



TREE INVENTORY AND
PRESERVATION PLAN
River Road West
Wasaga Riverwood Homes Inc.
Town of Wasaga Beach
Updated September 2022



RIVERSTONE
ENVIRONMENTAL SOLUTIONS INC.



RIVERSTONE

ENVIRONMENTAL SOLUTIONS INC.

September 13, 2022
RS# 2019-013

Walter Zhou
Wasaga Riverwoods Homes
via email: wzhou@wasagariverwoods.ca

SUBJECT: Tree Inventory and Preservation Plan, Part Lot 27, Concession 8 in the Geographic Township of Flos, Town of Wasaga Beach, County of Simcoe

Dear Mr. Zhou:

RiverStone Environmental Solutions Inc. is pleased to provide you with the attached report.

Please contact us if there are any questions regarding the report, or if further information is required.

Best regards,

RiverStone Environmental Solutions Inc.

Report prepared by:

Bev Wicks, Ph.D.
Senior Ecologist/Principal

Craig Mann H.B.Sc.F., Dipl. IFRM.
Ecologist/ISA certified Arborist (ON-2369A)

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1 BACKGROUND

RiverStone Environmental Solutions Inc. (hereafter, “RiverStone”) was retained by Wasaga Riverwoods Homes Inc. to prepare a Tree Inventory and Preservation Plan for a property located on River Road West in the Town of Wasaga Beach (hereafter “subject property”, **Figure 1**). The subject property is 1.04 ha in area and is legally described as Part Lot 27, Concession 8 in the Geographic Township of Flos, Town of Wasaga Beach; the property is currently undeveloped.

Historically, the subject property received draft plan approval for a residential townhouse development as part of a larger residential development application for the lands located to the south of the property. Currently, the subject property is designated Residential on Schedule A-7 of the Town of Wasaga Beach Official Plan (Consolidation February 2016). Mapping available from the Nottawasaga Valley Conservation Authority (NVCA) identifies the entirety of the subject property as being within their regulated area.

2 APPROACH AND METHODS

2.1 Methods

The tree inventory was completed on July 8, 2020, by Craig Mann (arborist) and Joel Gauthier (Technician). Trees >15 cm diameter at breast height (DBH) were inventoried, identified to species, and assessed based on health and condition. Tree information recorded for each specimen included:

- Tag Number,
- Species (common and scientific name),
- Diameter at breast height (DBH),
- General condition (health and structure),
- Canopy radius,
- Comments, and
- GIS location.

All trees >15cm DBH on the subject property have been tagged with either aluminum numbered tree tags or flagging tape with a tree number identified, affixed to the trunk (e.g., 524). Trees located on private lands have been labelled letter and number (e.g., A1) and were not tagged.

These results will be used to inform the detailed design and to prepare a tree preservation plan that responds to the impacts of the detailed design.

3 DEFINITIONS

The following definitions have been utilized in this report, inventory table, or to assess trees in the field.

Tree Number – Tag number applied in the field used in referencing trees on maps and inventory tables

Species – The scientific and common names of each tree

DBH – The diameter in centimetres of a tree at breast height, measured at 1.37 m above the ground

Inclusion – Location where multiple stems meet and form a junction where a weak union may be present

Tree Health Condition – Overall health of the tree based on the crown

Tree Structure Condition – Overall condition of the tree based on the presence of defects, inclusions, and branching on the stem and in the crown

Good – The assessment of a tree with observed deficiencies less than 15% within a tree’s health and structure condition

Fair – The assessment of a tree with observed deficiencies between 15%-40% within a tree’s health and structure condition

Poor – The assessment of a tree with observed deficiencies greater than 40% within a tree’s health and structure condition

4 TREE INVENTORY AND HEALTH ASSESSMENT

At the time of our site visit completed on July 8, 2020 the project area was primarily in a natural state with upland mixed forest covering the southern portion and a treed swamp community in the north portion fronting onto River Road. This report provides an inventory of trees that will be removed with property development along with trees adjacent to the development area that may be impacted. An inventory was also completed for the 6 m wide storm water easement along the east property boundary and the area of the future sidewalk along River Road West. This inventory does not include the “Nature Preserve” portion of the property (**Figure 1** and **Figure 2**).

A total of three hundred seventy-three (373) trees were assessed in this study (tree tag’s 236 to 586 and numbers A1 to A7, A8 to A10, B1 to B6 and B8 to B10). This includes four (4) trees that were assessed as separate trees but under one tag number. Trees inventoried consisted of a mix of deciduous and coniferous species that are young to mid-mature. They range in size from 15 to 52.2 cm in DBH with most trees falling within the 15 to 25 cm DBH range. Of the three hundred seventy-three (373) trees tagged and assessed twelve (12) different species were documented with Green Ash (*Fraxinus pennsylvanica*) being the most abundant, followed by Red Maple (*Acer rubra*), Trembling Aspen (*Populus tremuloides*), Balsam Fir (*Abies balsamea*), White Birch (*Betula papyrifera*), Northern White Cedar (*Thuja occidentalis*), Northern Red Oak (*Quercus rubra*), Bigtooth Aspen (*Populus grandidentata*), Black Cherry (*Prunus serotina*), Willow species (*Salix* sp.), White Spruce (*Picea glauca*), and Eastern Hemlock (*Tsuga canadensis*). The complete inventory of trees can be found in **Appendix 1**.

Overall, the overall health of the trees present was good considering the large amount of Green Ash and early successional species present on the subject property. A few trees had poor structure due to inclusion wood, severe lean, and large wounds. The canopy structure of most trees was good. However, a number of trees had poor canopy vigour and significant foliage dieback likely caused by a combination of Emerald Ash Borer, caterpillar foraging, and water table fluctuation. Observations of decline and defects present in trees inventoried on the property included:

- Deadwood in the canopy <15% not caused by shading
- Inclusion wood at stem or large branch unions
- Multiple stems
- Large lateral branches
- Severe lean
- Overtop suppressed
- Wounds on stem or branches including cavities, seams, or splits
- Defoliation caused by insects
- Discolouration of leaves or needles
- Emerald Ash Borer damage/mortality

5 APPLICABLE BY-LAWS AND PERMITS

Private lands are subject to the provisions of the Town of Wasaga Beach's Tree Cutting by-law 2019-82. Pertinent by-laws / directives are discussed below.

Trees located on private lands are subject to the provisions of the Wasaga Beach's Tree Cutting By-law 2019-082. This by-law prohibits the removal of trees on properties greater than 1 ha and on lands within a Natural Heritage System as outlined on Schedule D of the Town's Official Plan. The subject property is covered by both criteria.

As mentioned above, the Nottawasaga Valley Conservation Authority (NVCA) identifies the entirety of the subject property as being within its regulated area. It was determined during a site walk with the conservation authority that only the front portion of the property is a wetland community, as mapped on **Figure 2**. A permit is required from the NVCA under Section 28 of the Conservation Authorities Act to permit Development and/or Interference with Wetlands (O.Reg. 172/06). An Ecological Offsetting Plan is required per the NVCA Draft Guidelines for Achieving Net Gains through Ecological Offsetting (January 2019 Draft).

5.1 Private Tree Protection By-Law

The Town of Wasaga Beach's Tree Cutting By-law applies to trees located on private property within the Town of Wasaga Beach. Tree removal is not permitted without a permit or a condition of approval for a plan of subdivision if trees fall under the following by-law directives.

- A) Located within a woodland as defined herein;
- B) Located on lands shown as Natural Heritage System on Schedule D of the Official Plan of the Town;
- C) On all lands within the Town where the parcel measures 1 hectare in area or greater; or,
- D) On all lands zoned any category of Commercial (C) as shown on the Schedules of the Comprehensive Zoning By-law for the Town. 9.

The subject property is larger than 1.0 ha and is partly within a Natural Heritage System; however, tree removal will only be completed under approval for a plan of subdivision following the by-law directives.

5.2 NVCA's "Achieving Net Gains through Ecological Offsetting"

The property contains both wetland and woodland as described in the Environmental Impact Study (EIS) prepared by RiverStone under separate cover. Compensation for the removal of both types of features are required and should be based on calculations set out in NVCA's "Achieving Net Gains through Ecological Offsetting" (draft for discussion January 2019). The NVCA document outlines two primary offsetting paths. Proponent-led offsetting requires the proponent to take responsibility for planning and implementing of an offset project based on the offsetting ratio outlined in Table 1 and Table 3 below. The other option is cash-in-lieu which provides a payment to NVCA or a qualified third-party organization to undertake an offset project (Table 2 and 4 below).

6 PROPOSED DEVELOPMENT

The proposed development as presented in the July 14, 2020 site plan AND Architecture Inc. includes a six (6) story residential building with associated parking and amenities (**Appendix 2**).

7 IMPACT ASSESSMENT AND RECOMMENDATIONS

7.1 Impact Assessment

This impact assessment addresses potential impacts to individual trees based on the proposed development. Impacts outlined in the following section are subject to change as a result of alterations as the design progresses. Existing trees within the subject property may be negatively affected during grading, construction, and other activities associated with implementation of residential development via the following pathways:

- Direct tree removal in areas where trees conflict with building envelopes or areas of site alteration (e.g., grading of building site and driveways, etc.);
- Mechanical injury to the trunk, roots, branches, and/or foliage during construction activities;
- Soil compaction within the rooting zone; and
- Smothering or exposure of roots because of changes in grade.

Figure 3 provides an overlay of the proposed building siting with RiverStone’s tree preservation/removal direction.

7.1.1 Injury and Removal of Trees

Injury to individual trees has the potential to occur when construction activities encroach into areas containing trees to be retained. No grading limit was provided at the time of writing this report, so it is assumed that all trees within the proposed development will be removed. Tree protection fencing is recommended along the east, west and south property boundaries to protect adjacent trees. Trees located directly adjacent the assumed clearing limit may be injured or require removal, mitigation is recommended (see **Section 7.2**). Tree B2, which is located along the western boundary of the subject property, is assumed to be removed since it is lying on the ground between the properties.

- Trees within the development portion of the property will require removal, these include 239, 241, 243-257, 259-457, 471, 475-480, 483, 487-499, 501-520, 523-586, B2, B5 and B6.
- Trees on adjacent lands to will require removal except for B2, this tree has a sever lean over the property line. Retained trees include 236-238,240, 242,258, 458-470, 472-474, 481-482, 484-486, 500, 521-522, A1-A7, A9, A10, B1, B3, B4, and B8-B10
- All trees on adjacent lands and along the lot boundaries are to be considered boundary trees and may be impacted through root damage or damage to crown. Approvals from adjacent landowners are required to impact boundary trees prior to any tree removals.

7.1.2 Preservation of Trees

Tree preservation is recommended for trees where encroachment, excavation, or disturbance into the root and driplines is anticipated to be minor or non-existent, and for individuals for which tree health and stability will not be negatively impacted. Where minor encroachments may occur, mitigation measures will be employed to reduce the potential for negative impacts to individuals allowing for these trees to be preserved. With all trees within the development area being removed, tree

preservation measures will only be implemented for trees on adjacent lands and within the nature preserve.

7.2 Avoidance and Mitigation Measures

Due to the proximity of the proposed development to the driplines of trees to be retained, these specimens require protection measures to be implemented. RiverStone recommends the following measures:

- **If there is a requirement to remove or prune trees that are overhanging the property boundary with adjacent landowners (shared trees), consent from adjacent landowner must be acquired before commencing.**
- **Trees along the property boundary will be monitored for damage and health during and post construction with maintenance or remove completed to any poor health or damaged trees once construction is complete. Maintenance and or removal must be consented by the property owner prior to completion and compensation may be required. Machinery movement, or storage of any equipment or materials should occur as little as possible within the adjacent to retained trees.**
- **Detailed redevelopment and grading plans for subject property must consider all trees on adjacent properties as mapped on Figure 3 as design constraints.**
- **At a minimum, tree protection fence should be installed along the boundary of the west and south property boundaries to protect trees on adjacent lands.**
- **In the event of mechanical injury to any trees recommended for retention and/or their branches, or if pruning is required to provide clearance for construction machinery, the following best management practices are recommended:**
 - **Prune damaged limbs cleanly and according to standard arboricultural practices.**
 - **Prune damaged roots that have been exposed cleanly and according to standard arboricultural practices.**
 - **Trim loose bark but avoid enlarging any open wounds.**
- **In locations where excavation will occur within 4 m of adjacent trees, Horizontal Root Protection in conjunction with hydro-excavation is recommended to reduce the potential for compaction. Root protection is to include:**
 - **Installation of 4'x8' plywood boards (minimum ¾" thick) length wise over the root zone area between the trunk and limit of excavation were possible.**
 - **Boards are to be installed on top of a 50mm depth shredded bark mulch base.**
- **Tree or vegetation removal and other disturbances outside of the development envelopes should not occur without prior approval.**
- **If excavation must occur within 4 m of trees located on adjacent lands, hydro-excavation / air spading is recommended to minimize the damage to roots. The following methods are to be applied where hydro- excavation is recommended:**
 - **At the limit of excavation, hydro-excavate to a depth of 150 mm along the length of the buffer distance and at a width of 0.5 m to expose roots.**

- **Prune any roots in this area using good arboricultural practices per the guidelines in this report or under the supervision of a Certified Arborist.**
- **Backfill with excavated material and reinstate to original condition or better.**
- **Upon completion reinstate tree protection fencing to original location.**
- **Water trees periodically during construction.**
- **At the completion of construction, apply 100mm depth shredded bark mulch within the root zone of adjacent trees (may vary depending on tree location).**

8 TREE COMPENSATION

The proposed development requires the removal of all trees within the development area. Based on Section 3.3.2 Quantifying the Area of Gain – Wetland from the NVCA’s guidance document, the following table outlines the compensation requirements for the removal of 0.33 ha of swamp community delineated in the field by RiverStone and confirmed by NVCA staff in 2019. The base compensation offsetting ratio is 1:1 with an increase in offsetting ratio based on influencing factors as outlined in table below. The extent of the wetland and woodland communities are provided on **Figures 2 and 3**. The Wetland Offsetting Plan was completed by RiverStone in June 2021 with an offsetting price of \$109,080 for the removal of trees within the wetland community. An agreement from the NVCA outlining the terms of the offsetting payment and confirmation of the amount has been received.

