Inventory Date
November 24, 2022

TREE INVENTORY
2501 Greenbank Road, Nepean, Ontario

Arborist : Patricia Thomson
Thomson Watson Consulting Arborists Inc.

Tree No.	Tree Species	Latin Name	Diameter (cm)	Canopy Radius (m)	Condition	Health and Structural Notes
1	Honeylocust	*Gleditsia triacanthos*	12	2.5	fair	slow growth, wound on trunk 1 m from grade
2	Honeylocust	*Gleditsia triacanthos*	12.5	3	fair-good	good growth, broken lower branches
3	Honeylocust	*Gleditsia triacanthos*	10	2.5	poor	surface root to east, very slow growth
4	Honeylocust	*Gleditsia triacanthos*	14	2.5	fair	slow growth, wound at 20 cm on east side
5	Honeylocust	*Gleditsia triacanthos*	10.5	2	poor-fair	very slow growth
6	Honeylocust	*Gleditsia triacanthos*	13	2.5	fair	slow growth
7	Honeylocust	*Gleditsia triacanthos*	11.5	2.5	poor-fair	very slow growth
8	Honeylocust	*Gleditsia triacanthos*	12.5	2.5	poor-fair	very slow growth, small deadwood
9	Honeylocust	*Gleditsia triacanthos*	13	2.5	fair	slow growth
10	Honeylocust	*Gleditsia triacanthos*	11	2.5	poor-fair	very slow growth, small deadwood
11	Honeylocust	*Gleditsia triacanthos*	10.5	2	poor-fair	very slow growth, small deadwood
12	Honeylocust	*Gleditsia triacanthos*	13	3	poor-fair	good growth and also dieback at tips
13	Honeylocust	*Gleditsia triacanthos*	17	3.5	fair	good growth and also dieback at tips
14	Norway Maple	*Acer platanoides*	21	3.5	fair	girdling root to west - dehydrated bark, stubs
15	Norway Maple	*Acer platanoides*	20.5	3.0	fair	no root flare - dehydrated looking bark; slow growth
16	Norway Maple	*Acer platanoides*	18	3.0	poor	very slow growth, noticeable deadwood, no root flare to east - dehydrated looking bark
17	Norway Maple	*Acer platanoides*	20.5	3.0	poor-fair	limited root flare to north, west, south, slow growth, noticeable
18	Norway Maple	*Acer platanoides*	15	1.5	poor	no root flare, wound south side 60 cm to 1.4 m, very slow growth, limited canopy
19	Norway Maple	*Acer platanoides*	18.5	2.5	poor-fair	no root flare, slow growth
20	Norway Maple	*Acer platanoides*	19.5	3.0	fair	no root flare, slow growth
21	Norway Maple	*Acer platanoides*	23	2.5	fair	limited root flare, slow growth
22	Norway Maple	*Acer platanoides*	23.5	3.0	fair	slow growth, small deadwood
23	Norway Maple	*Acer platanoides*	22	3.5	fair	trunk guard around trunk base, slow growth
24	Norway Maple	*Acer platanoides*	24	3.5	fair	slow growth
25	Honeylocust	*Gleditsia triacanthos*	13	3.0	fair	regular and slow growth
26	Honeylocust	*Gleditsia triacanthos*	11	2.5	poor-fair	slow growth
27	Honeylocust	*Gleditsia triacanthos*	12	2.5	poor-fair	slow growth, wound on SE side trunk 20 to 50 cm
28	Honeylocust	*Gleditsia triacanthos*	10	2.5	fair	regular and slow growth
29	Honeylocust	*Gleditsia triacanthos*	10.5	2.0	poor-fair	slow growth, wound on SE side trunk 10 to 50 cm
30	Honeylocust	*Gleditsia triacanthos*	9	2.0	poor-fair	slow growth, wound on S side trunk 10 to 30 cm
31	Honeylocust	*Gleditsia triacanthos*	11	2.0	fair	regular and slow growth, wound SE base, tight tie around trunk
32	Honeylocust	*Gleditsia triacanthos*	10.5	2.0	poor-fair	very slow growth, wound S side at 1.4 m
33	Honeylocust	*Gleditsia triacanthos*	11	2.5	poor-fair	trunk guard tight against base, slow growth
34	Honeylocust	*Gleditsia triacanthos*	12	3.5	fair	regular and slow growth
35	Norway Maple	*Acer platanoides*	21	3.0	poor	very slow growth, limited root flare, wounded root to south, small deadwood
36	Norway Maple	*Acer platanoides*	26.5	3.5	poor-fair	no root flare, slow growth

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Inventory Date
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TREE INVENTORY
2501 Greenbank Road, Nepean, Ontario

Arborist : Patricia Thomson
Thomson Watson Consulting Arborists Inc.

