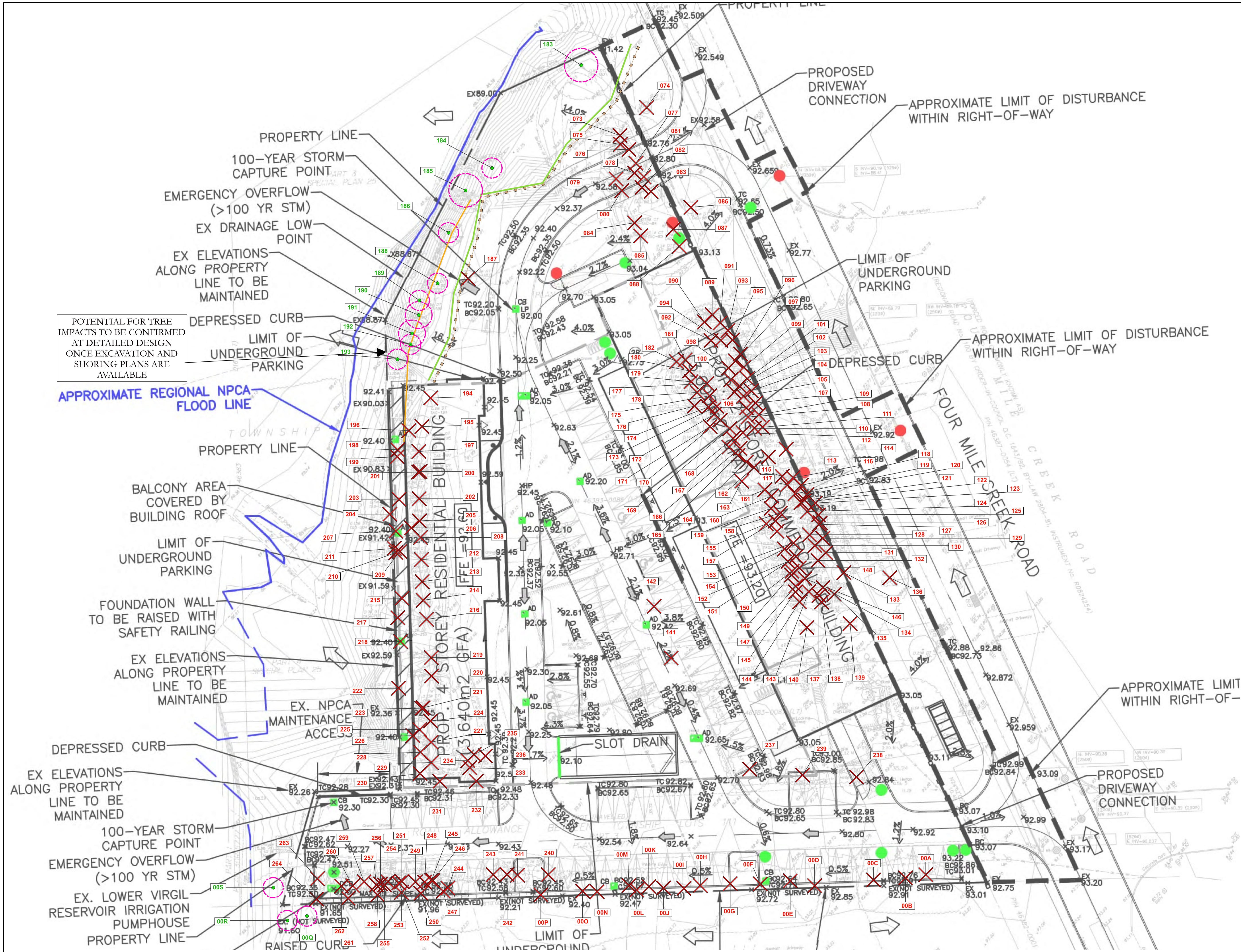
Replacement trees are to be shown on future Landscaping, Replanting & Replacement Tree Plans. Deficiencies in the number of replacement trees (if any) must be addressed via cash-in-lieu at a rate of \$500 per tree. Further discussion with Town staff in relation to minimum tree replacements is recommended.

- **Replacement of removed trees as part of a future landscape plan will consist exclusively of species identified in the Town’s Tree Protection By-law Guidelines. All replacement trees will be suitable to site conditions (e.g., light regime, soil moisture regime).**
- **Replacement trees will be installed according to standard arboricultural practices. Organic mulch will be placed at a depth of approximately 5-7.5 cm to a distance of approximately 1-2 m from the tree base. No mulch will be placed directly against the trunk of any replacement tree.**

5 CONCLUSIONS

A total of 211 trees were inventoried and assessed at 1544 & 1546 Four Mile Creek Road in Niagara-on-the-Lake. Of these, a total of 198 assessed trees require removal to facilitate development which involves construction of a two-storey commercial building, four-storey residential building, associated surface and underground parking areas, internal access road, and landscaped/amenity spaces. Of the 198 assessed trees to be removed, 126 are considered “regulated” (i.e., subject to) the Town’s Private Tree Protection By-law (No. 5139-19), excluding Green/Red Ash infested by Emerald Ash Borer.

Provided that the technical recommendations offered herein are implemented in full, Terrastory is satisfied that anticipated and potential tree impacts will be adequately addressed and that the application meets relevant tree protection policies. As part of the application review process, all technical recommendations offered herein should be incorporated into any necessary planning approvals that facilitate implementation of the proposed development plan.



Legend

Area of Assessment

- Subject Properties

Tree Assessment

- Tree to be Retained
- Tree to be Removed
- Minimum Tree Protection Zone (m)

Significant Natural Feature Boundaries

- Dripline of Treed Area (per Staking with Region on 14 Feb. 2025)
- Physical Top of Slope (per Staking with NPCA on 07 Aug. 2024)

Tree Protection Measures

- Tree Protection Barrier / Silt Barrier

GENERAL NOTES:

- Tree inventory completed by ISA-certified Arborist J. Consiglio on 23 July 2024.
- The tree health and structural assessment was undertaken consistent with accepted arboricultural techniques. None of the assessed trees were cored, probed, or climbed, nor were their roots exposed for detailed assessment.
- Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.
- Notwithstanding any recommendations concerning tree preservation or removal made herein, this plan does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. This plan does not confirm tree ownership nor authorize the client to encroach or enter onto adjacent properties to destroy or injure trees situated on adjacent properties without the owner's consent.
- Verify all drawing dimensions.
- Numeric scale is for a 24x36 inch print. Do not scale.
- Contractor to report any discrepancies, errors, or omissions to the project Arborist before proceeding.

TERRASTORY
environmental consulting inc.
www.terrastoryenv.com info@terrastoryenviro.com 289.309.7040
Specialists in Natural Heritage, Tree Protection, and Environmental Policy

North arrow pointing up.

Graphic scale bar: 0, 5, 10, 15, 20, 25 m.

Scale: 1:300

Location:
1544 & 1546 Four Mile Creek Road,
Town of Niagara-on-the-Lake

Project No.: 23231
Date: 2025-03-17
By: JC **Checked:** TK
Orthophotograph Date: n/a

Figure 1.
Tree Protection Plan

TREE REMOVAL AND PRESERVATION NOTES:

GENERAL:

1. CONSTRUCTION ACTIVITIES WILL TREAT ALL TREES RECOMMENDED FOR RETENTION SHOWN HEREIN AS CONSTRAINTS.

TREE REMOVAL:

2. ALL NECESSARY TREE REMOVALS WILL BE COMPLETED OUTSIDE THE PRIMARY BIRD NESTING AND BAT ACTIVITY PERIODS (I.E., TO BE COMPLETED BETWEEN OCTOBER 1 AND MARCH 31). IF LIMITED TREE REMOVAL IS REQUIRED DURING THIS PERIOD, A SURVEY WILL BE CONDUCTED BY A QUALIFIED ECOLOGIST WITHIN TWO (2) DAYS OF THE COMMENCEMENT OF TREE REMOVAL ACTIVITIES TO DETERMINE HABITAT SUITABILITY AND/OR CONFIRM THE PRESENCE/ABSENCE OF NESTING BIRDS AND ROOSTING BATS.