9 COMPLIANCE WITH RELEVANT POLICY AND LEGISLATION

9.1 Federal Migratory Birds Convention Act, 1994 (MBCA)

Section 6 of the Migratory Birds Regulations under the MBCA makes it an offence to “disturb, destroy or take a nest, egg, nest shelter, eider duck shelter or duck box of a migratory bird.”

Restricting clearing of vegetation for the proposed development to times outside of the period May 1 to August 31, will prevent contravention of Section 6 of the regulations.

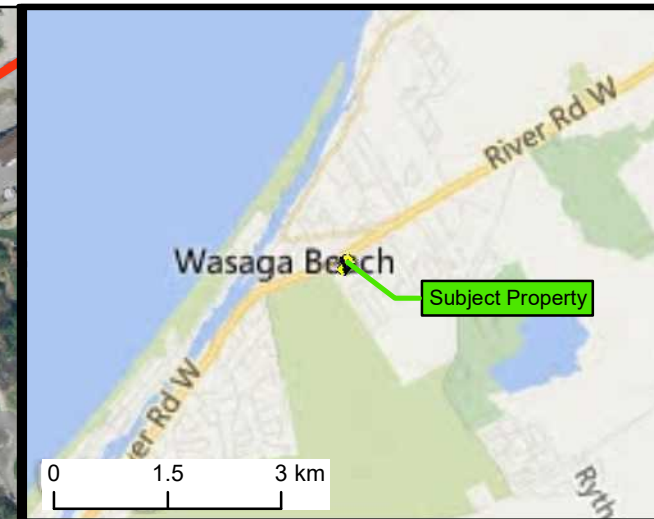
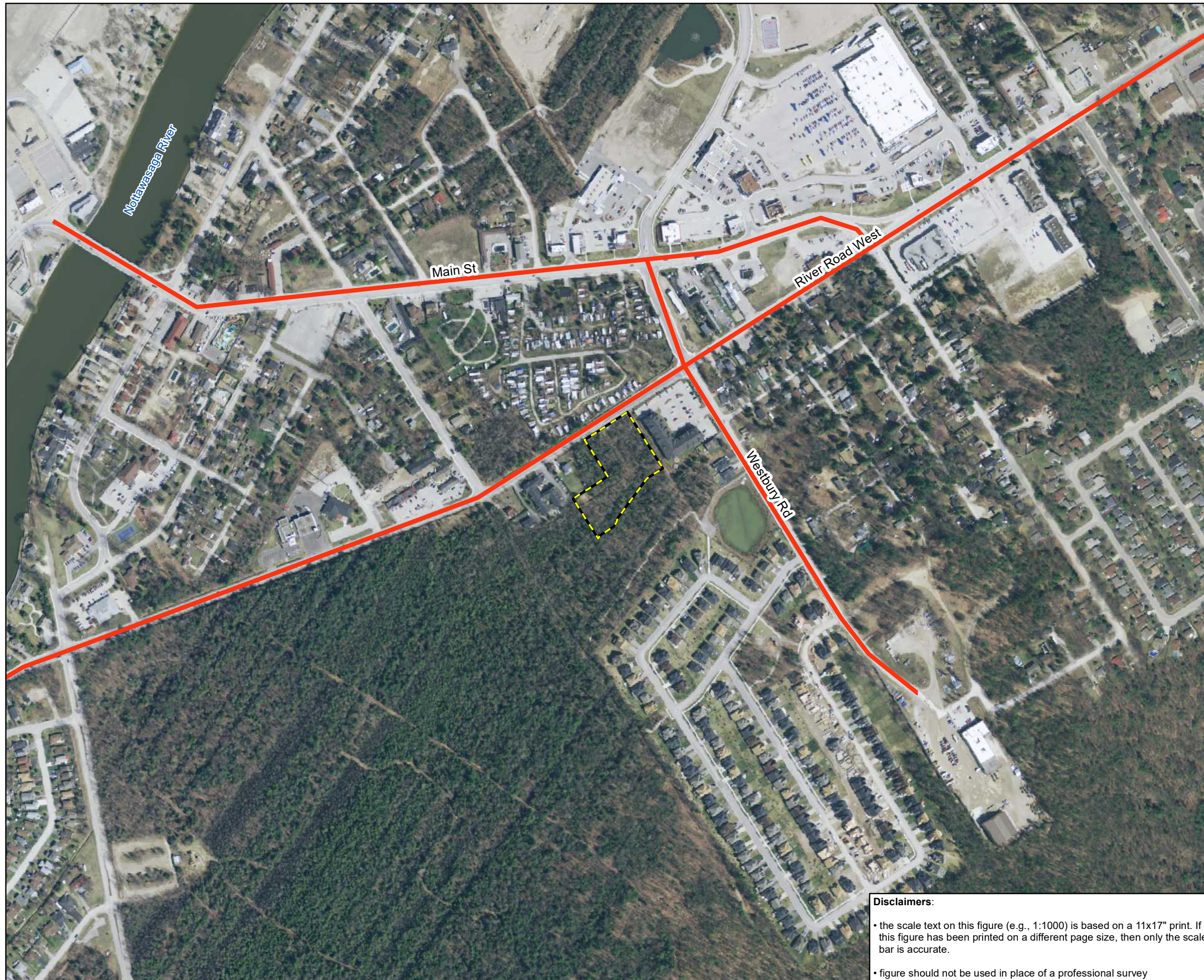
If development and site alteration is going to occur during this period, a nest survey should be conducted by a qualified avian biologist prior to commencement of construction activities to identify and locate active nests of migratory bird species covered by this Act. If a nest is located or evidence of breeding noted, then a mitigation plan should be developed to address any potential impacts on migratory birds or their active nests. Mitigation may require establishing appropriate buffers around active nests or delaying construction activities until the conclusion of the nesting season.

9.2 Provincial Endangered Species Act, S.O. 2007, c. 6

The *Endangered Species Act* (ESA) protects designated Endangered and Threatened species in Ontario from being killed, harmed, or harassed (s. 9) or having their habitat damaged or destroyed (s. 10). To comply with the ESA, all land clearing and vegetation removal be completed outside of the active season for endangered and threatened species (i.e., removal is to occur between November 1 and April 15).

10 **CONCLUSIONS**

Provided that RiverStone’s proposed recommendations and mitigation measures outlined herein are implemented in full, we believe that this tree inventory and preservation plan meets the requirements of the Town of Wasaga Beach and the NVCA Tree Protection and Compensation Guidelines.



N

Legend

Ontario Base Mapping (OBM)

— Roads

Planning Boundaries

▭ Subject Property

Orthorectified aerial photo - spring 2013

Scale	RS Project No.	Date Last Updated	By
1:5,000	2019-013	Jul 20, 2020	JG

0 75 150 Metres

Figure 1. Location Of Subject Property.

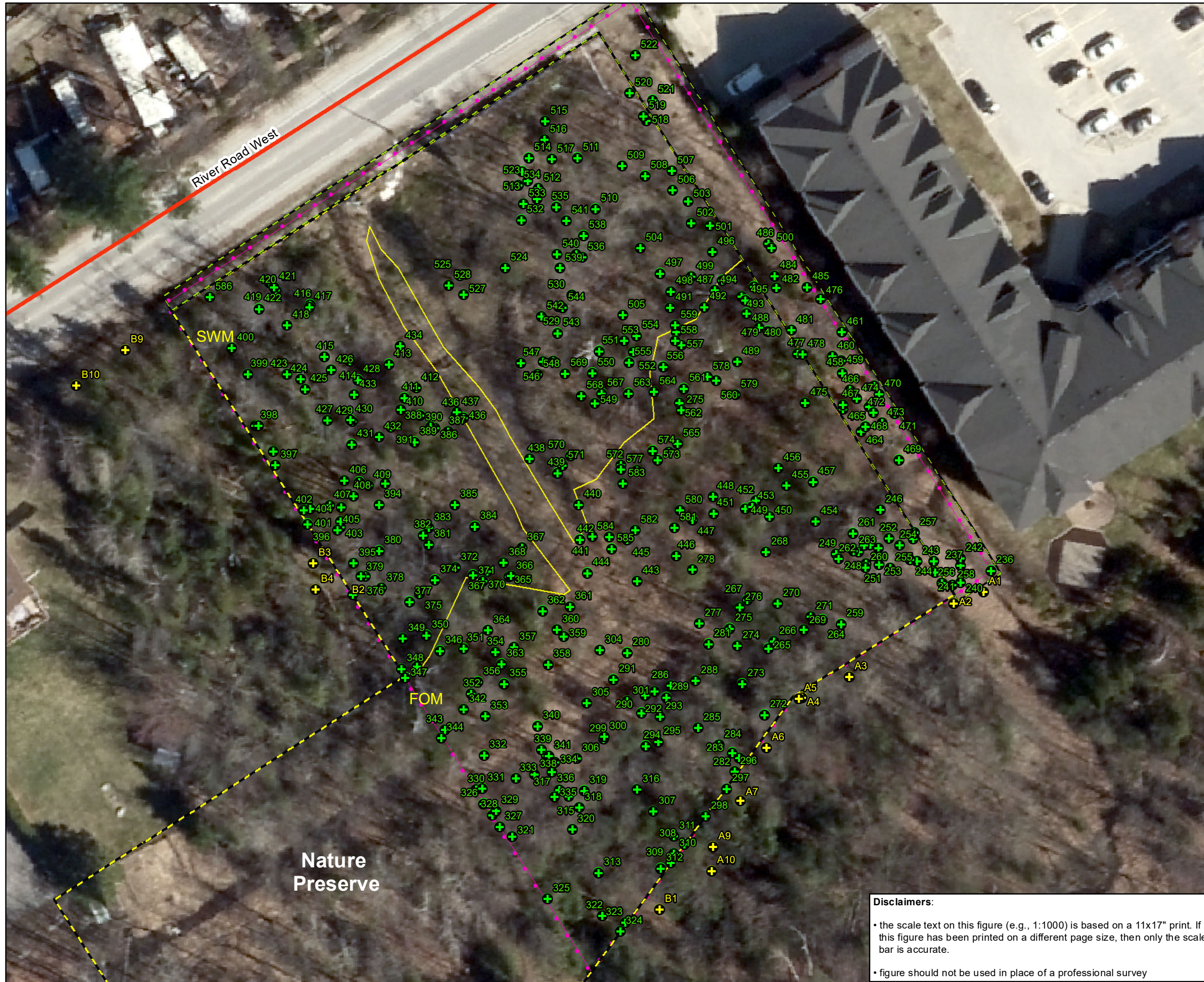
Part Lot 27, Concession 8, Geographic Township of Flos, Town of Wasaga Beach

Prepared for: Wasaga Riverwood Homes Inc.

Inset: General Location Of Subject Property.

Disclaimers:

- the scale text on this figure (e.g., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
- figure should not be used in place of a professional survey



Legend

Ontario Base Mapping (OBM)

— Roads

Planning Boundaries

▭ Subject Property

▭ Sidewalk and Stormwater Easement

Biophysical Features+Functions-

Tree Inventory

⊕ Subject Property and Easement Trees

⊕ Boundary Trees

Ecological Communities

⊕ FOM: Mixed Forest

⊕ SWM: Mixed Swamp

Proposed Development and Site Alteration

— Limit Of Disturbance



Orthorectified aerial photo - spring 2013

Scale	RS Project No.	Date Last Updated	By
1:500	2019-013	Jul 24, 2020	JG

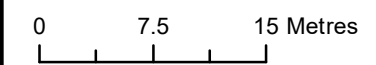


Figure 2. Tree Inventory.