Tree No.	Tree Species	Latin Name	Diameter (cm)	Canopy Radius (m)	Condition	Health and Structural Notes
37	Norway Maple	*Acer platanoides*	22.5	3.5	fair	slow growth
38	Norway Maple	*Acer platanoides*	23	4.0	poor-fair	slow growth, small deadwood, no root flare
39	Norway Maple	*Acer platanoides*	25	4.0	poor-fair	very slow growth, wounded surface roots, Multiple stems at 2 metre with included bark, small deadwood
40	Norway Maple	*Acer platanoides*	25.5	4.0	poor-fair	rope around branch, trunk guard around trunk, slow growth, wounded surface roots
41	Norway Maple	*Acer platanoides*	24.5 at 1.2 m	3.0	poor-fair	no root flare, canker on SE trunk at 1.4 m from grade, slow growth, small deadwood
42	Amur Maple	*Acer ginnala*	12.5	4.0	poor	trunk guard, rope around trunk, main stem may be dead, stem to north alive
43	Amur Maple	*Acer ginnala*	14	3.0	fair	
44	Amur Maple	*Acer ginnala*	19	3.0	fair	canker on south side trunk at 2 m.
45	Colorado Spruce	*Picea pungens*	26	3.0	good	6 inch growth rate, lower deadwood
46	Colorado Spruce	*Picea pungens*	25	3.0	good	6 inch growth rate, lower deadwood
47	Colorado Spruce	*Picea pungens*	21	3.0	good	6 inch + growth rate lower deadwood due to lack of light
48	Colorado Spruce	*Picea pungens*	24	3.0	good	6 inch growth rate, slow growth
49	Amur Maple	*Acer ginnala*	18.5	3.0	fair	trunk splits into two stems at 1.5 m with included bark in union, slow growth
50	Spruce	*Picea pungens*	13	3.0	dead	no needles on tree
51	Colorado Spruce	*Picea pungens*	20	3.0	fair	1-4 inch growth rate, lower deadwood due to lack of light
52	Colorado Spruce	*Picea pungens*	22.5	3.0	fair-good	1 dead branch in mid canopy, 6 inch growth rate
53	Amur Maple	*Acer ginnala*	14	3.5	fair	sprouts at base
54	Amur Maple	*Acer ginnala*	9.5	2.5	poor	lost leader at 1.4 m, decay in stem
55	Colorado Spruce	*Picea pungens*	24	3.0	fair	lower deadwood
56	Colorado Spruce	*Picea pungens*	22	3.0	good	6 inch growth rate, lower deadwood
57	Colorado Spruce	*Picea pungens*	19	2.0	good	4 inch growth rate, lower deadwood
58	Norway Maple	*Acer platanoides*	14.5	3.0	fair	trunk guard, wounded surface roots
59	Norway Maple	*Acer platanoides*	13.5	2.0	poor-fair	trunk guard, extensive wounded surface roots, slow growth
60	Norway Maple	*Acer platanoides*	15	2.5	poor-fair	trunk guard, surface roots, slow growth
61	Norway Maple	*Acer platanoides*	16	2.5	fair	trunk guard, slow growth
62	Schubert Cherry	*Prunus virginiana*	13	4.0	poor	sprouts at base, Black Knot infection, canker in trunk at 1.5 to 2.5 m
63	Schubert Cherry	*Prunus virginiana*	14	3.0	fair	Black Knot infection, growing fine
64	Honeylocust	*Gleditsia triacanthos*	14	3.0	fair	trunk splits into three stems at 2.5 m, trunk guard
65	Honeylocust	*Gleditsia triacanthos*	13	3.0	poor-fair	trunk guard, very slow growth
66	Schubert Cherry	*Prunus virginiana*	18	3.0	poor	trunk guard, surface roots, column of decayed wood up south side of trunk, Black Knot Infection
67	Schubert Cherry	*Prunus virginiana*	19.5	3.0	poor-fair	surface roots, Black Knot infection, small canker in trunk
68	Colorado Spruce	*Picea pungens*	26	2.5	poor	top dead for 4 m, lower lateral branches alive
69	Colorado Spruce	*Picea pungens*	23	2.0	good	4 inch growth rate, lower deadwood