3. SHOULD A NESTING BIRD OR ROOSTING BAT BE IDENTIFIED, A MITIGATION PLAN MUST BE DEVELOPED (WHICH MAY INCLUDE DISCUSSIONS WITH RELEVANT AGENCIES) TO ADDRESS REGULATORY REQUIREMENTS.

TREE PROTECTION BARRIER:

4. TREE PROTECTION FENCE (SEE DETAIL #1) WILL BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE PREPARATION AND OTHER CONSTRUCTION ACTIVITIES. NO DEVELOPMENT, SITE ALTERATION (E.G., GRADING, EXCAVATION, SOIL STOCKPILING, ETC.), MACHINERY MOVEMENT, OR STORAGE OF EQUIPMENT OR MATERIALS WILL OCCUR WITHIN ANY AREA ISOLATED BY TREE PROTECTION FENCE.

5. A QUALIFIED ARBORIST WILL INSPECT THE TREE PROTECTION FENCE FOLLOWING INSTALLATION AND PRIOR TO THE COMMENCEMENT OF SITE PREPARATION OR OTHER CONSTRUCTION ACTIVITIES.

6. TREE PROTECTION FENCE WILL REMAIN IN PLACE AND BE IN GOOD CONDITION DURING IMPLEMENTATION OF THE PROPOSED DEVELOPMENT PLAN. TREE PROTECTION FENCE WILL NOT BE REMOVED UNTIL ALL SITE DISTURBANCES ASSOCIATED WITH THE PROPOSED DEVELOPMENT PLAN HAVE CONCLUDED.

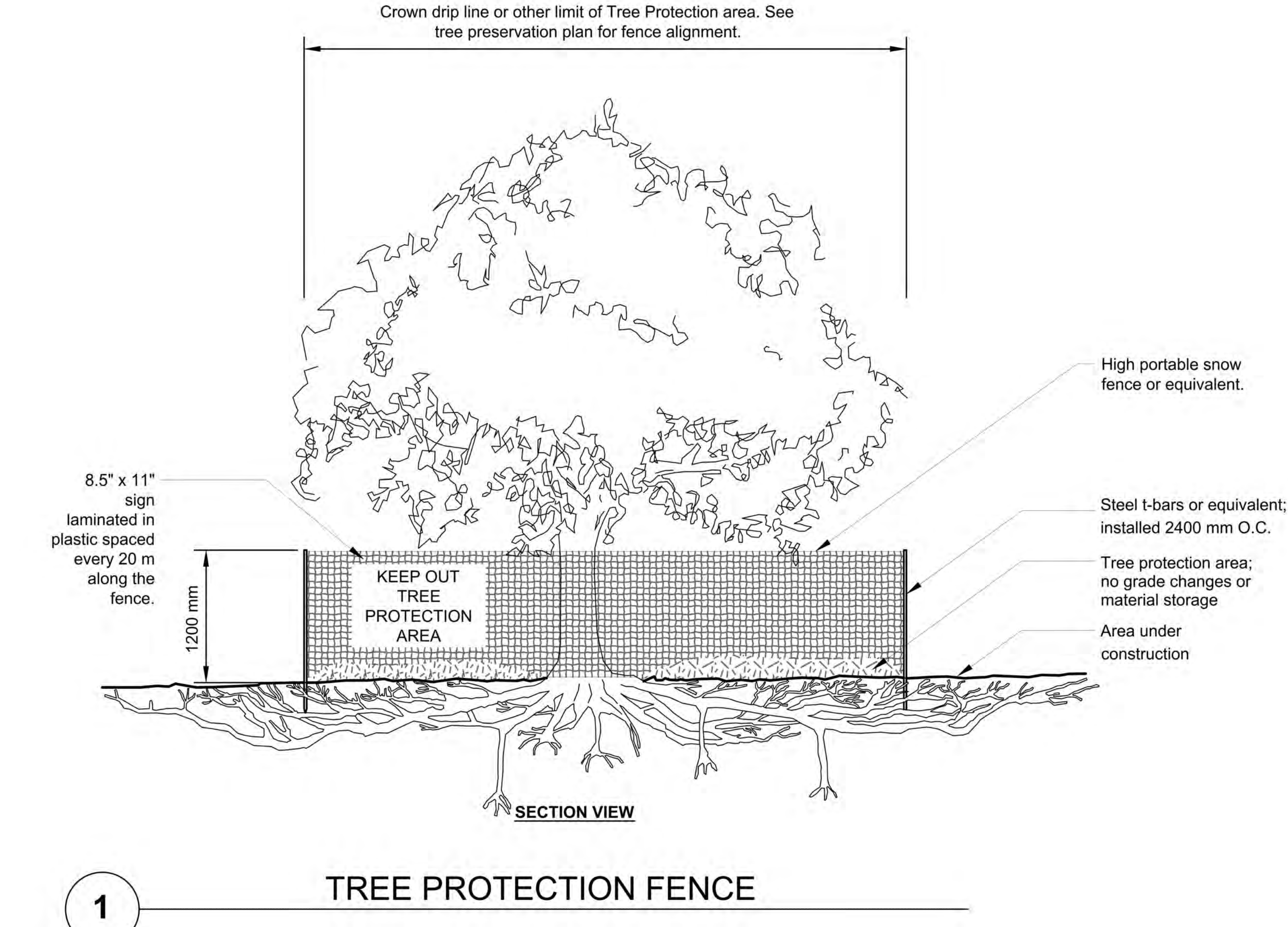
PRUNING:

7. ALL NECESSARY PRUNING OF BRANCHES AND/OR ROOTS SHALL BE CONDUCTED BY A QUALIFIED ARBORIST AND SHALL BE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS AND PRACTICES.

SHARED/BOUNDARY OR NEIGHBOURING TREES:

8. THE APPLICANT MUST SECURE APPROVAL TO IMPACT BOUNDARY/SHARED OR NEIGHBOURING TREES (WHERE PROPOSED) FROM RELEVANT PROPERTY OWNERS PRIOR TO CONSTRUCTION.

TREE PROTECTION FENCE DETAIL:



TREE INVENTORY SPREADSHEET:

Common Name	Scientific Name	DBH (cm)	Height (m)	Condition	Risk Factors, Decline Indicators, and Growth Constraints	Health Assessment	Desired Condition	Ownership ¹	Regulated by Toxic Tree By-Law (Proviso)?	Tree Preservation Recommendation ³		
72	Norway Spruce	<i>Picea abies</i>	26	1	1	Pruning over on trunk	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
73	Red Ash	<i>Fraxinus pennsylvanica</i>	11.5	2	1	Lower limbs (Edward Ash Beetle), upper limbs under or above	Good/Var	Good/Var	Nature Reserve	No	Yes	Remove - Conflicts with proposed area of disturbance
74	Norway Spruce	<i>Picea abies</i>	10	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
75	Silver Maple	<i>Acer argentatus</i>	16	1	1	Upper stem below or above, crown dead, large damage, large pruning cuts	Var	Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
76	Norway Spruce	<i>Picea abies</i>	20	4	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
77	Norway Spruce	<i>Picea abies</i>	15	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
78	Norway Spruce	<i>Picea abies</i>	15	1	1	Split stem/weak crown, arteriosclerosis branching (apertures: chronic)	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
79	Norway Spruce	<i>Picea abies</i>	13.5	1	1	Split stem/weak crown, arteriosclerosis branching (apertures: chronic)	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
80	Norway Spruce	<i>Picea abies</i>	18	1	1	Split stem/weak crown, arteriosclerosis branching (apertures: chronic)	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
81	Silver Maple	<i>Acer argentatus</i>	15	1	1	Split stem/weak crown, arteriosclerosis branching (apertures: chronic)	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
82	Norway Spruce	<i>Picea abies</i>	13.5	1	1	Split stem/weak crown, arteriosclerosis branching (apertures: chronic)	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
83	Silver Maple	<i>Acer argentatus</i>	18	1	1	Split stem/weak crown, arteriosclerosis branching (apertures: chronic)	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
84	Norway Spruce	<i>Picea abies</i>	15	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
85	Norway Spruce	<i>Picea abies</i>	11	1	1	Arteriosclerosis branching (apertures: chronic), arteriosclerosis branching (apertures: chronic)	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
86	Manitoba Maple	<i>Acer spicatum</i>	13.5	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
87	Silver Maple	<i>Acer argentatus</i>	10.5	1	1	Split stem/weak crown, arteriosclerosis branching (apertures: chronic)	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
88	Silver Maple	<i>Acer argentatus</i>	15	1	1	Split stem/weak crown, arteriosclerosis branching (apertures: chronic)	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
89	Norway Spruce	<i>Picea abies</i>	11.5	2	1	Split stem/weak crown, arteriosclerosis branching (apertures: chronic)	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
90	Norway Spruce	<i>Picea abies</i>	13.5	1	1	Split stem/weak crown, arteriosclerosis branching (apertures: chronic)	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
91	Norway Spruce	<i>Picea abies</i>	10	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
92	Norway Spruce	<i>Picea abies</i>	13.5	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
93	Norway Spruce	<i>Picea abies</i>	10	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
94	Norway Spruce	<i>Picea abies</i>	12.5	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
95	Norway Spruce	<i>Picea abies</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
96	Norway Spruce	<i>Picea abies</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
97	Black Cherry	<i>Prairies rosea</i>	12.5	2	1	Arteriosclerosis, crown, slight crown defects	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
98	Norway Spruce	<i>Picea abies</i>	10	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
99	Norway Spruce	<i>Picea abies</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
100	Norway Spruce	<i>Picea abies</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
101	Norway Spruce	<i>Picea abies</i>	12.5	2	1	Split stem/weak crown, arteriosclerosis branching (apertures: chronic)	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
102	Norway Spruce	<i>Picea abies</i>	11	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
103	Norway Spruce	<i>Picea abies</i>	11	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
104	Norway Spruce	<i>Picea abies</i>	10	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
105	Norway Spruce	<i>Picea abies</i>	10	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
106	Norway Spruce	<i>Picea abies</i>	10	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
107	Norway Spruce	<i>Picea abies</i>	25	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
108	Norway Spruce	<i>Picea abies</i>	25	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
109	Norway Spruce	<i>Picea abies</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
110	Norway Spruce	<i>Picea abies</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
111	Norway Spruce	<i>Picea abies</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
112	Norway Spruce	<i>Picea abies</i>	14	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
113	Norway Spruce	<i>Picea abies</i>	10	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
114	Norway Spruce	<i>Picea abies</i>	10	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
115	Norway Spruce	<i>Picea abies</i>	10	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
116	Norway Spruce	<i>Picea abies</i>	10	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
117	Eastern White Pine	<i>Pinus strobus</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
118	Norway Spruce	<i>Picea abies</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
119	Norway Spruce	<i>Picea abies</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
120	Norway Spruce	<i>Picea abies</i>	17.5	4	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
121	Manitoba Maple	<i>Acer spicatum</i>	21.5	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
122	Norway Spruce	<i>Picea abies</i>	21.5	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
123	Norway Spruce	<i>Picea abies</i>	21.5	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
124	Eastern White Pine	<i>Pinus strobus</i>	10.5	1	1	Upper stem below or above, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
125	Norway Spruce	<i>Picea abies</i>	20.5	4	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
126	Black Willow	<i>Salix nigra</i>	14.5	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
127	Norway Spruce	<i>Picea abies</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
128	Norway Spruce	<i>Picea abies</i>	10	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
129	Norway Spruce	<i>Picea abies</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
130	Norway Spruce	<i>Picea abies</i>	13	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
131	Norway Spruce	<i>Picea abies</i>	20.5	4	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
132	Norway Spruce	<i>Picea abies</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
133	Manitoba Maple	<i>Acer spicatum</i>	14	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
134	Norway Spruce	<i>Picea abies</i>	17.5	4	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
135	Norway Spruce	<i>Picea abies</i>	20.5	4	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
136	Norway Spruce	<i>Picea abies</i>	20.5	4	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
137	Manitoba Maple	<i>Acer spicatum</i>	17.5	4	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
138	Norway Spruce	<i>Picea abies</i>	21.5	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
139	Norway Spruce	<i>Picea abies</i>	21.5	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
140	Norway Spruce	<i>Picea abies</i>	21.5	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
141	Silver Maple	<i>Acer argentatus</i>	41.5	10	3	Split stem/weak crown, arteriosclerosis branching (apertures: chronic)	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
142	Norway Spruce	<i>Picea abies</i>	45	6	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
143	Norway Spruce	<i>Picea abies</i>	45	6	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
144	Norway Spruce	<i>Picea abies</i>	18.5	3	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
145	Norway Spruce	<i>Picea abies</i>	17.5	4	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
146	Norway Spruce	<i>Picea abies</i>	22	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
147	Norway Spruce	<i>Picea abies</i>	22	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
148	Norway Spruce	<i>Picea abies</i>	22	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
149	Norway Spruce	<i>Picea abies</i>	22	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
150	Norway Spruce	<i>Picea abies</i>	14.5	4	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
151	Norway Spruce	<i>Picea abies</i>	11.5	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
152	Norway Spruce	<i>Picea abies</i>	11.5	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
153	Norway Spruce	<i>Picea abies</i>	11.5	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
154	Norway Spruce	<i>Picea abies</i>	11.5	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
155	Norway Spruce	<i>Picea abies</i>	11.5	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
156	Norway Spruce	<i>Picea abies</i>	11.5	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
157	Norway Spruce	<i>Picea abies</i>	21.5	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
158	Norway Spruce	<i>Picea abies</i>	21.5	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
159	Norway Spruce	<i>Picea abies</i>	15	4	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
160	Eastern White Pine	<i>Pinus strobus</i>	15	4	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
161	Norway Spruce	<i>Picea abies</i>	20	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
162	Norway Spruce	<i>Picea abies</i>	11.5	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
163	Norway Spruce	<i>Picea abies</i>	21.5	1	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
164	Norway Spruce	<i>Picea abies</i>	14.5	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
165	Norway Spruce	<i>Picea abies</i>	11.5	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
166	Norway Spruce	<i>Picea abies</i>	11.5	2	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes	Yes	Remove - Conflicts with proposed area of disturbance
167	Eastern White Pine	<i>Pinus strobus</i>	14.5	3	1	Arteriosclerosis, crown	Good/Var	Good/Var	Appl/Bat	Yes		