Part Lot 27, Concession 8, Geographic Township of Flos, Town of Wasaga Beach

Prepared for: Wasaga Riverwood Homes Inc

Disclaimers:

- the scale text on this figure (e.g., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
- figure should not be used in place of a professional survey

Appendix 1. Tree Inventory



Appendix 1. Tree Inventory

RS Job #: 2019-013		Staff		Assessment Criteria and Condition					
Client: Wasaga Riverwoods Homes Inc.		Certified Arborist: Craig Mann CERT ID: ON-2369A Assistant: Joel Gauthier		Trunk Integrity (TI): defects of weakness in trunk, etc.			Good (G): tree displays less than 15% deficiency or defect		
Date of On-site Inventory: July 8, 2020				Canopy Structure (CS): scaffold branches, unions, multiple stems, insect damage			Fair (F): tree displays 15-40% deficiency or defect		
Weather: Sunny with limited breeze.				Canopy Vigour (CV): health of tree based on crown			Poor (P): tree displays greater than 40% deficiency or defect		
Tag No.	Common Name	Scientific Name	DBH (cm)	Condition			Canopy Radius (m)	Recommendation	Comments
				TI	CS	CV			
236	Green Ash	<i>Fraxinus pennsylvanica</i>	26.3	g	g	g	2.5	Retain-Tree protection fencing	
237	Northern Red Oak	<i>Quercus rubra</i>	30.4	g	g	g	4.0	Retain-Tree protection fencing	
238	Trembling Aspen	<i>Populus tremuloides</i>	27.0	g	g	g	2.5	Retain-Tree protection fencing	
239	Green Ash	<i>Fraxinus pennsylvanica</i>	16.8	g	g	g		Remove	
240	Green Ash	<i>Fraxinus pennsylvanica</i>	16.4	g	g	g		Retain-Tree protection fencing	
241	Trembling Aspen	<i>Populus tremuloides</i>	20.2	g	g	g	3.0	Remove	
242	Trembling Aspen	<i>Populus tremuloides</i>	19.8	f	g	g	2.0	Retain-Tree protection fencing	trunk wound
243	Northern Red Oak	<i>Quercus rubra</i>	21.0	g	g	g	3.0	Remove	dieback
244	Trembling Aspen	<i>Populus tremuloides</i>	21.6	f	g	g	2.5	Remove	lots of dead shaded stubs
245	Trembling Aspen	<i>Populus tremuloides</i>	31.1	p	g	f	3.0	Remove	lots of branch spikes, insect damage on leaves, shared stump with 246
246	Trembling Aspen	<i>Populus tremuloides</i>	17.7	g	p	g	2.0	Remove	overtop suppressed, dieback, lean, shared stump with 245
247	Trembling Aspen	<i>Populus tremuloides</i>	23.9	dead				Remove	
248	Red Maple	<i>Acer rubra</i>	15.2	p	g	g	3.0	Remove	shares stump with multi stems, inclusion wood
249	Green Ash	<i>Fraxinus pennsylvanica</i>	18.7	dead				Remove	
250	Green Ash	<i>Fraxinus pennsylvanica</i>	17.2	f	g	p	3.0	Remove	wound on trunk, abundant dieback, epicormic branching
251	Green Ash	<i>Fraxinus pennsylvanica</i>	20.1	dead				Remove	
252	Balsam Fir	<i>Abies balsamea</i>	18.0	g	f	g	1.0	Remove	flat top
253	Trembling Aspen	<i>Populus tremuloides</i>	24.4	g	f	g	3.0	Remove	crook in canopy
254	Trembling Aspen	<i>Populus tremuloides</i>	25.2	g	g	g	2.5	Remove	
255	Green Ash	<i>Fraxinus pennsylvanica</i>	52.2	g	g	g	3.0	Remove	
256	Trembling Aspen	<i>Populus tremuloides</i>	19.4	p	p	p	2.5	Remove	wounds on trunk, insect damage on leaves, dead top
257	Red Maple	<i>Acer rubra</i>	20.3	p	g	g	2.5	Remove	shared stump with 12 stems
258	Green Ash	<i>Fraxinus pennsylvanica</i>	20.3	g	g	g	2.5	Retain-Tree protection fencing	
A1	Trembling Aspen	<i>Populus tremuloides</i>	25.5	g	g	g	3.0	Retain - Tree protection fencing	possible root and crown impact
A2	Green Ash	<i>Fraxinus pennsylvanica</i>	28.0	g	g	g	3.0	Retain - Tree protection fencing	possible root and crown impact

RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Tag No.	Common Name	Scientific Name	DBH (cm)	Condition			Canopy Radius (m)	Recommendation	Comments
				TI	CS	CV			
259	Green Ash	<i>Fraxinus pennsylvanica</i>	23.8	g	g	g	2.5	Remove	
260	Green Ash	<i>Fraxinus pennsylvanica</i>	21.6	g	f	g	2.0	Remove	inclusion in canopy
261	Black Cherry	<i>Prunus serotina</i>	19.2	f	g	g	3.0	Remove	multiple stems at base
262	Red Maple	<i>Acer rubra</i>	15.2	f	g	g	2.5	Remove	multiple stems at base 5 additional
263	Trembling Aspen	<i>Populus tremuloides</i>	27.6	g	g	g	3.0	Remove	
A3	Green Ash	<i>Fraxinus pennsylvanica</i>	38.9	p	g	g	3.0	Retain-Tree protection fencing	trunk wound
264	Green Ash	<i>Fraxinus pennsylvanica</i>	22.7	p	g	g	3.0	Remove	shared stump with 265, poor union
265	Trembling Aspen	<i>Populus tremuloides</i>	22.4	p	g	g	3.0	Remove	shared stump with 264, poor union
266	Trembling Aspen	<i>Populus tremuloides</i>	21.3	g	g	g	3.0	Remove	
267	Balsam Fir	<i>Abies balsamea</i>	15.9	g	g	f	2.5	Remove	overtop
268	Green Ash	<i>Fraxinus pennsylvanica</i>	20.0	g	g	g	3.0	Remove	
269	Bigtooth Aspen	<i>Populus grandidentata</i>	22.8	g	g	g	3.0	Remove	
270	Bigtooth Aspen	<i>Populus grandidentata</i>	27.6	g	g	g	3.0	Remove	
271	Bigtooth Aspen	<i>Populus grandidentata</i>	21.0	g	g	g	3.0	Remove	
A4	Red Maple	<i>Acer rubra</i>	37.7	f	g	g	3.5	Retain-Tree protection fencing	seams, trunk twist
A5	Balsam Fir	<i>Abies balsamea</i>	17.2	f	g	g	1.5	Retain-Tree protection fencing	overtop suppressed
272	Bigtooth Aspen	<i>Populus grandidentata</i>	18.2	g	g	g	3.0	Remove	
273	Bigtooth Aspen	<i>Populus grandidentata</i>	25.0	f	g	g	3.0	Remove	lean
274	Bigtooth Aspen	<i>Populus grandidentata</i>	22.7	g	g	g	3.0	Remove	
275	Bigtooth Aspen	<i>Populus grandidentata</i>	30.8	g	g	g	3.0	Remove	
276	Bigtooth Aspen	<i>Populus grandidentata</i>	19.7	f	g	g	3.0	Remove	lean
277	Green Ash	<i>Fraxinus pennsylvanica</i>	17.0	g	g	p	1.5	Remove	dieback, epicormic branching, sparse foliage
278	Green Ash	<i>Fraxinus pennsylvanica</i>	21.1	dead				Remove	
279	Green Ash	<i>Fraxinus pennsylvanica</i>	21.1	dead				Remove	
280	Trembling Aspen	<i>Populus tremuloides</i>	21.3	p	g	f	3.0	Remove	seam, rot observed, woodpecker damage
281	Trembling Aspen	<i>Populus tremuloides</i>	23.2	g	g	g	3.0	Remove	
282	Balsam Fir	<i>Abies balsamea</i>	19.2	p	f	g	2.5	Remove	vine in tree, trunk wound, dieback
A6	Green Ash	<i>Fraxinus pennsylvanica</i>	21.8	f	g	g	3.0	Retain - Tree protection fencing	lean
283	Trembling Aspen	<i>Populus tremuloides</i>	15.2	g	g	f	2.0	Remove	insect damage on leaves
284	Black Cherry	<i>Prunus serotina</i>	20.4	p	g	g	3.0	Remove	sever lean
285	Trembling Aspen	<i>Populus tremuloides</i>	17.5	g	g	g	2.5	Remove	
286	Trembling Aspen	<i>Populus tremuloides</i>	16.6	g	g	g	2.0	Remove	
287	Trembling Aspen	<i>Populus tremuloides</i>	23.1	g	g	g	3.0	Remove	
288	Green Ash	<i>Fraxinus pennsylvanica</i>	19.0	g	g	p	2.0	Remove	almost dead, dieback, epicormic branching
289	Green Ash	<i>Fraxinus pennsylvanica</i>	21.5	g	g	p	3.0	Remove	dieback
290	Trembling Aspen	<i>Populus tremuloides</i>	17.2	g	g	p	1.5	Remove	low leaf abundance, insect damage on leaves, dieback
291	Green Ash	<i>Fraxinus pennsylvanica</i>	19.0	dead				Remove	
292	Green Ash	<i>Fraxinus pennsylvanica</i>	20.0	dead				Remove	
293	Northern Red Oak	<i>Quercus rubra</i>	16.0	g	g	g	3.0	Remove	
294	Trembling Aspen	<i>Populus tremuloides</i>	17.2	dead				Remove	

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Tag No.	Common Name	Scientific Name	DBH (cm)	Condition			Canopy Radius (m)	Recommendation	Comments
				TI	CS	CV			
295	Trembling Aspen	<i>Populus tremuloides</i>	22.9	g	g	g	3.0	Remove	
296	Balsam Fir	<i>Abies balsamea</i>	17.3	g	g	g	2.0	Remove	
A7	Balsam Fir	<i>Abies balsamea</i>	17.0	g	g	g	2.0	Retain - Tree protection fencing	
297	Green Ash	<i>Fraxinus pennsylvanica</i>	17.6	dead				Remove	
298	Balsam Fir	<i>Abies balsamea</i>	29.2	f	g	g	2.0	Remove	multiple stem, inclusion @ 8.0m
299	Trembling Aspen	<i>Populus tremuloides</i>	21.0	g	g	f	3.0	Remove	dieback
300	Trembling Aspen	<i>Populus tremuloides</i>	23.9	g	g	g	3.0	Remove	
301	Green Ash	<i>Fraxinus pennsylvanica</i>	21.1	p	g	g	3.0	Remove	share stump, inclusion wood, dieback
302	Green Ash	<i>Fraxinus pennsylvanica</i>	17.1	p	g	g	3.0	Remove	share stump, inclusion wood, dieback
303	Green Ash	<i>Fraxinus pennsylvanica</i>	26.5	p	g	g	3.5	Remove	share stump, inclusion wood, dieback
304	Green Ash	<i>Fraxinus pennsylvanica</i>	24.2	g	g	g	3.5	Remove	
305	Green Ash	<i>Fraxinus pennsylvanica</i>	26.6	g	g	f	3.0	Remove	insect damage on leaves
306	Green Ash	<i>Fraxinus pennsylvanica</i>	20.0	g	g	g	3.0	Remove	
307	Green Ash	<i>Fraxinus pennsylvanica</i>	16.8	dead				Remove	
308	Black Cherry	<i>Prunus serotina</i>	15.1	g	g	g	2.0	Remove	
A9	Green Ash	<i>Fraxinus pennsylvanica</i>	16.6	g	g	g	3.0	Retain - Tree protection fencing	
A10	Red Maple	<i>Acer rubra</i>	30.0	p	g	g	4.0	Retain - Tree protection fencing	multiple stems from one stump, inclusion wood
	Red Maple	<i>Acer rubra</i>	20.0	p	g	g	4.0	Retain - Tree protection fencing	multiple stems from one stump, inclusion wood
	Red Maple	<i>Acer rubra</i>	16.4	p	g	g	4.0	Retain - Tree protection fencing	multiple stems from one stump, inclusion wood
309	Northern White Cedar	<i>Thuja occidentalis</i>	19.9	p	g	g	2.0	Remove	sever lean, exposed roots, multiple stems, inclusion wood
310	Northern White Cedar	<i>Thuja occidentalis</i>	16.0	g	g	g	2.5	Remove	
311	Green Ash	<i>Fraxinus pennsylvanica</i>	32.7	dead				Remove	
312	Balsam Fir	<i>Abies balsamea</i>	15.8	g	g	g	2.0	Remove	
313	Red Maple	<i>Acer rubra</i>	24.0	p	g	g	5.0	Remove	shared stump, bark inclusion
314	Red Maple	<i>Acer rubra</i>	37.3	p	g	g	5.0	Remove	shared stump, bark inclusion
315	Northern White Cedar	<i>Thuja occidentalis</i>	15.5	g	g	g	2.5	Remove	
316	Green Ash	<i>Fraxinus pennsylvanica</i>	22.9	f	g	g	3.0	Remove	shared stump with smaller tree
317	Green Ash	<i>Fraxinus pennsylvanica</i>	28.0	g	g	p	3.0	Remove	mostly dead
318	Green Ash	<i>Fraxinus pennsylvanica</i>	20.8	dead				Remove	
319	Green Ash	<i>Fraxinus pennsylvanica</i>	18.2	g	g	f	3.0	Remove	some db
320	White Birch	<i>Betula papyrifera</i>	18.5	g	g	g	4.0	Remove	
321	Green Ash	<i>Fraxinus pennsylvanica</i>	15.6	g	g	g	3.0	Remove	
322	Green Ash	<i>Fraxinus pennsylvanica</i>	17.3	g	g	g	3.0	Remove	
323	Green Ash	<i>Fraxinus pennsylvanica</i>	19.6	g	g	g	3.0	Remove	
B1	Green Ash	<i>Fraxinus pennsylvanica</i>	20.6	g	g	g	3.0	Retain - Tree protection fencing	
	Green Ash	<i>Fraxinus pennsylvanica</i>	15.0	g	g	g	3.0	Retain - Tree protection fencing	
324	Green Ash	<i>Fraxinus pennsylvanica</i>	16.0	g	g	g	2.5	Remove	