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Inventory Date
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TREE INVENTORY
2501 Greenbank Road, Nepean, Ontario

Arborist : Patricia Thomson
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Tree No.	Tree Species	Latin Name	Diameter (cm)	Canopy Radius (m)	Condition	Health and Structural Notes
70	Colorado Spruce	*Picea pungens*	21	2.5	poor-fair	top dead for 2 m, middle lateral branches alive, extensive lower deadwood
71	Colorado Spruce	*Picea pungens*	24	2.5	good	6 inch growth rate, slower deadwood
72	Colorado Spruce	*Picea pungens*	26	3.0	fair	extensive lower deadwood, dead branch in mid canopy, 6 inch growth rate
73	Colorado Spruce	*Picea pungens*	25	3.0	good	interior deadwood, 6 inch growth rate
74	Colorado Spruce	*Picea pungens*	20	2.5	good	small lower deadwood, 4 inch growth rate, full canopy
75	Norway Maple	*Acer platanoides*	25	4.0	fair	wounded surface roots, multiple stems at 2 m with included bark in union, slow growth
76	Colorado Spruce	*Picea pungens*	30.5	3.5	good	6 inch growth rate, full canopy
77	Colorado Spruce	*Picea pungens*	21	3.0	fair	deadwood in lower canopy due to Maple, 5 inch growth rate
78	Colorado Spruce	*Picea pungens*	28.5	3.0	fair	deadwood in lower canopy due to Maple, 6 inch growth rate
79	Norway Maple	*Acer platanoides*	23.5	4.0	fair	girdling roots, extensive wounded surface roots, slow growth
80	Norway Maple	*Acer platanoides*	25	3.5	fair	girdling root to west, slow growth
81	Norway Maple	*Acer platanoides*	28.5	4.0	fair	slow growth, multiple stems at 2 m with included bark in union
82	Colorado Spruce	*Picea pungens*	27.5	3.0	good	6 inch growth rate, on slope, lower deadwood
83	Colorado Spruce	*Picea pungens*	27	3.0	good	5 inch growth rate, lower deadwood
84	Colorado Spruce	*Picea pungens*	19	3.0	good	3-4 inch growth rate, lower deadwood
85	Colorado Spruce	*Picea pungens*	25	3.0	good	lower deadwood
86	Colorado Spruce	*Picea pungens*	26	3.0	fair	top dying, 3-4 inch growth rate, lower deadwood
87	Colorado Spruce	*Picea pungens*	38	3.5	good	3-5 inch growth rate, lower deadwood
88	Green Ash	*Fraxinus pennsylvanica*	7 max		poor	main stem dead due to Emerald Ash Borer, 7 sprouts at base
89	Sugar Maple	*Acer saccharum*	34.5	4.5	good	trunk splits into two stems at 2 m with included bark in union
90	Sugar Maple	*Acer saccharum*	33.5	3.5	poor-fair	wound up trunk from 0 to 1.3 m, tight unions at 1.6 and 2.25 m, deadwood in canopy from stems squeezing others out
91	Sugar Maple	*Acer saccharum*	28	2.5	good	
92	Colorado Spruce	*Picea pungens*	23	3.0	fair-good	lower deadwood, Pitch Mass Borer
93	Colorado Spruce	*Picea pungens*	17	3.0	good	lower deadwood, 5 inch growth rate
94	Colorado Spruce	*Picea pungens*	24	3.0	good	lower deadwood, 5 inch growth rate
95	Colorado Spruce	*Picea pungens*	24	3.0	good	lower deadwood, 5 inch growth rate
96	Colorado Spruce	*Picea pungens*	21	3.0	fair-good	lower deadwood, 4 inch growth rate, Pitch Mass Borer
97	Colorado Spruce	*Picea pungens*	26	3.0	good	lower deadwood, 4 inch growth rate
98	Colorado Spruce	*Picea pungens*	28	3.0	good	lower deadwood, 6 inch growth rate
99	Colorado Spruce	*Picea pungens*	24	3.0	good	lower deadwood, 5 inch growth rate