Appendix 1. Tree Inventory and Condition Assessment

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	Min. TPZ (m)	Regulated by Town Tree By-law (Private)?	Tree Preservation Recommendation ³
73	Norway Spruce	<i>Picea abies</i>	25	3	Pruning cuts on trunk.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
74	Red Ash	<i>Fraxinus pennsylvanica</i>	11.5	2	Insect borers (Emerald Ash Borer), upper stem holes or decay.	Fair/Poor	Fair/Poor	Niagara Region		No	Remove - Conflicts with proposed area of disturbance.
75	Norway Spruce	<i>Picea abies</i>	16	3	Asymmetric crown.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
76	Silver Maple	<i>Acer saccharinum</i>	30	5	Split stem/weak crotch, wound (bark damage, large pruning cuts).	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
77	Silver Maple	<i>Acer saccharinum</i>	20	4	Split stem/weak crotch, adventitious branching (epicormic shoots).	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
78	Norway Spruce	<i>Picea abies</i>	16	1	Asymmetric crown.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
79	Norway Spruce	<i>Picea abies</i>	15	3		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
80	Norway Spruce	<i>Picea abies</i>	13	1		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
81	Silver Maple	<i>Acer saccharinum</i>	16	4	Split stem/weak crotch, adventitious branching (epicormic shoots).	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
82	Norway Spruce	<i>Picea abies</i>	13.5	1		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
83	Silver Maple	<i>Acer saccharinum</i>	18	5	Split stem/weak crotch, adventitious branching (epicormic shoots).	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
84	Norway Spruce	<i>Picea abies</i>	14	1		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
85	Norway Spruce	<i>Picea abies</i>	10	1		Good/Fair	Good/Fair	Applicant		No	Remove - Conflicts with proposed area of disturbance.
86	Manitoba Maple	<i>Acer negundo</i>	13.5	6	Adventitious branching (epicormic shoots), moderate crown dieback.	Fair	Fair	Niagara Region		No	Remove - Conflicts with proposed area of disturbance.
87	Silver Maple	<i>Acer saccharinum</i>	10.5	3	Split stem/weak crotch, buttress rot, adventitious branching (epicormic shoots).	Fair	Fair	Applicant		No	Remove - Conflicts with proposed area of disturbance.
88	Silver Maple	<i>Acer saccharinum</i>	18	4	Split stem/weak crotch, upper stem holes or decay.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
89	Norway Spruce	<i>Picea abies</i>	15.5	2		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	Min. TPZ (m)	Regulated by Town Tree By-law (Private)?	Tree Preservation Recommendation ³
90	Norway Spruce	<i>Picea abies</i>	15.5	1		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
91	Norway Spruce	<i>Picea abies</i>	23	4		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
92	Norway Spruce	<i>Picea abies</i>	15.5	3		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
93	Norway Spruce	<i>Picea abies</i>	16	3		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
94	Norway Spruce	<i>Picea abies</i>	12.5	1	Extensive crown dieback from shading.	Fair/Poor	Fair/Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
95	Norway Spruce	<i>Picea abies</i>	22	3		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
96	Norway Spruce	<i>Picea abies</i>	20	2		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
97	Sweet Cherry	<i>Prunus avium</i>	12.5	2		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
98	Norway Spruce	<i>Picea abies</i>	16	2	Asymmetric crown, slight crown dieback.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
99	Norway Spruce	<i>Picea abies</i>	25	3		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
100	Norway Spruce	<i>Picea abies</i>	21	3		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
101	Norway Spruce	<i>Picea abies</i>	12.5	2	Split stem/weak crotch, broken or severed primary limbs.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
102	Norway Spruce	<i>Picea abies</i>	14	1	Moderate crown dieback from shading.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
103	Norway Spruce	<i>Picea abies</i>	11	2	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		No	Remove - Conflicts with proposed area of disturbance.
104	Norway Spruce	<i>Picea abies</i>	14	2	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
105	Norway Spruce	<i>Picea abies</i>	16	2	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
106	Norway Spruce	<i>Picea abies</i>	23	2	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	Min. TPZ (m)	Regulated by Town Tree By-law (Private)?	Tree Preservation Recommendation ³
107	Norway Spruce	<i>Picea abies</i>	25	3	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
108	Norway Spruce	<i>Picea abies</i>	19	1	Moderate crown dieback from shading.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
109	Norway Spruce	<i>Picea abies</i>	20	3	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
110	Norway Spruce	<i>Picea abies</i>	21	2	Moderate crown dieback from shading.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
111	Norway Spruce	<i>Picea abies</i>	17	3		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
112	Norway Spruce	<i>Picea abies</i>	14	1	Significant crown dieback from shading.	Fair/Poor	Fair/Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
113	Norway Spruce	<i>Picea abies</i>	10	2	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		No	Remove - Conflicts with proposed area of disturbance.
114	Norway Maple	<i>Acer platanoides</i>	50.5	5	Slight crown dieback.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
115	Norway Spruce	<i>Picea abies</i>	14	1	Moderate crown dieback from shading.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
116	Norway Spruce	<i>Picea abies</i>	20	1	Moderate crown dieback from shading.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
117	Eastern White Pine	<i>Pinus strobus</i>	14	2		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
118	Norway Spruce	<i>Picea abies</i>	26.5	4	Asymmetric crown, broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
119	Norway Spruce	<i>Picea abies</i>	16	2	Moderate crown dieback from shading.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
120	Norway Spruce	<i>Picea abies</i>	17.5	4	Asymmetric crown.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
121	Manitoba Maple	<i>Acer negundo</i>	21.5		Adventitious branching (epicormic shoots).	Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
122	Norway Spruce	<i>Picea abies</i>	21.5	3	Asymmetric crown.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
123	Norway Spruce	<i>Picea abies</i>	20	3	Upper stem holes or decay.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	Min. TPZ (m)	Regulated by Town Tree By-law (Private)?	Tree Preservation Recommendation ³
124	Eastern White Pine	<i>Pinus strobus</i>	10.5	1	Significant crown dieback from shading.	Fair/Poor	Fair/Poor	Applicant		No	Remove - Conflicts with proposed area of disturbance.
125	Norway Spruce	<i>Picea abies</i>	20.5	4	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
126	Black Walnut	<i>Juglans nigra</i>	14.5	2	Asymmetric crown.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
127	Norway Spruce	<i>Picea abies</i>	23	4	Upper stem holes or decay.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
128	Norway Spruce	<i>Picea abies</i>	16	2	Broken or severed primary limbs, moderate crown dieback from shading.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
129	Norway Spruce	<i>Picea abies</i>	20	1	Moderate crown dieback from shading.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
130	Norway Spruce	<i>Picea abies</i>	13	1	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
131	Norway Spruce	<i>Picea abies</i>	28.5	4	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
132	Norway Spruce	<i>Picea abies</i>	21	1	Moderate crown dieback from shading.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
133	Manitoba Maple	<i>Acer negundo</i>	20	5	Main trunk long dead, all remaining live growth from epicormic shoots.	Fair/Poor	Fair/Poor	Shared with Niagara Region		Yes	Remove - Conflicts with proposed area of disturbance.
134	Norway Spruce	<i>Picea abies</i>	17.5	1	Moderate crown dieback from shading.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
135	Norway Spruce	<i>Picea abies</i>	24.5	3		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
136	Norway Maple	<i>Acer platanoides</i>	35.5		Root damage or decay.	Good/Fair	Good/Fair	Niagara Region		No	Remove - Conflicts with proposed area of disturbance.
137	Norway Spruce	<i>Picea abies</i>	10.5	1	Moderate crown dieback from shading.	Fair	Fair	Applicant		No	Remove - Conflicts with proposed area of disturbance.
138	Norway Spruce	<i>Picea abies</i>	15.5	3	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
139	Norway Spruce	<i>Picea abies</i>	29.5	5	Slight crown dieback.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
140	Silver Maple	<i>Acer saccharinum</i>	41.0, 39.0	5	Split stem/weak crotch, adventitious branching (epicormic shoots).	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	Min. TPZ (m)	Regulated by Town Tree By-law (Private)?	Tree Preservation Recommendation ³
141	Silver Maple	<i>Acer saccharinum</i>	69.5	8	Root damage or decay.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
142	Norway Maple	<i>Acer platanoides</i>	47	6	One structural branch severely damaged.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
143	Norway Maple	<i>Picea abies</i>	16	2	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
144	Norway Spruce	<i>Picea abies</i>	18.5	3		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
145	Norway Maple	<i>Acer platanoides</i>	17.5	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
146	Norway Maple	<i>Picea abies</i>	23	2	Moderate crown dieback from shading.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
147	Norway Maple	<i>Picea abies</i>	15	0		Dead	Dead	Applicant		No	Remove - Conflicts with proposed area of disturbance.
148	Norway Spruce	<i>Picea abies</i>	22	1	Moderate crown dieback from shading.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
149	Norway Spruce	<i>Picea abies</i>	16	1	Moderate crown dieback from shading.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
150	Norway Maple	<i>Acer platanoides</i>	14.5	4		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
151	Norway Spruce	<i>Picea abies</i>	19	2	Moderate crown dieback from shading.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
152	Norway Spruce	<i>Picea abies</i>	19.5	2	Moderate crown dieback from shading.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
153	Norway Maple	<i>Acer platanoides</i>	10.5	3	Split stem/weak crotch.	Good/Fair	Good/Fair	Applicant		No	Remove - Conflicts with proposed area of disturbance.
154	Norway Spruce	<i>Picea abies</i>	24	4	Asymmetric crown.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
155	Norway Spruce	<i>Picea abies</i>	11	0		Dead	Dead	Applicant		No	Remove - Conflicts with proposed area of disturbance.
156	Norway Maple	<i>Acer platanoides</i>	27	5	Asymmetric crown.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
157	Norway Spruce	<i>Picea abies</i>	21.5	3		Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	Min. TPZ (m)	Regulated by Town Tree By-law (Private)?	Tree Preservation Recommendation ³
158	Norway Spruce	<i>Picea abies</i>	21	2	Moderate crown dieback from shading.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
159	Norway Spruce	<i>Picea abies</i>	15	4		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
160	Eastern White Pine	<i>Pinus strobus</i>	14	2	Moderate crown dieback from shading.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
161	Norway Spruce	<i>Picea abies</i>	25	3	Moderate crown dieback from shading.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
162	Norway Spruce	<i>Picea abies</i>	11	2		Good	Good	Applicant		No	Remove - Conflicts with proposed area of disturbance.
163	Norway Maple	<i>Acer platanoides</i>	51.5	5	Slight crown dieback.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
164	Norway Spruce	<i>Picea abies</i>	14.5	2		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
165	Norway Spruce	<i>Picea abies</i>	13.5	2	Asymmetric crown.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
166	Norway Spruce	<i>Picea abies</i>	18	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
167	Eastern White Pine	<i>Pinus strobus</i>	14.5	3	Asymmetric crown.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
168	Eastern White Pine	<i>Pinus strobus</i>	12.5	2		Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
169	Norway Spruce	<i>Picea abies</i>	17	2		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
170	Norway Maple	<i>Acer platanoides</i>	11	2		Good	Good	Applicant		No	Remove - Conflicts with proposed area of disturbance.
171	Norway Maple	<i>Acer platanoides</i>	12	2		Good	Good	Applicant		No	Remove - Conflicts with proposed area of disturbance.
172	Norway Spruce	<i>Picea abies</i>	12	1		Good	Good	Applicant		No	Remove - Conflicts with proposed area of disturbance.
173	Norway Spruce	<i>Picea abies</i>	13.5	2		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
174	Norway Spruce	<i>Picea abies</i>	11	1		Good/Fair	Good/Fair	Applicant		No	Remove - Conflicts with proposed area of disturbance.