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Tag No.	Common Name	Scientific Name	DBH (cm)	Condition			Canopy Radius (m)	Recommendation	Comments
				TI	CS	CV			
325	White Spruce	<i>Picea glauca</i>	28.5	g	p	p	3.0	Remove	lots of dieback, poor crown
326	Northern White Cedar	<i>Thuja occidentalis</i>	18.2	g	g	g	2.5	Remove	
327	Northern Red Oak	<i>Quercus rubra</i>	19.6	g	g	g	3.0	Remove	
328	Bigtooth Aspen	<i>Populus grandidentata</i>	22.5	g	g	g	3.0	Remove	insect damage on leaves
329	Bigtooth Aspen	<i>Populus grandidentata</i>	21.8	g	g	g	3.0	Remove	insect damage on leaves
330	Bigtooth Aspen	<i>Populus grandidentata</i>	22.3	g	g	g	3.0	Remove	insect damage on leaves
331	Bigtooth Aspen	<i>Populus grandidentata</i>	19.7	g	g	g	3.0	Remove	insect damage on leaves
332	Northern Red Oak	<i>Quercus rubra</i>	32.5	p	g	g	5.0	Remove	shared stump with 333, inclusion
333	Northern Red Oak	<i>Quercus rubra</i>	23.8	p	g	g	4.0	Remove	share stump with 332, inclusion
334	Red Maple	<i>Acer rubra</i>	22.0	p	g	f	3.0	Remove	multiple stems from base (10), limited crown
335	Green Ash	<i>Fraxinus pennsylvanica</i>	21.5	g	g	g	2.5	Remove	
336	Green Ash	<i>Fraxinus pennsylvanica</i>	27.2	g	g	g	4.0	Remove	insect damage on leaves
337	Green Ash	<i>Fraxinus pennsylvanica</i>	25.7	g	g	g	4.0	Remove	insect damage on leaves
338	Northern Red Oak	<i>Quercus rubra</i>	32.3	p	g	g	5.5	Remove	shared stump with 339 and 340 inclusion wood
339	Northern Red Oak	<i>Quercus rubra</i>	29.3	p	g	g	5.0	Remove	shared stump with 338 and 340 inclusion wood
340	Northern Red Oak	<i>Quercus rubra</i>	30.7	p	g	g	5.0	Remove	shared stump with 338 and 339 inclusion wood, dieback
341	Green Ash	<i>Fraxinus pennsylvanica</i>	24.6	g	g	g	3.0	Remove	insect damage on leaves
342	Trembling Aspen	<i>Populus tremuloides</i>	19.8	g	g	g	3.0	Remove	
343	Trembling Aspen	<i>Populus tremuloides</i>	20.0	f	g	g	3.0	Remove	inclusion in crown
344	Balsam Fir	<i>Abies balsamea</i>	16.3	g	g	g	2.0	Remove	
345	Green Ash	<i>Fraxinus pennsylvanica</i>	24.3	g	g	g	3.0	Remove	dieback
346	Red Maple	<i>Acer rubra</i>	23.2	f	g	g	3.0	Remove	inclusion at base possible rot
347	White Birch	<i>Betula papyrifera</i>	23.8	dead				Remove	
348	White Birch	<i>Betula papyrifera</i>	32.7	dead				Remove	
349	Green Ash	<i>Fraxinus pennsylvanica</i>	17.6	f	g	g	3.0	Remove	twisted trunk, lean
350	Northern Red Oak	<i>Quercus rubra</i>	23.8	f	g	g	3.0	Remove	multiple stems at 4.0m, inclusion
351	Northern White Cedar	<i>Thuja occidentalis</i>	28.9	f	g	g	4.0	Remove	trunk wounds
352	Northern White Cedar	<i>Thuja occidentalis</i>	16.9	g	g	g	2.0	Remove	overtop suppressed
353	Northern Red Oak	<i>Quercus rubra</i>	16.5	g	g	g	3.0	Remove	
354	Northern White Cedar	<i>Thuja occidentalis</i>	15.8	g	g	g	2.0	Remove	
355	Northern White Cedar	<i>Thuja occidentalis</i>	17.5	g	g	g	2.5	Remove	overtop suppressed
356	Northern White Cedar	<i>Thuja occidentalis</i>	16.2	g	g	g	2.5	Remove	overtop suppressed
357	Balsam Fir	<i>Abies balsamea</i>	24.9	dead				Remove	
358	Northern White Cedar	<i>Thuja occidentalis</i>	22.7	g	g	g	4.0	Remove	dieback
359	Northern Red Oak	<i>Quercus rubra</i>	28.0	g	g	g	5.0	Remove	
360	Green Ash	<i>Fraxinus pennsylvanica</i>	22.2	g	g	g	3.5	Remove	
361	Balsam Fir	<i>Abies balsamea</i>	21.5	dead				Remove	
362	Northern Red Oak	<i>Quercus rubra</i>	16.8	g	g	g	3.0	Remove	
363	Northern White Cedar	<i>Thuja occidentalis</i>	23.3	g	g	g	3.0	Remove	
364	Red Maple	<i>Acer rubra</i>	29.0	p	g	g	4.0	Remove	large branches, inclusion
365	Balsam Fir	<i>Abies balsamea</i>	19.2	g	g	g	3.0	Remove	
366	Balsam Fir	<i>Abies balsamea</i>	17.0	g	g	g	2.0	Remove	
367	White Birch	<i>Betula papyrifera</i>	26.0	dead				Remove	
368	Balsam Fir	<i>Abies balsamea</i>	15.2	g	g	g	2.0	Remove	

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Tag No.	Common Name	Scientific Name	DBH (cm)	Condition			Canopy Radius (m)	Recommendation	Comments
				TI	CS	CV			
367	Balsam Fir	<i>Abies balsamea</i>	18.2	dead				Remove	
370	Red Maple	<i>Acer rubra</i>	24.5	dead				Remove	
371	Balsam Fir	<i>Abies balsamea</i>	18.2	g	g	g	2.5	Remove	
372	Red Maple	<i>Acer rubra</i>	19.0	p	g	g	4.0	Remove	share stump inclusion
373	Red Maple	<i>Acer rubra</i>	21.1	p	g	g	4.0	Remove	share stump, inclusion
374	Balsam Fir	<i>Abies balsamea</i>	21.8	dead				Remove	
275	Northern White Cedar	<i>Thuja occidentalis</i>	22.5	p	p	p	1.0	Remove	on the ground, mostly dead
276	Green Ash	<i>Fraxinus pennsylvanica</i>	15.3	p	p	p	0.5	Remove	almost dead, epicormic branching, wood pecker
377	Red Maple	<i>Acer rubra</i>	28.1	p	p	p	1.0	Remove	mostly dead, dieback, epicormic branching
378	White Birch	<i>Betula papyrifera</i>	28.0	dead				Remove	
379	White Birch	<i>Betula papyrifera</i>	18.5	dead				Remove	
380	Green Ash	<i>Fraxinus pennsylvanica</i>	16.4	dead				Remove	
381	Green Ash	<i>Fraxinus pennsylvanica</i>	17.2	dead				Remove	
382	Green Ash	<i>Fraxinus pennsylvanica</i>	18.7	dead				Remove	
383	White Birch	<i>Betula papyrifera</i>	24.5	dead				Remove	
384	Green Ash	<i>Fraxinus pennsylvanica</i>	16.3	g	g	g	2.5	Remove	
385	Balsam Fir	<i>Abies balsamea</i>	16.4	g	g	f	2.0	Remove	sparce crown
386	Balsam Fir	<i>Abies balsamea</i>	17.4	f	g	f	2.5	Remove	wound at top, suppressed
387	Green Ash	<i>Fraxinus pennsylvanica</i>	15.2	dead				Remove	
388	White Birch	<i>Betula papyrifera</i>	22.5	dead				Remove	
389	Balsam Fir	<i>Abies balsamea</i>	20.3	p	p	p	1.0	Remove	mostly dead
390	Balsam Fir	<i>Abies balsamea</i>	17.5	dead				Remove	
391	Balsam Fir	<i>Abies balsamea</i>	17.0	g	g	g	2.5	Remove	
392	Northern White Cedar	<i>Thuja occidentalis</i>	16.8	p	p	p	2.0	Remove	exposed roots, trunk wound, sever lean, shared stump with 393
393	Northern White Cedar	<i>Thuja occidentalis</i>	19.5	p	p	p	2.5	Remove	trunk wound, sever lean
394	Red Maple	<i>Acer rubra</i>	17.4	g	g	g	2.5	Remove	dieback
395	Balsam Fir	<i>Abies balsamea</i>	26.1	f	g	g	3.0	Remove	sever lean, dieback
B2	Northern White Cedar	<i>Thuja occidentalis</i>	36 (estimate)	p	p	p	n/a	Remove	laying on ground with live branches, trunk wound
B3	Northern White Cedar	<i>Thuja occidentalis</i>	28.5	p	p	p	2.5	Retain - Tree protection fencing	sever lean, wood pecker, trunk wound
B4	Northern White Cedar	<i>Thuja occidentalis</i>	27.0	p	p	p	2.0	Retain - Tree protection fencing	sever lean, trunk wound
396	Northern White Cedar	<i>Thuja occidentalis</i>	28.9	g	g	g	2.5	Remove	
B5	Balsam Fir	<i>Abies balsamea</i>	20.8	dead				Remove	
B6	Northern White Cedar	<i>Thuja occidentalis</i>	19.9	g	g	g	2.5	Remove	
397	Northern White Cedar	<i>Thuja occidentalis</i>	18.0	g	g	g	2.0	Remove	
398	Balsam Fir	<i>Abies balsamea</i>	19.9	g	g	g	2.5	Remove	
B8	Balsam Fir	<i>Abies balsamea</i>	20.2	g	g	g	3.0	Retain - Tree protection fencing	
399	Green Ash	<i>Fraxinus pennsylvanica</i>	19.4	dead				Remove	
400	Green Ash	<i>Fraxinus pennsylvanica</i>	33.2	dead				Remove	
401	Red Maple	<i>Acer rubra</i>	33.0	p	f	p	3.0	Remove	dieback, shared stump with 402 and 403
402	Red Maple	<i>Acer rubra</i>	21.1	p	f	p	3.0	Remove	dieback, shared stump with 401 and 403

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Tag No.	Common Name	Scientific Name	DBH (cm)	Condition			Canopy Radius (m)	Recommendation	Comments
				TI	CS	CV			
403	Red Maple	<i>Acer rubra</i>	46.3	p	f	p	3.0	Remove	dieback, shared stump with 401 and 402, inclusion
404	White Birch	<i>Betula papyrifera</i>	34.5	dead				Remove	
405	White Birch	<i>Betula papyrifera</i>	40.0	dead				Remove	
406	White Birch	<i>Betula papyrifera</i>	16.5	dead				Remove	
407	Red Maple	<i>Acer rubra</i>	17.5	dead				Remove	
408	Red Maple	<i>Acer rubra</i>	16.8	p	p	p	1.5	Remove	mostly dead, shared stump with 407
409	Red Maple	<i>Acer rubra</i>	20.7	dead				Remove	
410	Green Ash	<i>Fraxinus pennsylvanica</i>	16.9	g	g	g	3.0	Remove	
411	Red Maple	<i>Acer rubra</i>	21.0	dead				Remove	
412	Balsam Fir	<i>Abies balsamea</i>	15.8	g	g	g	2.5	Remove	
413	Trembling Aspen	<i>Populus tremuloides</i>	19.5	g	g	g	3.0	Remove	
414	Balsam Fir	<i>Abies balsamea</i>	16.0	dead				Remove	
415	Red Maple	<i>Acer rubra</i>	17.6	dead				Remove	
416	White Birch	<i>Betula papyrifera</i>	19.9	dead				Remove	
417	Balsam Fir	<i>Abies balsamea</i>	16.2	g	g	f	2.5	Remove	dieback
418	Green Ash	<i>Fraxinus pennsylvanica</i>	40.7	dead				Remove	
419	Red Maple	<i>Acer rubra</i>	17.2	p	p	p	2.0	Remove	mostly dead
420	Green Ash	<i>Fraxinus pennsylvanica</i>	17.5	dead				Remove	
421	White Birch	<i>Betula papyrifera</i>	26.8	dead				Remove	
422	Balsam Fir	<i>Abies balsamea</i>	26.8	dead				Remove	
423	Green Ash	<i>Fraxinus pennsylvanica</i>	51.1	dead				Remove	
424	Green Ash	<i>Fraxinus pennsylvanica</i>	39.9	dead				Remove	
425	Balsam Fir	<i>Abies balsamea</i>	21.2	dead				Remove	
426	White Birch	<i>Betula papyrifera</i>	18.0	dead				Remove	
427	White Birch	<i>Betula papyrifera</i>	21.0	dead				Remove	
428	Red Maple	<i>Acer rubra</i>	20.0	p	p	p	2.5	Remove	dieback, inclusion, shared stump with 429 and 430
429	Red Maple	<i>Acer rubra</i>	22.2	p	p	p	2.5	Remove	dieback, inclusion, shared stump with 428 and 430
430	Red Maple	<i>Acer rubra</i>	19.9	p	p	p	2.5	Remove	trunk wound, dieback, inclusion, shared stump with 428 and 429
431	Balsam Fir	<i>Abies balsamea</i>	19.0	dead				Remove	
432	Red Maple	<i>Acer rubra</i>	23.4	p	p	p	2.0	Remove	almost dead, dieback, trunk wounds, share stump with 433
433	Red Maple	<i>Acer rubra</i>	22.5	p	p	p	2.0	Remove	trunk wound, dieback, share stump with 432
434	Green Ash	<i>Fraxinus pennsylvanica</i>	16.5	dead				Remove	
436	Green Ash	<i>Fraxinus pennsylvanica</i>	15.6	p	p	p	1.0	Remove	mostly dead, dieback, multiple stems at 4.0m, inclusion
436	Green Ash	<i>Fraxinus pennsylvanica</i>	18.7	dead				Remove	
437	Green Ash	<i>Fraxinus pennsylvanica</i>	20.7	dead				Remove	
438	Green Ash	<i>Fraxinus pennsylvanica</i>	16.9	dead				Remove	
439	Green Ash	<i>Fraxinus pennsylvanica</i>	16.0	g	g	g	3.0	Remove	dieback
440	Green Ash	<i>Fraxinus pennsylvanica</i>	18.2	g	g	g	2.5	Remove	dieback
441	Red Maple	<i>Acer rubra</i>	19.0	p	g	g	2.5	Remove	trunk inclusion
442	Green Ash	<i>Fraxinus pennsylvanica</i>	16.9	g	g	f	2.5	Remove	dieback, epicormic branching
443	Green Ash	<i>Fraxinus pennsylvanica</i>	15.3	g	g	p	2.0	Remove	dieback, epicormic branching
444	Northern Red Oak	<i>Quercus rubra</i>	19.2	g	g	g	5.0	Remove	
445	Northern Red Oak	<i>Quercus rubra</i>	25.9	g	g	g	4.0	Remove	dieback