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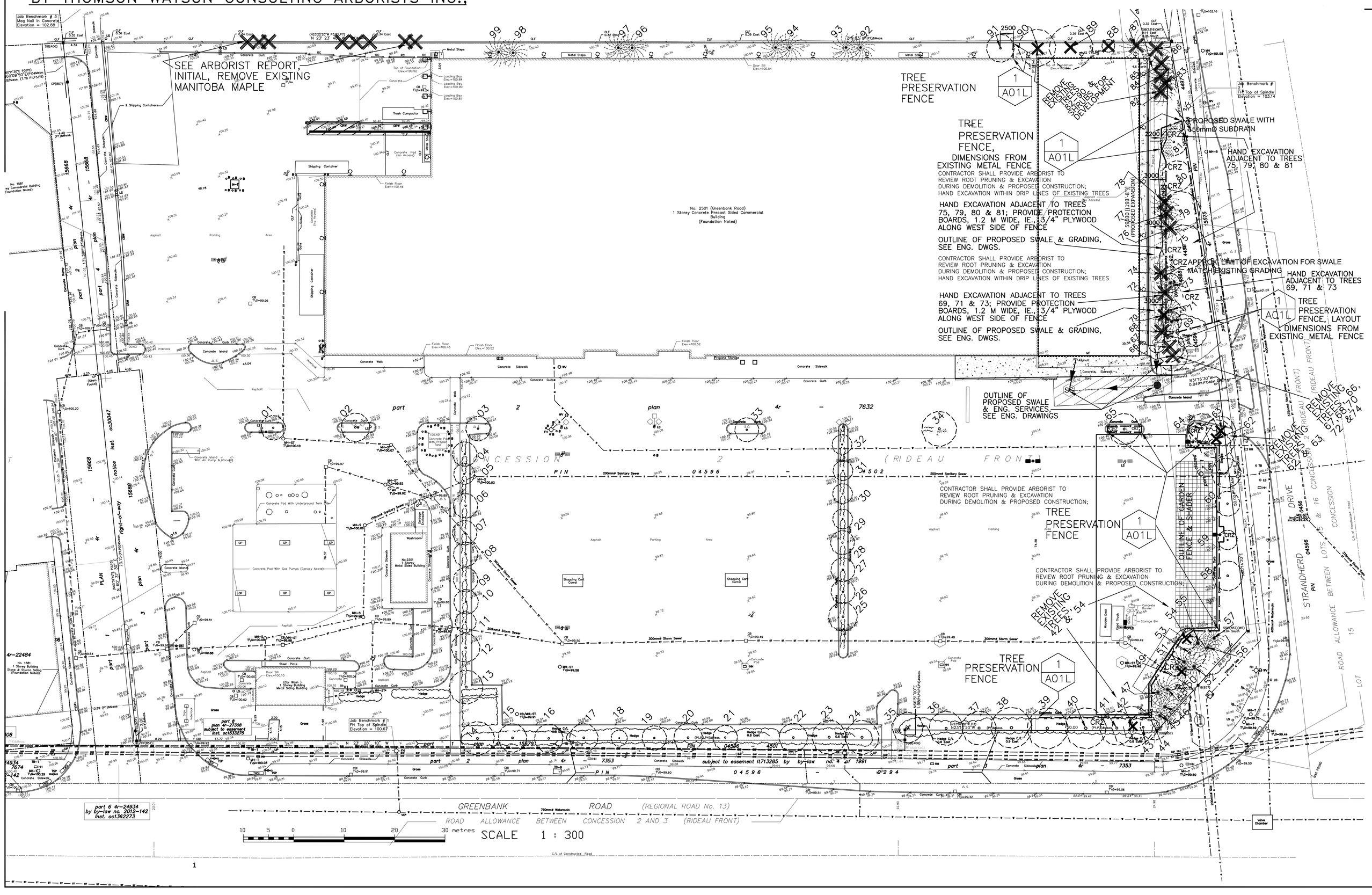
TREES TO BE REMOVED AND INJURED
2501 Greenbank Road, Nepean, Ontario