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	Min. TPZ (m)	Regulated by Town Tree By-law (Private)?	Tree Preservation Recommendation ³
175	Norway Spruce	<i>Picea abies</i>	13	2		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
176	Norway Spruce	<i>Picea abies</i>	12	2	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		No	Remove - Conflicts with proposed area of disturbance.
177	Norway Spruce	<i>Picea abies</i>	12	2		Good	Good	Applicant		No	Remove - Conflicts with proposed area of disturbance.
178	Norway Spruce	<i>Picea abies</i>	12	3		Good/Fair	Good/Fair	Applicant		No	Remove - Conflicts with proposed area of disturbance.
179	Norway Spruce	<i>Picea abies</i>	15	2		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
180	Norway Spruce	<i>Picea abies</i>	13	2		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
181	Norway Spruce	<i>Picea abies</i>	11.5	2		Good	Good	Applicant		No	Remove - Conflicts with proposed area of disturbance.
182	Norway Spruce	<i>Picea abies</i>	11	2	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		No	Remove - Conflicts with proposed area of disturbance.
183	Manitoba Maple	<i>Acer negundo</i>	47.5	8	Upper stem holes or decay, seam or crack, split stem/weak crotch.	Fair	Fair	Applicant	3	Yes	Retain - Beyond proposed area of disturbance.
184	Manitoba Maple	<i>Acer negundo</i>	26	6	Excessive lean, wound (bark damage, large pruning cuts).	Fair	Fair	Applicant	1.8	Yes	Retain - Beyond proposed area of disturbance.
185	Manitoba Maple	<i>Acer negundo</i>	45.5	2	Excessive lean, seam or crack, adventitious branching (epicormic shoots), canopy partially trimmed back, large limbs removed.	Fair/Poor	Fair/Poor	Applicant	3	Yes	Retain - Beyond proposed area of disturbance.
186	Manitoba Maple	<i>Acer negundo</i>	17	4	Excessive lean, wound (bark damage, large pruning cuts), adventitious branching (epicormic shoots), broken or severed primary limbs.	Fair/Poor	Fair/Poor	Applicant	1.8	Yes	Retain - Beyond proposed area of disturbance.
187	Black Walnut	<i>Juglans nigra</i>	13	4		Good	Good	Applicant	1.8	Yes	Remove - Conflicts with proposed area of disturbance.
188	Black Walnut	<i>Juglans nigra</i>	12.5	4		Good	Good	Applicant	1.8	Yes	Retain - Beyond proposed area of disturbance.
189	Manitoba Maple	<i>Acer negundo</i>	19	5	Excessive lean, broken or severed primary limbs, adventitious branching (epicormic shoots), asymmetric crown.	Fair/Poor	Fair/Poor	Applicant	1.8	Yes	Retain - Beyond proposed area of disturbance.
190	Manitoba Maple	<i>Acer negundo</i>	30	6	Excessive lean, broken or severed primary limbs, adventitious branching (epicormic shoots).	Good/Fair	Good/Fair	Applicant	2.4	Yes	Retain - Beyond proposed area of disturbance.

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	Min. TPZ (m)	Regulated by Town Tree By-law (Private)?	Tree Preservation Recommendation ³
191	Manitoba Maple	<i>Acer negundo</i>	33.5	5	Adventitious branching (epicormic shoots).	Good/Fair	Good/Fair	Applicant	2.4	Yes	Retain - Beyond proposed area of disturbance.
192	Norway Maple	<i>Acer platanoides</i>	11.5	5	Upper stem holes or decay, split stem/weak crotch.	Good/Fair	Good/Fair	Applicant	1.8	No	Retain - Beyond proposed area of disturbance.
193	Manitoba Maple	<i>Acer negundo</i>	24	6	Excessive lean, buttress rot, adventitious branching (epicormic shoots), broken or severed primary limbs.	Fair/Poor	Fair/Poor	Applicant	1.8	Yes	Retain - Beyond proposed area of disturbance.
194	Black Walnut	<i>Juglans nigra</i>	19	5		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
195	Silver Maple	<i>Acer saccharinum</i>	20	2	Split stem/weak crotch.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
196	Manitoba Maple	<i>Acer negundo</i>	10	5	Excessive lean, adventitious branching (epicormic shoots).	Good/Fair	Good/Fair	Applicant		No	Remove - Conflicts with proposed area of disturbance.
197	Norway Spruce	<i>Picea abies</i>	13	2		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
198	Manitoba Maple	<i>Acer negundo</i>	18.5	5	Split stem/weak crotch.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
199	Manitoba Maple	<i>Acer negundo</i>	20	4	Split stem/weak crotch.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
200	Sweet Cherry	<i>Prunus avium</i>	13.5	3	Seam or crack, asymmetric crown.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
201	Norway Spruce	<i>Picea abies</i>	22	3		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
202	Norway Spruce	<i>Picea abies</i>	19.5	4		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
203	Eastern Cottonwood	<i>Populus deltoides ssp. deltoides</i>	54	7	Split stem/weak crotch, insect defoliators.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
204	Red Ash	<i>Fraxinus pennsylvanica</i>	17	4	Insect borers (Emerald Ash Borer). Moderate deadwood.	Fair/Poor	Fair/Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
205	Norway Spruce	<i>Picea abies</i>	13.5	3	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
206	Silver Maple	<i>Acer saccharinum</i>	10.5	4	Split stem/weak crotch, wound (bark damage, large pruning cuts).	Fair	Fair	Applicant		No	Remove - Conflicts with proposed area of disturbance.