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Tag No.	Common Name	Scientific Name	DBH (cm)	Condition			Canopy Radius (m)	Recommendation	Comments
				TI	CS	CV			
446	Green Ash	<i>Fraxinus pennsylvanica</i>	19.8	g	g	g	3.0	Remove	
447	Northern Red Oak	<i>Quercus rubra</i>	27.0	g	g	g	5.0	Remove	
448	White Birch	<i>Betula papyrifera</i>	24.0	dead				Remove	
449	Northern White Cedar	<i>Thuja occidentalis</i>	25.0	p	g	g	2.0	Remove	wood pecker
450	Green Ash	<i>Fraxinus pennsylvanica</i>	16.0	f	f	f	3.0	Remove	dieback, epicormic branching
451	White Birch	<i>Betula papyrifera</i>	29.0	dead				Remove	
452	Red Maple	<i>Acer rubra</i>	32.5	g	g	g	5.0	Remove	
453	Northern White Cedar	<i>Thuja occidentalis</i>	19.9	g	g	g	3.0	Remove	
454	Green Ash	<i>Fraxinus pennsylvanica</i>	15.2	dead				Remove	
455	White Birch	<i>Betula papyrifera</i>	18.2	dead				Remove	
456	Northern White Cedar	<i>Thuja occidentalis</i>	21.3	g	g	g	2.0	Remove	
457	Green Ash	<i>Fraxinus pennsylvanica</i>	25.1	g	g	g	4.0	Remove	
458	Green Ash	<i>Fraxinus pennsylvanica</i>	15.9	g	g	f	2.5	Retain - Tree protection fencing	dieback
459	Northern Red Oak	<i>Quercus rubra</i>	25.0	g	g	g	4.0	Retain - Tree protection fencing	
460	White Birch	<i>Betula papyrifera</i>	16.8	p	g	g	2.5	Retain - Tree protection fencing	sever lean
461	Red Maple	<i>Acer rubra</i>	32.8	p	g	g	5.0	Retain - Tree protection fencing	seam trunk inclusion
462	Red Maple	<i>Acer rubra</i>	24.8	g	g	g	2.0	Retain - Tree protection fencing	
463	Black Cherry	<i>Prunus serotina</i>	20.8	g	g	g	4.0	Retain - Tree protection fencing	
464	Green Ash	<i>Fraxinus pennsylvanica</i>	19.0	dead				Retain - Tree protection fencing	
465	Northern White Cedar	<i>Thuja occidentalis</i>	17.0	dead				Retain - Tree protection fencing	
466	Northern White Cedar	<i>Thuja occidentalis</i>	34.0	p	g	g	2.5	Retain - Tree protection fencing	trunk wound. shared stump with 465
467	Green Ash	<i>Fraxinus pennsylvanica</i>	21.0	dead				Retain - Tree protection fencing	
468	Trembling Aspen	<i>Populus tremuloides</i>	27.2	g	g	g	4.0	Retain - Tree protection fencing	insect damage on leaves
469	White Birch	<i>Betula papyrifera</i>	29.0	p	g	g	3.5	Retain - Tree protection fencing	trunk wound, insect damage on leaves
470	Red Maple	<i>Acer rubra</i>	25.5	p	p	p	3.0	Retain - Tree protection fencing	mostly dead, shared stump with 471, trunk wound
471	Red Maple	<i>Acer rubra</i>	21.0	p	f	f	4.0	Remove	mostly dead, shared stump with 470, trunk wound, dieback
472	Red Maple	<i>Acer rubra</i>	23.9	dead				Retain - Tree protection fencing	
473	Northern White Cedar	<i>Thuja occidentalis</i>	21.5	p	g	g	2.5	Retain - Tree protection fencing	extensive trunk wound

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Tag No.	Common Name	Scientific Name	DBH (cm)	Condition			Canopy Radius (m)	Recommendation	Comments
				TI	CS	CV			
474	White Birch	<i>Betula papyrifera</i>	25.0	g	g	f	3.0	Retain - Tree protection fencing	dieback
475	Green Ash	<i>Fraxinus pennsylvanica</i>	17.2	g	g	g	3.0	Remove	
476	Balsam Fir	<i>Abies balsamea</i>	15.5	p	f	f	2.0	Remove	trunk wound, dieback, overtop suppressed
477	Northern White Cedar	<i>Thuja occidentalis</i>	27.5	g	g	g	2.0	Remove	lean
478	Green Ash	<i>Fraxinus pennsylvanica</i>	15.1	g	g	g	3.0	Remove	
479	Northern Red Oak	<i>Quercus rubra</i>	17.2	g	g	g	4.0	Remove	
480	Northern White Cedar	<i>Thuja occidentalis</i>	32.0	g	g	g	2.5	Remove	lean
481	Balsam Fir	<i>Abies balsamea</i>	18.0	g	g	g	2.5	Retain - Tree protection fencing	
482	Northern White Cedar	<i>Thuja occidentalis</i>	31.2	f	g	g	4.0	Retain - Tree protection fencing	lean
483	Northern White Cedar	<i>Thuja occidentalis</i>	17.1	g	g	g	2.0	Remove	
484	White Birch	<i>Betula papyrifera</i>	39.0	dead				Retain - Tree protection fencing	
485	Red Maple	<i>Acer rubra</i>	27.9	f	g	g	4.0	Retain - Tree protection fencing	trunk abrasions
486	Northern White Cedar	<i>Thuja occidentalis</i>	27.8	f	g	g	2.5	Retain - Tree protection fencing	trunk wounds
487	Red Maple	<i>Acer rubra</i>	33.0	p	g	g	4.5	Remove	rotten stump attached at base
488	Red Maple	<i>Acer rubra</i>	25.2	g	g	f	3.0	Remove	dieback
489	Green Ash	<i>Fraxinus pennsylvanica</i>	17.7	g	g	g	3.0	Remove	
490	Green Ash	<i>Fraxinus pennsylvanica</i>	18.0	g	g	g	3.0	Remove	
491	Northern White Cedar	<i>Thuja occidentalis</i>	16.9	p	p	p	2.0	Remove	trunk wound, dieback
492	Northern White Cedar	<i>Thuja occidentalis</i>	26.1	p	f	f	2.0	Remove	seam, trunk wound, dieback
493	White Birch	<i>Betula papyrifera</i>	33.0	dead				Remove	
494	White Birch	<i>Betula papyrifera</i>	20.5	dead				Remove	
495	Red Maple	<i>Acer rubra</i>	19.1	g	g	g	3.0	Remove	
496	Red Maple	<i>Acer rubra</i>	31.5	f	f	f	3.0	Remove	trunk wound, dieback
497	Green Ash	<i>Fraxinus pennsylvanica</i>	19.5	g	g	g	3.0	Remove	
498	Red Maple	<i>Acer rubra</i>	21.5	dead				Remove	
499	White Birch	<i>Betula papyrifera</i>	19.5	p	p	p	3.0	Remove	sever lean, trunk wound, dieback
500	Green Ash	<i>Fraxinus pennsylvanica</i>	22.0	p	f	f	3.0	Retain - Tree protection fencing	trunk wound
501	Green Ash	<i>Fraxinus pennsylvanica</i>	16.5	p	p	p	0.5	Remove	all dead except for epicormic branching
502	Green Ash	<i>Fraxinus pennsylvanica</i>	22.6	dead				Remove	
503	Green Ash	<i>Fraxinus pennsylvanica</i>	23.5	dead				Remove	
504	Green Ash	<i>Fraxinus pennsylvanica</i>	18.8	dead				Remove	
505	Green Ash	<i>Fraxinus pennsylvanica</i>	24.7	p	p	p	1.0	Remove	broken top, all dead except for epicormic branching
506	Green Ash	<i>Fraxinus pennsylvanica</i>	23.4	p	p	p	1.0	Remove	all dead except one branch
507	Green Ash	<i>Fraxinus pennsylvanica</i>	17.2	dead				Remove	
508	Green Ash	<i>Fraxinus pennsylvanica</i>	17.5	p	p	p	1.0	Remove	all dead except one branch
509	Trembling Aspen	<i>Populus tremuloides</i>	27.5	dead				Remove	
510	Trembling Aspen	<i>Populus tremuloides</i>	26.3	g	f	f	4.0	Remove	dieback, large branches

RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Tag No.	Common Name	Scientific Name	DBH (cm)	Condition			Canopy Radius (m)	Recommendation	Comments
				TI	CS	CV			
511	Red Maple	<i>Acer rubra</i>	15.8	dead				Remove	
512	Northern Red Oak	<i>Quercus rubra</i>	25.0	g	g	f	5.0	Remove	dieback
513	Trembling Aspen	<i>Populus tremuloides</i>	23.3	dead				Remove	
514	Trembling Aspen	<i>Populus tremuloides</i>	21.5	g	g	g	3.0	Remove	
515	Trembling Aspen	<i>Populus tremuloides</i>	18.0	g	g	g	3.0	Remove	
516	Bigtooth Aspen	<i>Populus grandidentata</i>	18.7	dead				Remove	
517	Bigtooth Aspen	<i>Populus grandidentata</i>	18.2	dead				Remove	
518	Trembling Aspen	<i>Populus tremuloides</i>	16.2	g	g	g	2.0	Remove	
519	Trembling Aspen	<i>Populus tremuloides</i>	25.2	g	g	g	3.0	Remove	
520	Trembling Aspen	<i>Populus tremuloides</i>	20.3	g	g	g	3.0	Remove	dieback
521	Trembling Aspen	<i>Populus tremuloides</i>	16.2	dead				Retain - Tree protection fencing	
522	Red Maple	<i>Acer rubra</i>	15.8	g	g	f	3.0	Retain - Tree protection fencing	dieback, red leaves
523	Green Ash	<i>Fraxinus pennsylvanica</i>	21.5	f	f	f	3.0	Remove	sparce foliage, EAB
524	Bigtooth Aspen	<i>Populus grandidentata</i>	29.3	f	g	g	5.0	Remove	base trunk wound
525	Willow Species	<i>Salix sp.</i>	24.0	p	g	g	5.0	Remove	shared stump with 526,527,529, inclusion
526	Willow Species	<i>Salix sp.</i>	23.5	p	g	g		Remove	sever lean, shared stump with 525,527,529, inclusion
527	Willow Species	<i>Salix sp.</i>	34.1	p	f	g	4.0	Remove	sever lean, shared stump with 525,526,529, inclusion, large branches
528	Willow Species	<i>Salix sp.</i>	30.2	p	g	g	4.0	Remove	sever lean, shared stump with 525, 526,527, inclusion
529	Trembling Aspen	<i>Populus tremuloides</i>	18.9	g	g	g	4.0	Remove	
530	Trembling Aspen	<i>Populus tremuloides</i>	15.9	g	g	g	3.0	Remove	
531	Northern Red Oak	<i>Quercus rubra</i>	16.5	f	f	f	4.0	Remove	dieback, branch union
532	Red Maple	<i>Acer rubra</i>	43.2	p	g	g	5.0	Remove	seam, trunk wound, shared stump with 533
533	Red Maple	<i>Acer rubra</i>	32.5	p	g	g	5.0	Remove	shared stump with 532, crown branch unions
534	Green Ash	<i>Fraxinus pennsylvanica</i>	17.7	dead				Remove	
535	Green Ash	<i>Fraxinus pennsylvanica</i>	18.5	g	g	f	3.0	Remove	dieback
536	Red Maple	<i>Acer rubra</i>	24.5	g	g	f	4.0	Remove	dieback
537	Red Maple	<i>Acer rubra</i>	17.2	p	p	g	3.0	Remove	trunk wound, number of branch unions @4.0m
538	Trembling Aspen	<i>Populus tremuloides</i>	20.0	g	g	f	3.0	Remove	dieback
539	Trembling Aspen	<i>Populus tremuloides</i>	21.1	g	g	g	3.0	Remove	
540	White Birch	<i>Betula papyrifera</i>	24.5	dead				Remove	
541	Green Ash	<i>Fraxinus pennsylvanica</i>	30.0	dead				Remove	
542	Green Ash	<i>Fraxinus pennsylvanica</i>	15.8	g	g	p	3.0	Remove	epicormic branching, sparce foliage
543	White Birch	<i>Betula papyrifera</i>	33.8	dead				Remove	
544	Green Ash	<i>Fraxinus pennsylvanica</i>	18.0	g	g	p	3.0	Remove	dieback, epicormic branching, sparce foliage
545	Red Maple	<i>Acer rubra</i>	15.2	g	g	g	3.0	Remove	
546	Trembling Aspen	<i>Populus tremuloides</i>	15.2	p	f	p	2.0	Remove	dieback, sparce foliage, branch spikes
547	Green Ash	<i>Fraxinus pennsylvanica</i>	16.3	dead				Remove	
548	Green Ash	<i>Fraxinus pennsylvanica</i>	19.2	dead				Remove	
549	Green Ash	<i>Fraxinus pennsylvanica</i>	27.9	f	f	f	3.0	Remove	sparce foliage, dieback, trunk wound
550	White Birch	<i>Betula papyrifera</i>	24.0	dead				Remove	
551	Green Ash	<i>Fraxinus pennsylvanica</i>	16.1	g	f	p	1.0	Remove	heavy dieback, epicormic branching, dead top

RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Tag No.	Common Name	Scientific Name	DBH (cm)	Condition			Canopy Radius (m)	Recommendation	Comments
				TI	CS	CV			
552	Green Ash	<i>Fraxinus pennsylvanica</i>	15.1	dead				Remove	
553	Red Maple	<i>Acer rubra</i>	46.5	p	p	p	4.0	Remove	heavy dieback, trunk seam, inclusion
554	White Birch	<i>Betula papyrifera</i>	21.4	dead				Remove	
555	Balsam Fir	<i>Abies balsamea</i>	16.0	dead				Remove	
556	Red Maple	<i>Acer rubra</i>	20.8	g	g	f	4.0	Remove	dieback
557	White Birch	<i>Betula papyrifera</i>	26.8	g	g	g	4.5	Remove	
558	White Birch	<i>Betula papyrifera</i>	22.8	p	g	g	2.5	Remove	base inclusions, shared stump, wood pecker holes
	White Birch	<i>Betula papyrifera</i>	17.0	p	g	g	2.5	Remove	
559	White Birch	<i>Betula papyrifera</i>	17.5	p	g	g	3.0	Remove	sever lean
560	Green Ash	<i>Fraxinus pennsylvanica</i>	17.7	g	f	p	3.0	Remove	db
561	White Birch	<i>Betula papyrifera</i>	25.2	dead				Remove	
562	Eastern Hemlock	<i>Tsuga canadensis</i>	28.7	g	g	g	4.5	Remove	sap sucker
563	Northern White Cedar	<i>Thuja occidentalis</i>	24.0	g	g	g	2.5	Remove	
564	Red Maple	<i>Acer rubra</i>	27.0	p	g	f	3.5	Remove	trunk wound, dieback
	Red Maple	<i>Acer rubra</i>	16.5	p	g	g	3.0	Remove	shared stump, inclusion
	Red Maple	<i>Acer rubra</i>	15.5	p	g	g	3.0	Remove	shared stump, inclusion
	Red Maple	<i>Acer rubra</i>	17.5	p	g	g	3.0	Remove	shared stump, inclusion
565	Northern White Cedar	<i>Thuja occidentalis</i>	25.5	g	g	g	2.5	Remove	
567	Green Ash	<i>Fraxinus pennsylvanica</i>	16.5	g	g	g	3.0	Remove	
568	Trembling Aspen	<i>Populus tremuloides</i>	15.9	g	g	g	3.0	Remove	
569	Green Ash	<i>Fraxinus pennsylvanica</i>	16.9	g	f	p	3.0	Remove	dieback
570	Green Ash	<i>Fraxinus pennsylvanica</i>	21.0	g	f	p	3.0	Remove	dieback
571	Green Ash	<i>Fraxinus pennsylvanica</i>	17.0	g	f	p	3.0	Remove	dieback
572	Green Ash	<i>Fraxinus pennsylvanica</i>	15.2	g	g	g	3.0	Remove	
573	Green Ash	<i>Fraxinus pennsylvanica</i>	15.2	g	g	g	2.5	Remove	
574	Balsam Fir	<i>Abies balsamea</i>	20.5	g	g	g	2.5	Remove	
275	Red Maple	<i>Acer rubra</i>	20.0	p	p	f	1.0	Remove	mostly dead
576	Red Maple	<i>Acer rubra</i>	20.7	p	p	f	2.0	Remove	union at base, dieback, large broken branches
577	Northern White Cedar	<i>Thuja occidentalis</i>	17.3	p	p	p	2.0	Remove	large trunk wound, dieback
578	Green Ash	<i>Fraxinus pennsylvanica</i>	19.2	g	g	g	3.0	Remove	
579	Green Ash	<i>Fraxinus pennsylvanica</i>	19.0	g	g	g	3.0	Remove	
580	White Birch	<i>Betula papyrifera</i>	15.2	g	g	g	2.5	Remove	
581	Green Ash	<i>Fraxinus pennsylvanica</i>	22.6	g	f	p	3.0	Remove	dieback
582	Northern Red Oak	<i>Quercus rubra</i>	30.2	g	g	f	5.0	Remove	dieback
583	Northern Red Oak	<i>Quercus rubra</i>	27.6	g	g	f	5.0	Remove	dieback
584	Green Ash	<i>Fraxinus pennsylvanica</i>	18.1	dead				Remove	
585	Green Ash	<i>Fraxinus pennsylvanica</i>	18.1	f	f	p	2.0	Remove	dieback, wood pecker, EAB
586	Green Ash	<i>Fraxinus pennsylvanica</i>	21.0	dead				Remove	
B9	Balsam Fir	<i>Abies balsamea</i>	20.5	g	g	g	2.5	Retain-Tree protection fencing	
B10	Trembling Aspen	<i>Populus tremuloides</i>	16.1	dead					

Appendix 2. Proposed Development Plan



RIVERWOODS HOMES

RIVER ROAD WEST WASAGA BEACH



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3	SEPT. 1/22	REISSUED FOR SPA	HW
2	MAR 22/22	REISSUED FOR SPA	HW
1	AUG 26/20	ISSUED FOR SPA	HW
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Project :
RIVERWOODS HOMES

 RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
COVER

Date	JUNE 2019	Project No :	18026
Scale :			
Drawn by :	Author	Drawing No :	A0
Checked by	Checker		

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LEGEND

- FS FIRE ROUTE SIGN
- FIRE DEPARTMENT CONNECTION
- MEN DOOR (ENTRANCES & EXITS)
- XXX.XX PROPOSED GRADING
- MH MANHOLES
- LIGHT STANDARD
- CB CATCH BASIN
- FH FIRE HYDRANT
- XX INDICATE NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES

No.	Date:	Issued/Revision:	By
9	SEPT. 1/22	REISSUED FOR SPA	HW
8	MAR 22/22	REISSUED FOR SPA	HW
7	OCT 20/21	ISSUED FOR REVIEW	HW
6	NOV 23/20	REISSUED FOR SPA	HW
5	AUG 26/20	ISSUED FOR SPA	HW
4	MAY 06/20	ISSUED FOR REVIEW	HW
3	APR. 08/20	ISSUED FOR REVIEW	HW
2	AUG. 08/18	ISSUED FOR REVIEW	HW
1	AUG. 03/18	ISSUED FOR REVIEW	HW



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SITE STATISTICS
 ZONING CATEGORIES: DOWNTOWN CORE
 LOT AREA: 9886.4 m² (2.44 ACRE)
 NET LOT AREA: 9678.5 m² (2.39 ACRE)

	PERMITTED / REQUIRED	PROPOSED / PROVIDED
BUILDING AREA		1,337.48 M ² (14,396 SF)
GROSS FLOOR AREA		6,492.16 M ² (69,881 SF)
LOT COVERAGE	75% MAX.	13.8%
LANDSCAPE AREA	30% MIN.	45.77%
BUILDING HEIGHT	4 STOREYS MAX.	5 STOREYS (18.17m)
LOT FRONTAGE	25m MIN.	69.32m
LOT AREA	1,000m ² MIN.	9,678.5m ²
FRONT YARD	0m MIN.	1.22m
INTERIOR YARD	1.2m MIN.	5.96m / 12.08m
REAR YARD	7.5m MIN.	48.56 m
AMENITY SPACE	1BD: 14X5=70 M ² 1BD+DEN & 2BD: 56X10=560 M ² TOTAL: 630 m²	249 m ² (INDOOR) 397 m ² (OUTDOOR) TOTAL: 646 m²
RESIDENTIAL UNITS		1-BEDROOM: 14 UNITS 1-BEDROOM + DEN: 33 UNITS 2-BEDROOM: 23 UNITS TOTAL: 70 UNITS
DENSITY	74 UNITS/HECTARE MAX.	72 UNITS/HECTARE
LOCKERS		70
PARKING	RESIDENCE: 88 SPACES (1.25 SPACE/UNIT) VISITOR: 11 SPACES (0.15 SPACE/UNIT) TOTAL 99 SPACES	88 SPACES 11 SPACES 99 SPACES
BICYCLE PARKING	18 SPACES (0.25 SPACE/UNIT)	18 SPACES
		BARRIER-FREE: 5 SPACES 5 SPACES



1 SITE PLAN
 1 : 400

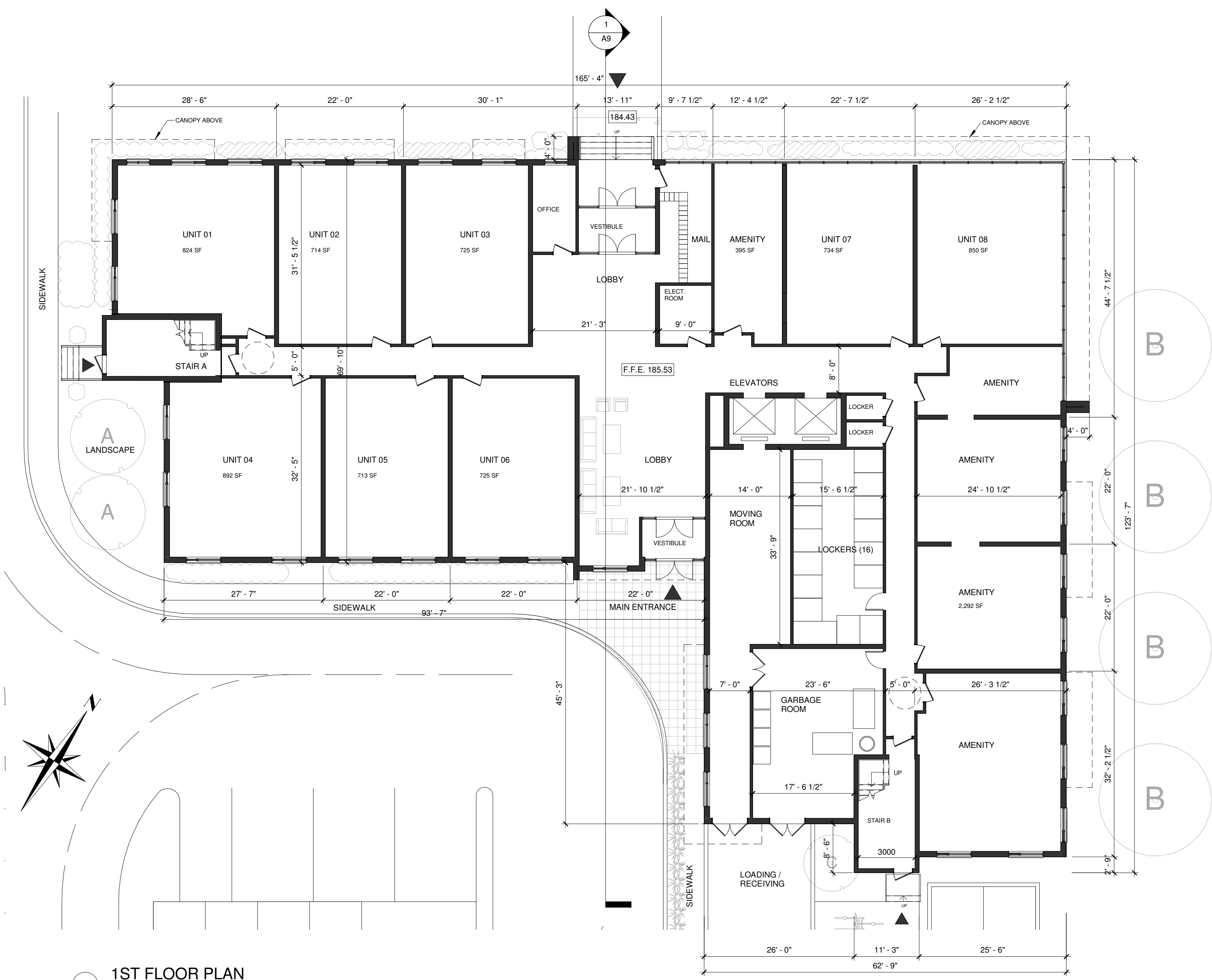
Project :
RIVERWOODS HOMES
 RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
SITE PLAN

Date	JUNE 2019	Project No :	18026
Scale :	As indicated		
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Checked by :	HW		