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health ¹ Condition	Structural ¹ Condition	Ownership ²	Min. TPZ (m)	Regulated by Town Tree By-law (Private)?	Tree Preservation Recommendation ³
207	Red Ash	<i>Fraxinus pennsylvanica</i>	12.5	2	Insect borers (Emerald Ash Borer), seam or crack, adventitious branching (epicormic shoots). Significant crown dieback.	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
208	Norway Spruce	<i>Picea abies</i>	10.5	2	Extensive wound to trunk, 50 cm long.	Poor	Poor	Applicant		No	Remove - Conflicts with proposed area of disturbance.
209	Norway Maple	<i>Acer platanoides</i>	14.5	4		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
210	Norway Maple	<i>Acer platanoides</i>	14.5	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
211	Norway Maple	<i>Acer platanoides</i>	15	3	Upper stem holes or decay, split stem/weak crotch, growing through wire fence.	Fair/Poor	Fair/Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
212	Norway Spruce	<i>Picea abies</i>	20	3	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
213	Norway Spruce	<i>Picea abies</i>	21	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
215	Manitoba Maple	<i>Acer negundo</i>	24	6	Excessive lean, split stem/weak crotch, broken or severed primary limbs, adventitious branching (epicormic shoots).	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
216	Norway Spruce	<i>Picea abies</i>	24.5	4		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
217	Red Ash	<i>Fraxinus pennsylvanica</i>	30	0		Dead	Dead	Applicant		No	Remove - Conflicts with proposed area of disturbance.
218	Red Ash	<i>Fraxinus pennsylvanica</i>	22	1	Insect borers (Emerald Ash Borer), upper stem holes or decay, broken or severed primary limbs, adventitious branching (epicormic shoots), asymmetric crown.	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
219	Norway Spruce	<i>Picea abies</i>	24.5	4		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
220	Norway Spruce	<i>Picea abies</i>	28	3	Upper stem holes or decay.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
221	Norway Spruce	<i>Picea abies</i>	14.5	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
222	Manitoba Maple	<i>Acer negundo</i>	41	7	Seam or crack, wound (bark damage, large pruning cuts), adventitious branching (epicormic shoots), broken or severed primary limbs.	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	Min. TPZ (m)	Regulated by Town Tree By-law (Private)?	Tree Preservation Recommendation ³
223	Silver Maple	<i>Acer saccharinum</i>	12.5	3	Broken or severed primary limbs, adventitious branching (epicormic shoots), asymmetric crown.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
224	Norway Spruce	<i>Picea abies</i>	15.5	3	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
224	Norway Spruce	<i>Picea abies</i>	21	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
225	Silver Maple	<i>Acer saccharinum</i>	13.5	4	Split stem/weak crotch, adventitious branching (epicormic shoots).	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
226	Red Ash	<i>Fraxinus pennsylvanica</i>	16	3	Insect borers (Emerald Ash Borer), split stem/weak crotch, adventitious branching (epicormic shoots).	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
227	Norway Spruce	<i>Picea abies</i>	20	4	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
228	Silver Maple	<i>Acer saccharinum</i>	15.5	4	Split stem/weak crotch.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
229	Norway Spruce	<i>Picea abies</i>	21	4		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
230	Silver Maple	<i>Acer saccharinum</i>	15.5	4	Split stem/weak crotch.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
231	Silver Maple	<i>Acer saccharinum</i>	16	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
232	Silver Maple	<i>Acer saccharinum</i>	16.5	3	Adventitious branching (epicormic shoots).	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
233	Norway Spruce	<i>Picea abies</i>	17	2	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
234	Manitoba Maple	<i>Acer negundo</i>	12.5	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
235	Norway Spruce	<i>Picea abies</i>	12	2	Broken or severed primary limbs.	Good/Fair	Good/Fair	Applicant		No	Remove - Conflicts with proposed area of disturbance.
236	Silver Maple	<i>Acer saccharinum</i>	13.5	2	Split stem/weak crotch.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
237	Norway Maple	<i>Acer platanoides</i>	44	6	Upper stem holes or decay, slight crown dieback.	Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
238	Norway Maple	<i>Acer platanoides</i>	30	4		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	Min. TPZ (m)	Regulated by Town Tree By-law (Private)?	Tree Preservation Recommendation ³
239	Norway Maple	<i>Acer platanoides</i>	30	5		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
240	Red Ash	<i>Fraxinus pennsylvanica</i>	18.5	4	Seam or crack, insect borers (Emerald Ash Borer), adventitious branching (epicormic shoots).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
241	Red Ash	<i>Fraxinus pennsylvanica</i>	21	0		Dead	Dead	Applicant		No	Remove - Conflicts with proposed area of disturbance.
242	Red Ash	<i>Fraxinus pennsylvanica</i>	35	6	Insect borers (Emerald Ash Borer), seam or crack, adventitious branching (epicormic shoots).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
243	Red Ash	<i>Fraxinus pennsylvanica</i>	27.5	6	Upper stem holes or decay, insect borers (Emerald Ash Borer), adventitious branching (epicormic shoots).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
244	Callery Pear	<i>Pyrus calleryana</i>	27.5	5		Good/Fair	Good/Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
245	Red Ash	<i>Fraxinus pennsylvanica</i>	17	4	Insect borers (Emerald Ash Borer), adventitious branching (epicormic shoots).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
246	Red Ash	<i>Fraxinus pennsylvanica</i>	16	3	Insect borers (Emerald Ash Borer), adventitious branching (epicormic shoots).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
247	Norway Maple	<i>Acer platanoides</i>	17	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
248	Red Ash	<i>Fraxinus pennsylvanica</i>	13.5	4	Insect borers (Emerald Ash Borer), adventitious branching (epicormic shoots).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
249	Red Ash	<i>Fraxinus pennsylvanica</i>	13.5	4	Insect borers (Emerald Ash Borer).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
250	Eastern White Cedar	<i>Thuja occidentalis</i>	14	2		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
251	Red Ash	<i>Fraxinus pennsylvanica</i>	16	4	Insect borers (Emerald Ash Borer).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
252	Red Ash	<i>Fraxinus pennsylvanica</i>	15	4	Insect borers (Emerald Ash Borer).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
253	Eastern White Cedar	<i>Thuja occidentalis</i>	18	2		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
254	Red Ash	<i>Fraxinus pennsylvanica</i>	16	4	Insect borers (Emerald Ash Borer).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
255	Red Ash	<i>Fraxinus pennsylvanica</i>	13	0		Dead	Dead	Applicant		No	Remove - Conflicts with proposed area of disturbance.

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	Min. TPZ (m)	Regulated by Town Tree By-law (Private)?	Tree Preservation Recommendation ³
256	Red Ash	<i>Fraxinus pennsylvanica</i>	12	0		Dead	Dead	Applicant		No	Remove - Conflicts with proposed area of disturbance.
257	Red Ash	<i>Fraxinus pennsylvanica</i>	13.5	0		Dead	Dead	Applicant		No	Remove - Conflicts with proposed area of disturbance.
258	Eastern White Cedar	<i>Thuja occidentalis</i>	17	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
259	Red Ash	<i>Fraxinus pennsylvanica</i>	14.5	4	Insect borers (Emerald Ash Borer).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
260	Red Ash	<i>Fraxinus pennsylvanica</i>	14.5	3	Insect borers (Emerald Ash Borer).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
261	Eastern White Cedar	<i>Thuja occidentalis</i>	18	2		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
262	Red Ash	<i>Fraxinus pennsylvanica</i>	13.5	3	Insect borers (Emerald Ash Borer).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
263	Red Ash	<i>Fraxinus pennsylvanica</i>	20	5	Insect borers (Emerald Ash Borer).	Poor	Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
264	Eastern White Cedar	<i>Thuja occidentalis</i>	18	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00A	Norway Spruce	<i>Picea abies</i>	20 -30	4		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00B	Norway Spruce	<i>Picea abies</i>	20 - 30	4		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00C	Norway Spruce	<i>Picea abies</i>	20 - 30	3	Moderate crown dieback.	Fair	Fair	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00D	Eastern White Cedar	<i>Thuja occidentalis</i>	20 - 30	2		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00E	Eastern White Cedar	<i>Thuja occidentalis</i>	10 - 20	2		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00F	Eastern White Cedar	<i>Thuja occidentalis</i>	10 - 20	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00G	Eastern White Cedar	<i>Thuja occidentalis</i>	10 - 20	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00H	Eastern White Cedar	<i>Thuja occidentalis</i>	10 - 20	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.