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1 1ST FLOOR PLAN
1 : 150

5	SEPT. 1/22	REISSUED FOR SPA	HW
4	MAR 22/22	REISSUED FOR SPA	HW
3	AUG 26/20	ISSUED FOR SPA	HW
2	MAY 06/20	ISSUED FOR REVIEW	HW
1	APR. 08/20	ISSUED FOR REVIEW	HW
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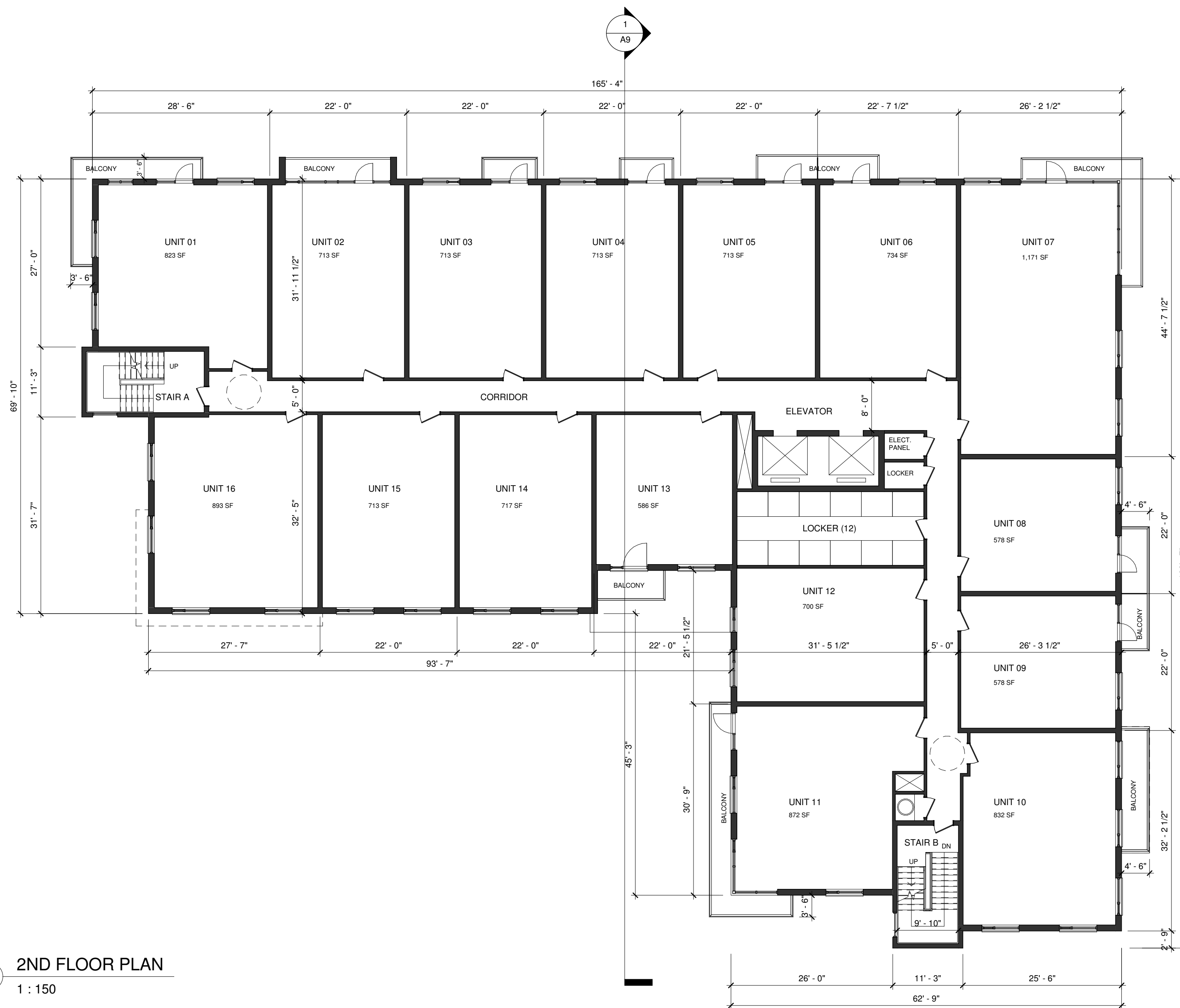
Project :
RIVERWOODS HOMES
 RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
1ST FLOOR PLAN

Date	JUNE 2019	Project No :	18026
Scale :	1 : 150		
Drawn by :	Author	Drawing No :	A2
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1 2ND FLOOR PLAN
1 : 150

5	SEPT. 1/22	REISSUED FOR SPA	HW
4	MAR 22/22	REISSUED FOR SPA	HW
3	AUG 26/20	ISSUED FOR SPA	HW
2	MAY 06/20	ISSUED FOR REVIEW	HW
1	APR. 08/20	ISSUED FOR REVIEW	HW
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Project :
RIVERWOODS HOMES

RIVER ROAD WEST
WASAGA BEACH, ON

Drawing Name :
2ND FLOOR PLAN

Date	JUNE 2019	Project No :	18026
Scale :	1 : 150		
Drawn by :	Author	Drawing No :	A3
Checked by	Checker		

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5	SEPT. 1/22	REISSUED FOR SPA	HW
4	MAR 22/22	REISSUED FOR SPA	HW
3	AUG 26/20	ISSUED FOR SPA	HW
2	MAY 06/20	ISSUED FOR REVIEW	HW
1	APR. 08/20	ISSUED FOR REVIEW	HW
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Project :
RIVERWOODS HOMES
 RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
3RD & 4TH FLOORS

Date	JUNE 2019	Project No :	18026
Scale :	1 : 150		
Drawn by :	Author	Drawing No :	A4
Checked by	Checker		

1 3RD & 4TH FLOORS
 1 : 150

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5	MAR 22/22	REISSUED FOR SPA	HW
4	NOV 23/20	REISSUED FOR SPA	HW
3	AUG 26/20	ISSUED FOR SPA	HW
2	MAY 06/20	ISSUED FOR REVIEW	HW
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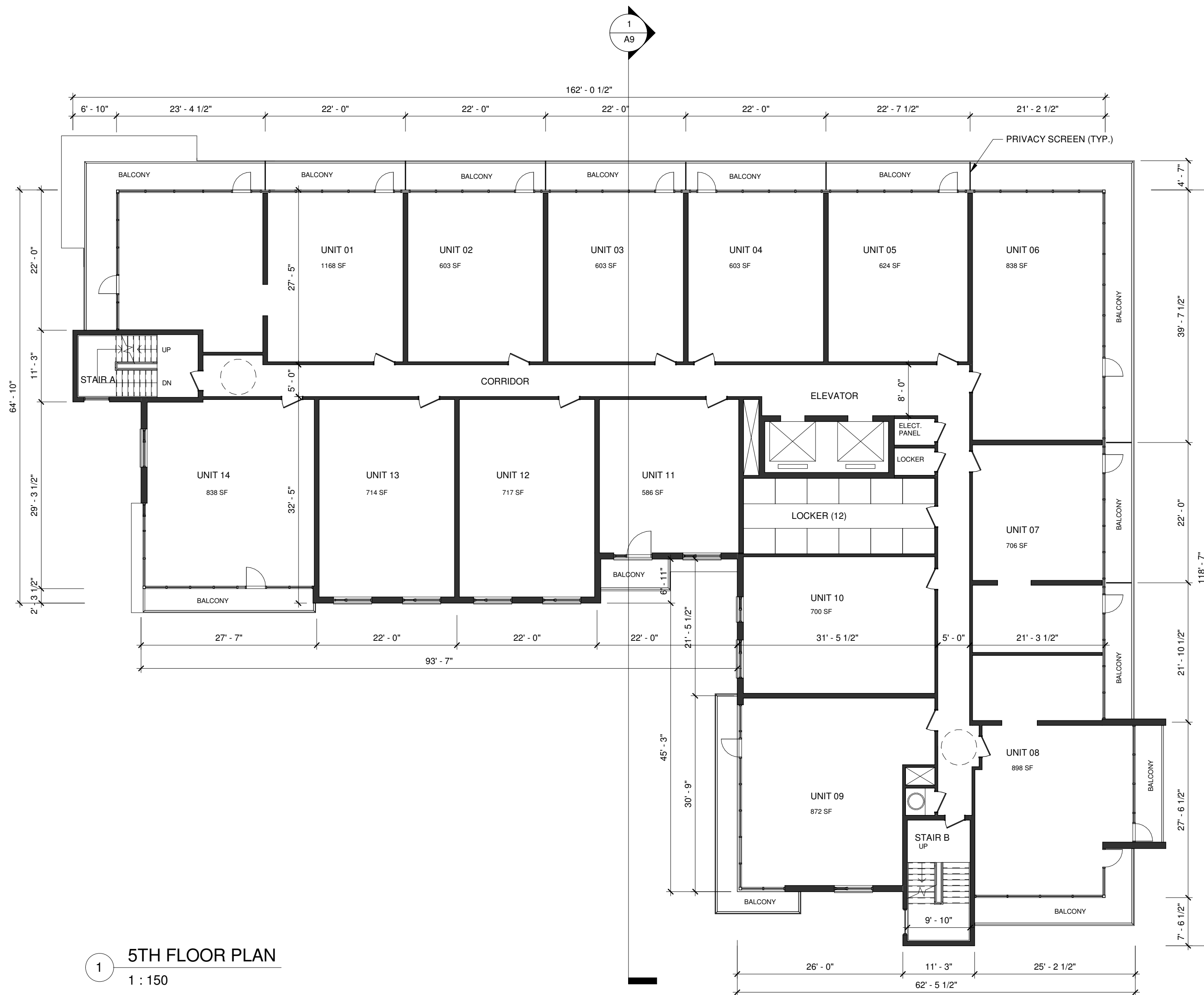
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Project :
RIVERWOODS HOMES

RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
5TH FLOOR PLAN

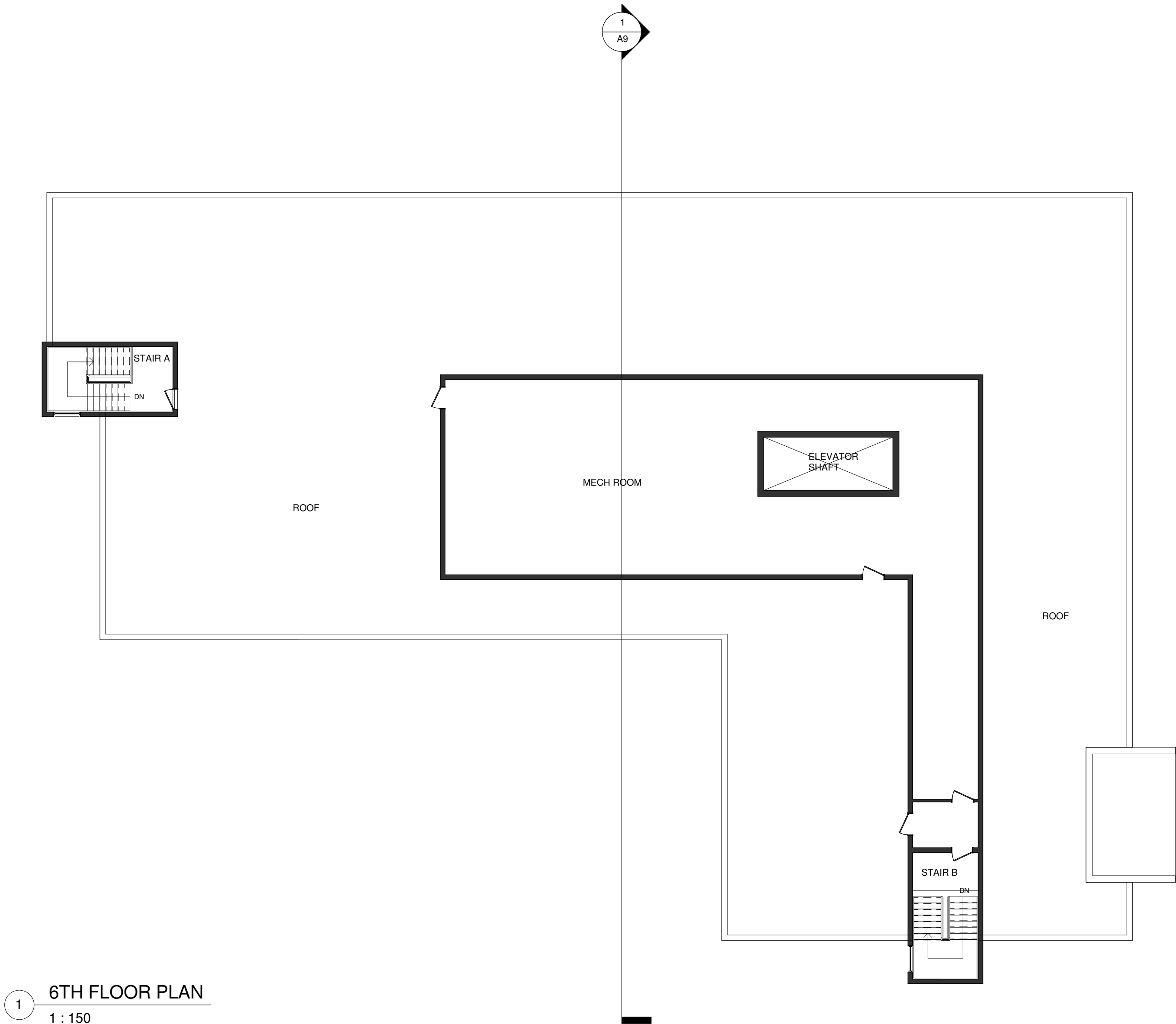
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1 5TH FLOOR PLAN
 1 : 150

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6	SEPT. 1/22	REISSUED FOR SPA	HW
5	MAR 22/22	REISSUED FOR SPA	HW
4	NOV 23/20	REISSUED FOR SPA	HW
3	AUG 26/20	ISSUED FOR SPA	HW
2	MAY 06/20	ISSUED FOR REVIEW	HW
1	APR. 08/20	ISSUED FOR REVIEW	HW
No.	Date:	Issued/Revision:	By