Tag No.	Common Name	Scientific Name	DBH (cm)	Crown Radius (m)	Risk Features, Decline Indicators, and Growth Constraints	Health Condition ¹	Structural Condition ¹	Ownership ²	Min. TPZ (m)	Regulated by Town Tree By-law (Private)?	Tree Preservation Recommendation ³
00I	Eastern White Cedar	<i>Thuja occidentalis</i>	10 - 20	2		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00J	Eastern White Cedar	<i>Thuja occidentalis</i>	10 - 20	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00K	Eastern White Cedar	<i>Thuja occidentalis</i>	10 - 20	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00L	Eastern White Cedar	<i>Thuja occidentalis</i>	10 - 20	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00M	Eastern White Cedar	<i>Thuja occidentalis</i>	20 - 30	4		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00N	Eastern White Cedar	<i>Thuja occidentalis</i>	10 - 20	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00O	Red Ash	<i>Fraxinus pennsylvanica</i>	20 - 30	5	Insect borers (Emerald Ash Borer), insect defoliators.	Fair/Poor	Fair/Poor	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00P	Eastern White Cedar	<i>Thuja occidentalis</i>	10 - 20	3		Good	Good	Applicant		Yes	Remove - Conflicts with proposed area of disturbance.
00Q	Common Pear	<i>Pyrus communis</i>	20	5		Good	Good	1536 Four Mile Creek Road	1.8	Yes	Retain - Beyond proposed area of disturbance.
00R	Red Ash	<i>Fraxinus pennsylvanica</i>	15	0	Insect borers (Emerald Ash Borer).	Dead	Dead	1536 Four Mile Creek Road	1.8	No	Retain - Beyond proposed area of disturbance.
00S	Red Ash	<i>Fraxinus pennsylvanica</i>	20 - 30	0	Main tree dead. Some live epicormic shoots.	Dead	Dead	Adjacent Lands to the West	1.8	No	Retain - Beyond proposed area of disturbance.

¹ - Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical

² - All determinations of tree ownership are approximate and have been made in the absence of on-site property boundary markers or other direction from a licensed surveyor.

³ - Notwithstanding any recommendations concerning tree preservation or removal made herein, this report does not supersede or expunge any civil or common law property rights as they pertain to shared/boundary trees or trees occurring on adjacent properties. It is expected that the Applicant will seek approval to injure/remove any and all shared/boundary or neighbouring trees from relevant owners.

Appendix 2. Representative Photographs



Photo 1. (23 July 2024). Trees adjacent to Four Mile Creek Road, facing east.



Photo 2. (23 July 2024). Trees adjacent to Four Mile Creek Road, facing east.



Photo 3. (23 July 2024). Rows of conifers adjacent to Four Mile Creek Road, facing south.



Photo 4. (23 July 2024). Rows of conifers adjacent to Four Mile Creek Road, facing north.



Photo 5. (23 July 2024). Edge of woodland within the northwest portion of the Subject Property, facing south.



Photo 6. (23 July 2024). Trees adjacent to Four Mile Creek Road, facing southwest.

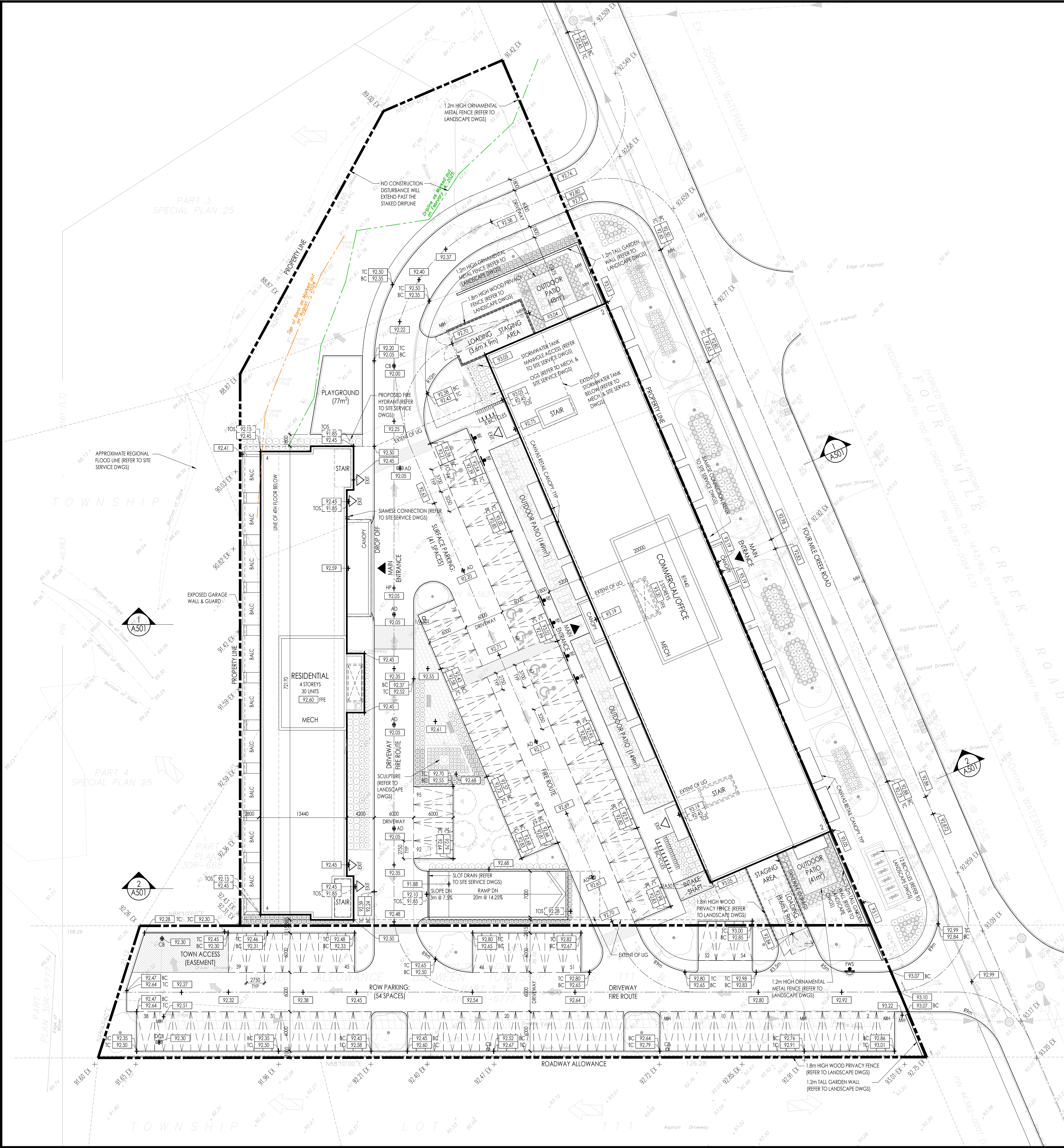


Photo 7. (23 July 2024). Trees adjacent to southern road allowance, facing southeast.



Photo 8. (23 July 2024). Edge of woodland within the northern portion of the Subject Property, facing north.

Appendix 3. Site Plan



3. UNIT MIX						
	STUDIO	1B	1B+D	2B	2B+D	3B/3B+D
GROUND FLOOR	-	-	2	5	-	0
2ND FLOOR	-	-	4	6	-	0
3RD FLOOR	-	-	-	4	-	2
4TH FLOOR	-	-	-	4	-	2
TOTAL	-	-	6	19	-	4
* OF WHICH 13% ARE BARRIER FREE						

4. BUILDING HEIGHT (OVERALL HEIGHT MEASURED FROM MEASURED FROM GF TO MAIN ROOF)	
PROPOSED RESIDENTIAL BUILDING HEIGHT:	4 STOREY
PROPOSED COMMERCIAL & OFFICE BUILDING HEIGHT:	2 STOREY

5. FLOOR AREA			
FLOOR AREA* MEANS THE AGGREGATE AREA OF A BUILDING CONTAINED WITHIN THE EXTERIOR WALLS, BUT DOES NOT INCLUDE ATTIC OR BASEMENT SPACE UNLESS OTHERWISE SPECIFIED BY THIS BY-LAW.			
	NO. FLS x SQ METER (m²)	SQ METER (m²)	SQ FEET (ft²)
RESIDENTIAL			
GROUND FLOOR		974m²	
2ND FLOOR		974m²	
3RD-4TH FLOOR	2 FLS x 778m²	1,556m²	
MECH PENTHOUSE/STAIR		195m²	
TOTAL		3,699m²	39,816ft²
COMMERCIAL & OFFICE			
GROUND FLOOR		1,749m²	
COMMERCIAL		1,670m²	
SERVICE SPACE		79m²	
2ND FLOOR (OFFICE)		1,749m²	
MECH PENTHOUSE/STAIR		220m²	
TOTAL		3,718m²	40,020ft²
TOTAL		7,417m²	79,836ft²

6. DENSITY		
GROSS FLOOR AREA / LOT AREA	7,417m² / 10,688.4m²	0.69

6. PARKING				
TOTAL PARKING REQUIRED:	90 (1/18.5m²)	63 (1/28m²)	13 (1/30m²)	29 (1/3P/U)
COMMERCIAL (GF)				
OFFICE (2ND FL)				
OUTDOOR PATIO				
RESIDENTIAL				
TOTAL				
SURFACE	82	0	13	0
P1 UNDERGROUND	0	63	0	42
TOTAL PROVIDED	82 (1/21m²)	63 (1/28m²)	13 (1/30m²)	42 (1.44 SP/U)
* OF WHICH 4 ARE REQUIRED TO BE BARRIER-FREE (CITY BY-LAW REQUIREMENTS)				

7. LOCKER STORAGE	
P1 UNDERGROUND	29 (1 LOCKER/U)

8. BICYCLE PARKING	
REQUIRED BICYCLE PARKING:	PROVIDED BICYCLE PARKING:
COMMERCIAL (REQUIRE MIN. 8 @ 1/200m²)	8 (0 SURFACE)
OFFICE (REQUIRE MIN. 7 @ 1/250m²)	7 (UNDERGROUND)
OUTDOOR PATIO (REQUIRE MIN. 8 @ 2/100m²)	21 (0 SURFACE)
TOTAL PROVIDED	36

5. OUTDOOR AREA		
	SQ METER (m²)	SQ FEET (ft²)
RESIDENTIAL		
PLAYGROUND	77m²	
AMENITY TERRACE	43m²	
COMMERCIAL & OFFICE		
COMMERCIAL PATIOS	387m²	
TOTAL	507m²	5,457ft²

11. LOADING AREA	
LOADING AREAS (3.6m x 9m)	2

KEY PLAN NTS	
THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTER SIGNED BY THE ARCHITECT.	
ANDRÉ BROCHU	DATE
DPL ARCH, OAA MRAC	

SURVEY INFORMATION	
PLAN OF SURVEY (DATE: FEB 18, 2025)	PART OF TOWNSHIP LOT 112 & PART OF ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 111 & 112 IN THE TOWNSHIP OF NIAGARA-ON-THE-LAKE, REGIONAL MUNICIPALITY OF NIAGARA
NOTES	DISTANCES, ELEVATION AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048 ELEVATIONS ARE GEODETIC ORIGIN (CGVD 1928-78), AND ARE DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL 1172 REVISED TO SHOW REMOVED BERM & CURBS ON EAST SIDE OF FOUR MILE CREEK ROAD & NEW DRIPLINE AS MARKED OUT THIS PLAN WAS PREPARED FOR REZEN HOLDING CORPORATION AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
SURVEYOR CONTACT INFORMATION	BARICH GRENKIE SURVEYING LTD. 301 HWY NO.8 (2ND FLOOR) - STONEY CREEK, ON L8G 1B5 TEL: (905) 642-6747

SITE PLAN LEGEND NTS	
MAIN ENTRANCE	
EXISTING GRADE DATUM	
FINISH FLOOR ELEVATION	
ESTABLISHED GRADE	
PROPOSED GRADE DATUM	
EXISTING TREE (REFER TO SURVEY)	
CANOPY NOT TO SCALE	
PROPOSED TREE (REFER TO LANDSCAPE DWGS)	
EXISTING HYDRANT (REFER TO SURVEY)	
SIAMASE CONNECTION (REFER TO MECH/CIVIL DWGS)	
SANITARY MANHOLE (REFER TO CIVIL DWGS)	
STORM SEWER MANHOLE (REFER TO CIVIL DWGS)	
CATCHBASIN SEDIMENT TRAP (REFER TO CIVIL DWGS)	
CATCHBASIN (REFER TO CIVIL DWGS)	
EXISTING STREET LIGHT (REFER TO SURVEY/ELEC)	
EXISTING UTILITY POLE (REFER TO SURVEY/ELEC)	
EXISTING GUY WIRE (REFER TO SURVEY/ELEC)	
AREA DRAIN	
HOSE RIB (REFER TO MECH/CIVIL DWGS)	
SIGNAGE (REFER TO TRAFFIC REPORT)	
BF = BARRIER FREE PARKING	
FWS = FLASHING WARNING SYSTEM	
CM = WALL MOUNTED CONVEX MIRROR	

PARKING LEGEND NTS	
DRIVE ISLE - 6M MINIMUM	
PROPOSED HORIZONTAL BICYCLE PARKING (600X1800) - ALSO REFER TO LANDSCAPE DWGS	
PROPOSED PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE	
PROPOSED VISITOR PARKING SPACE (2750X6000) - TYPICAL PARKING SPACE	
PROPOSED BARRIER-FREE PARKING SPACE (3700X6000) PARKING SPACE	
PROPOSED LOADING SPACE (3600X9000)	

GENERAL NOTES	
THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL COUNTER SIGNED BY THE ARCHITECT.	
DATE	MARCH, 2025
SCALE	1:300
PROJECT NO.	23.11
PLAT DATE	March 28, 2025
DRAWN BY	PL/YL
REVIEWED BY	AB
DRAWING NO.	A102

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND IS THE PROPERTY OF THE ICBE BROCHU ARCHITECTS INC. THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL NOTIFY ICBE BROCHU ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. ICBE BROCHU ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE CONSULTANT INFORMATION. REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, ETC. CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE ARCHITECTURAL SYMBOLS ARE FOR GRAPHIC REPRESENTATION ONLY.

THIS DRAWING IS NOT TO BE SCALED.

NO. DATE ISSUE BY

Issued

ICBE | BROCHU ARCHITECTS INC.

517 Wellington St W., Suite 201, Toronto, Ontario, M5V 1G1

T 416 288 1800 | a@icbebrochu.net

1544 & 1546 FOUR MILE CREEK RD RESIDENTIAL DEVELOPMENT

FOUR MILE CREEK NIGARA-ON-THE-LAKE, ONTARIO

Drawing title

SITE PLAN

Date	MARCH, 2025	Drawn By	PL/YL
Scale	1:300	Reviewed By	AB
Project No.	23.11	Drawing No.	A102
Plot Date	March 28, 2025		