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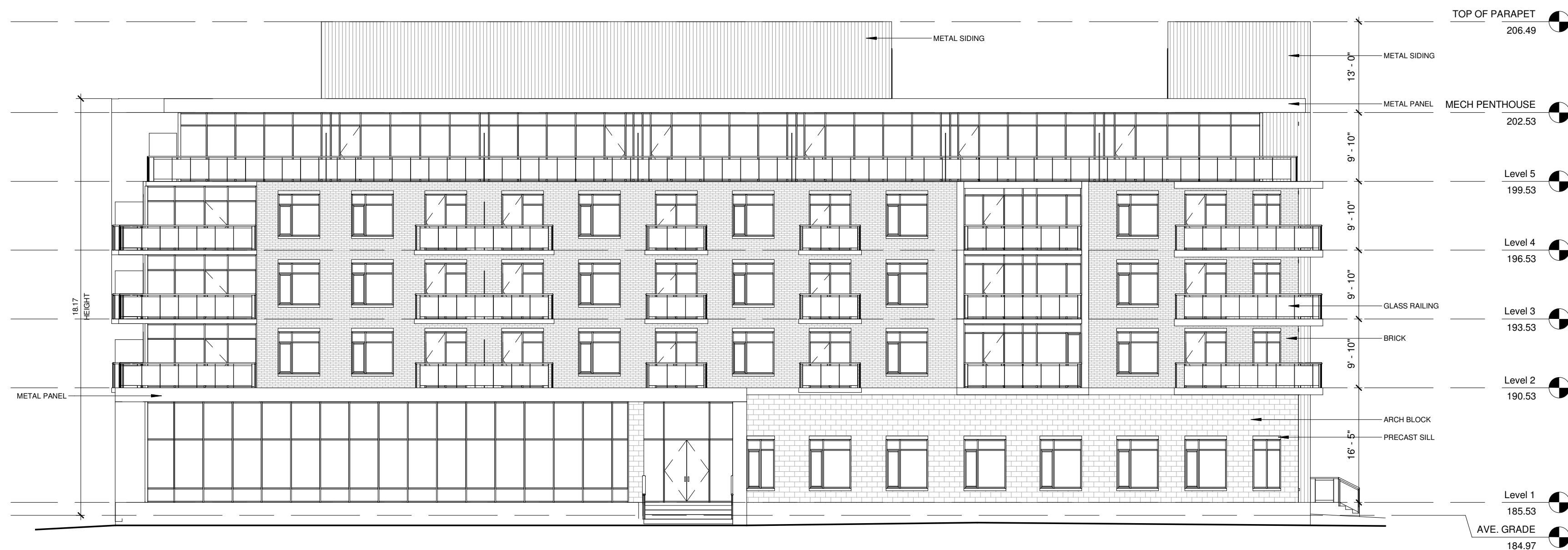
Project :
RIVERWOODS HOMES

RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
MECH PENTHOUSE PLAN

Date	JUNE 2019	Project No :	18026
Scale :	1 : 150		
Drawn by :	Author	Drawing No :	A6
Checked by	Checker		

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1 NORTH ELEVATION
1 : 150



2 SOUTH ELEVATION
1 : 150

No.	Date:	Issued/Revision:	By
5	SEPT. 1/22	REISSUED FOR SPA	HW
4	MAR 22/22	REISSUED FOR SPA	HW
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1	APR. 08/20	ISSUED FOR REVIEW	HW



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Project :
RIVERWOODS HOMES

RIVER ROAD WEST
WASAGA BEACH, ON

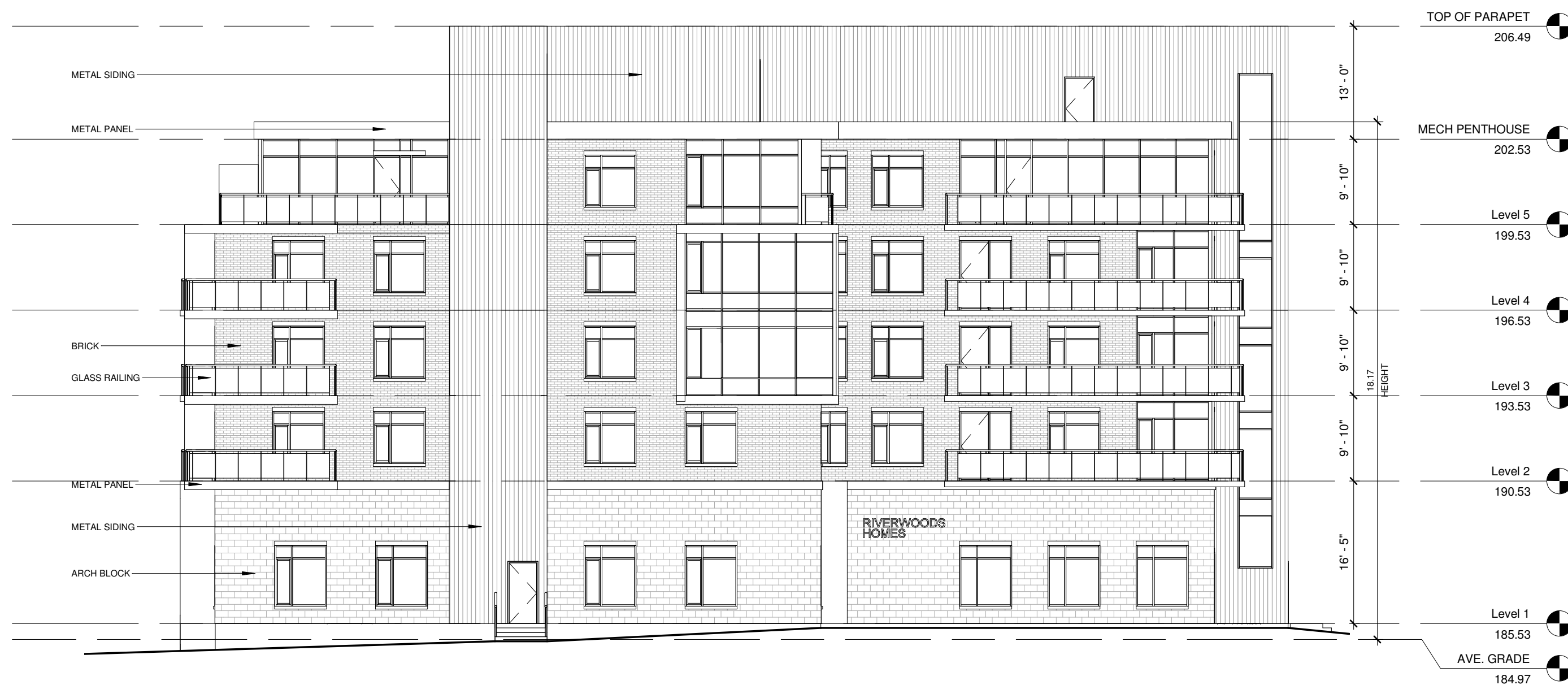
Drawing Name :
NORTH & SOUTH ELEVATIONS

Date	JUNE 2019	Project No :	18026
Scale :	1 : 150		
Drawn by :	Author	Drawing No :	A7
Checked by	Checker		

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1 EAST ELEVATION
1 : 150



2 WEST ELEVATION
1 : 150

No.	Date:	Issued/Revision:	By
5	SEPT. 1/22	REISSUED FOR SPA	HW
4	NOV 23/20	REISSUED FOR SPA	HW
3	AUG 26/20	ISSUED FOR SPA	HW
2	MAY 06/20	ISSUED FOR REVIEW	HW
1	APR. 08/20	ISSUED FOR REVIEW	HW



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Project :
RIVERWOODS HOMES

RIVER ROAD WEST
WASAGA BEACH, ON

Drawing Name :
EAST & WEST ELEVATIONS

Date	JUNE 2019	Project No :	18026
Scale :	1 : 150		
Drawn by :	Author	Drawing No :	A8
Checked by	Checker		

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4	SEPT. 1/22	REISSUED FOR SPA	HW
3	NOV 23/20	REISSUED FOR SPA	HW
2	AUG 26/20	ISSUED FOR SPA	HW
1	MAY 06/20	ISSUED FOR REVIEW	HW
No.	Date:	Issued/Revision:	By



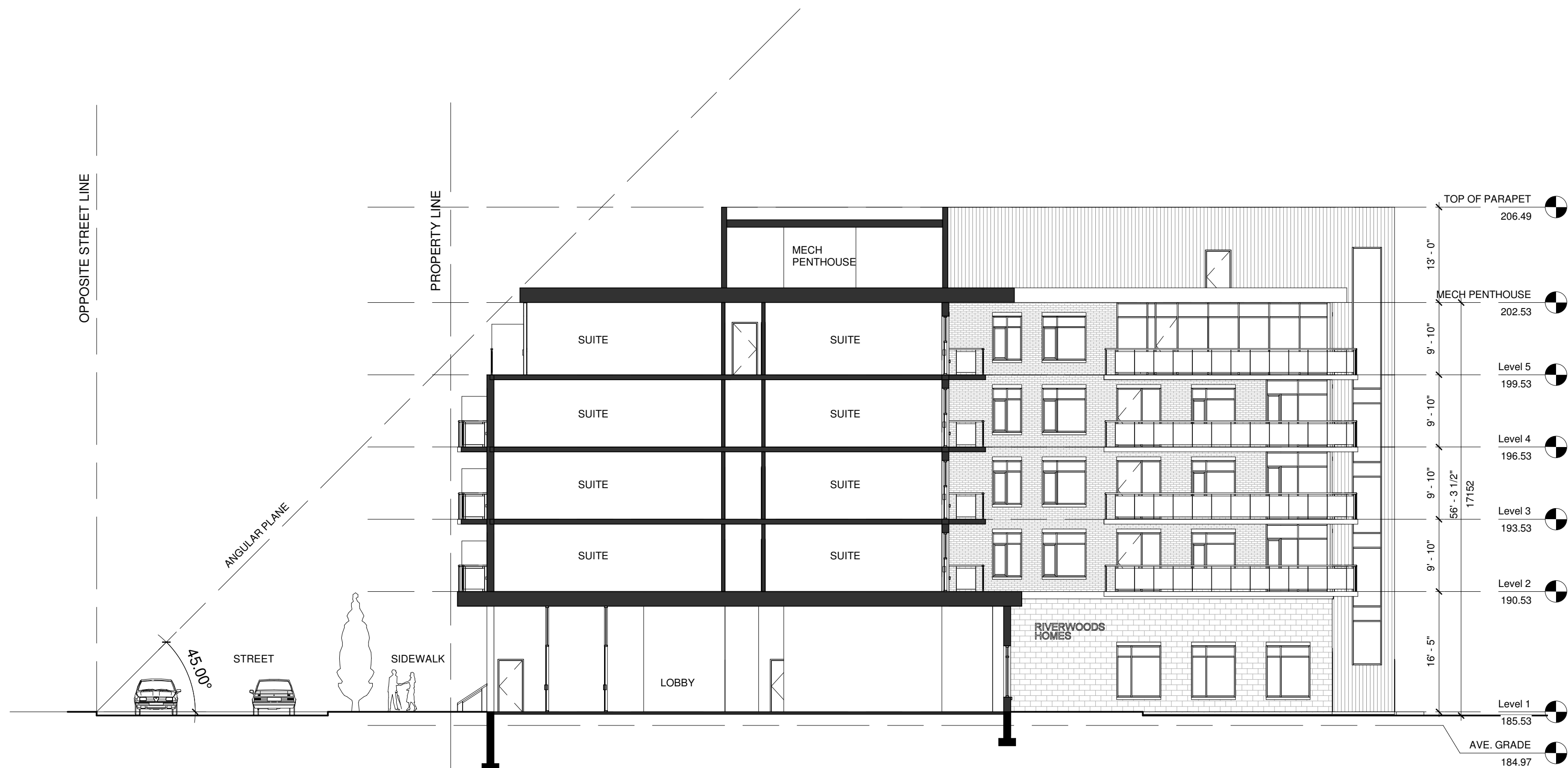
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Project :
RIVERWOODS HOMES

RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
BUILDING SECTION

Date	JUNE 2019	Project No :	18026
Scale :	1 : 150	Drawn by :	Author
Checked by	Checker	Drawing No :	A9



1 BUILDING SECTION
 1 : 150

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2	SEPT. 1/22	REISSUED FOR SPA	HW
1	MAR 22/22	REISSUED FOR SPA	HW
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Project :
RIVERWOODS HOMES

RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
3D VIEW

Date	JUNE 2019	Project No :	18026
Scale :			
Drawn by :	Author	Drawing No :	A11
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Project :
RIVERWOODS HOMES

RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
3D VIEW

Date	JUNE 2019	Project No :	18026
Scale :			
Drawn by :	Author	Drawing No :	A12
Checked by	Checker		

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Project :
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RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
3D VIEW

Date	JUNE 2019	Project No :	18026
Scale :			
Drawn by :	Author	Drawing No :	A13
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Project :
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RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
3D VIEW

Date	JUNE 2019	Project No :	18026
Scale :			
Drawn by :	Author	Drawing No :	A14
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Project :
RIVERWOODS HOMES

RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
3D VIEW

Date	JUNE 2019	Project No :	18026
Scale :			
Drawn by :	Author	Drawing No :	A15
Checked by :	Checker		

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Drawing Name :
3D VIEW

Date	JUNE 2019	Project No :	18026
Scale :			
Drawn by :	Author	Drawing No :	A16
Checked by :	Checker		