Tree No.	Tree Species	Diameter (cm)	Condition	Reason for Removal or Injury
TREES TO BE REMOVED FOR CONSTRUCTION				
70	Colorado Spruce	21	poor-fair	swale and construction access within CRZ
72	Colorado Spruce	26	fair	swale and construction access within CRZ
74	Colorado Spruce	20	good	swale and construction access within CRZ
76	Colorado Spruce	30.5	good	swale and construction access within CRZ
77	Colorado Spruce	21	fair	swale and construction access within CRZ
78	Colorado Spruce	28.5	fair	swale and construction access within CRZ
82	Colorado Spruce	27.5	good	construction access requires grade changes
83	Colorado Spruce	27	good	construction access requires grade changes
84	Colorado Spruce	19	good	construction access requires grade changes
85	Colorado Spruce	25	good	construction access requires grade changes
86	Colorado Spruce	26	fair	construction access requires grade changes
87	Colorado Spruce	38	good	addition foundation excavation
88	Green Ash	7 max	poor	addition foundation excavation
89	Sugar Maple	34.5	good	addition foundation excavation
90	Sugar Maple	33.5	poor-fair	addition foundation excavation
19 trees				
TREES TO BE INJURED FOR CONSTRUCTION				
40	Norway Maple	25.5	poor-fair	excavation for concrete post within CRZ
43	Amur Maple	14	fair	excavation for concrete post within CRZ
44	Amur Maple	19	fair	excavation for concrete post within CRZ
45	Colorado Spruce	26	good	excavation for concrete post within CRZ
47	Colorado Spruce	21	good	excavation for concrete post within CRZ
57	Colorado Spruce	19	good	excavation for concrete post within CRZ
58	Norway Maple	14.5	fair	excavation for concrete post within CRZ
59	Norway Maple	13.5	poor-fair	excavation for light post within CRZ
61	Norway Maple	16	fair	excavation for concrete post within CRZ
64	Honeylocust	14	fair	excavation for light post within CRZ
69	Colorado Spruce	23	good	excavation for swale within CRZ
71	Colorado Spruce	24	good	excavation for swale within CRZ
73	Colorado Spruce	25	good	excavation for swale within CRZ
79	Norway Maple	23.5	fair	excavation for swale within CRZ
80	Norway Maple	25	fair	excavation for swale within CRZ
81	Norway Maple	28.5	fair	excavation for swale within CRZ
16 trees				
TREES TO BE REMOVED FOR HEALTH OR STRUCTURE				
42	Amur Maple	12.5	poor	poor health, structure, appearance
50	Spruce	13	dead	dead
54	Amur Maple	9.5	poor	poor health, structure, appearance
62	Schubert Cherry	13	poor	poor health, structure, appearance
63	Schubert Cherry	14	fair	poor health, structure, appearance
66	Schubert Cherry	18	poor	poor health, structure, appearance
67	Schubert Cherry	19.5	poor-fair	poor health, structure, appearance
68	Colorado Spruce	26	poor	poor health, structure, appearance
8 trees				

Page 1 of 1

CRZ - Critical Rooting Zone
TPF - Tree Protection Fence

READ IN CONJUNCTION WITH TREE CONSERVATION REPORT BY THOMSON WATSON CONSULTING ARBORISTS INC.,



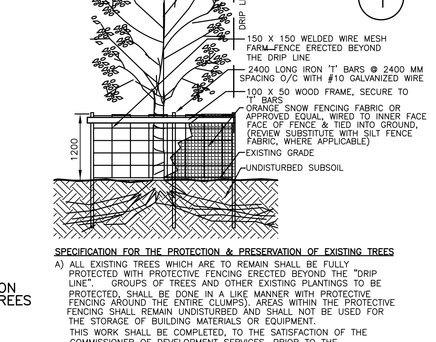
THIS DRAWING SHALL BE USED ONLY FOR TREE PRESERVATION, REMOVALS, LAYOUT & INSTALLATION OF LANDSCAPE MATERIALS.

CITY FILE # D07-12-23-0064

NOTES

1) PRUNE TREE IN THE FALL OR WINTER PRIOR TO STARTING CONSTRUCTION
2) KEEP THE ENCLOSED FENCED AREA FREE OF CONSTRUCTION MATERIAL AND DEBRIS
3) CLEANLY CUT ANY ROOTS THAT BECOME EXPOSED DURING CONSTRUCTION
4) FERTILIZE TREES IN THE SPRING AFTER CONSTRUCTION IS COMPLETE

TREE PRESERVATION FENCE FOR INDIVIDUAL TREES;
SCALE N.T.S. (1)



SPECIFICATION FOR THE PROTECTION & PRESERVATION OF EXISTING TREES

A) ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH PROTECTIVE FENCING ERECTED BEYOND THE "DRIP LINE". GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED, SHALL BE DONE IN A LIKE MANNER WITH PROTECTIVE FENCING AROUND THE ENTIRE CLUMPS). AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT.
THIS WORK SHALL BE COMPLETED, TO THE SATISFACTION OF THE COMMISSIONER OF DEVELOPMENT SERVICES, PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE SITE DEVELOPMENT; (WHERE MUNICIPAL APPROVALS ARE REQUIRED).

B) NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES; AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS WILL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.

C) THE DEVELOPER OR HIS AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.

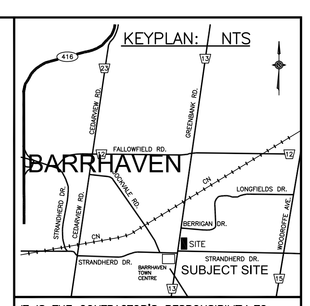
D) WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY AND EXPOSED WOOD TREATED WITH AN APPROVED TREE WOUND DRESSING.

E) WHERE ROOT SYSTEMS OF PROTECTED TREES ARE EXPOSED DIRECTLY ADJACENT TO OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.

F) ALL EXISTING TREES REMAINING SHALL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOPGROWTH OR TO RESTORE THE APPEARANCE OF THE TREE.
PRUNING COMPLETED BY ARBORIST COMPANY

G) TREES TO BE PRESERVED THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR, SHALL BE REPLACED BY THE DEVELOPER AT HIS OWN EXPENSE WITH TREES OF A SIZE AND SPECIES AS APPROVED BY THE COMMISSIONER OF DEVELOPMENT SERVICES.

H) IF GRADES AROUND TREES TO BE PRESERVED ARE LIKELY TO CHANGE, THE DEVELOPER SHALL BE REQUIRED TO TAKE SUCH PRECAUTION AS DRY WELLING AND ROOT FEEDING TO THE SATISFACTION OF THE ARBORIST.



IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

1. Determine the location all existing services and obtain necessary stake-outs before any excavation.
2. Use figured dimensions as opposed to scaling and verify all dimensions at the site before commencing the work.
3. Report all discrepancies to the Landscape Architect and resolve before commencing the work.

LEGEND

- 436 / 436 — DENOTES APPROXIMATE LOCATION OF EXISTING TREES TO REMAIN, AS INDICATED; READ IN CONJUNCTION WITH ARBORIST TREE CONSERVATION REPORT BY WATSON CONSULTING ARBORISTS
- CRZ — DENOTES CRITICAL ROOTING ZONE, CRZ
- 436 / 436 — DENOTES APPROXIMATE LOCATION OF EXISTING TREES TO BE REMOVED DUE TO POOR / DEAD CONDITION & ROOTS TO 45 CM BELOW GRADE; READ IN CONJUNCTION WITH ARBORIST REPORT BY THOMSON & WATSON CONSULTING ARBORISTS
- DENOTES APPROXIMATE LOCATION OF EXISTING SHRUBBERY AREAS, TO REMAIN
- DENOTES APPROXIMATE LOCATION OF TREE PRESERVATION FENCE, AS INDICATED; DETAIL 1, DWG. A-01L.
- DENOTES HORIZONTAL PROTECTION BOARDS, IE., 3/4" PLYWOOD WITHIN CRITIAL ROOTING ZONE OF THE PRESERVED TREES; SEE ARBORIST REPORT
- DENOTES OUTLINE SKETCH OF PROPOSED DEVELOPMENT
- GRASS / CONCRETE — DENOTES GENERAL LANDSCAPE AREAS OF EXISTING GRASS OR CONCRETE
- 3 / A02L — DENOTES PROPOSED CONSTRUCTION DETAIL NUMBER; DENOTES DRAWING NO OF DETAIL

DESIGN CREDIT NOTE:

LANDSCAPE DESIGN BASED ON ORIGINAL DESIGN BY BRONTE ENGINEERING LIMITED, OAKVILLE, ONTARIO
PHONE: 905-827-5128 FAX: 905-847-3112
JOB NO. 99 3490

NOT FOR CONSTRUCTION

DATE	REV.	DESCRIPTION	DRN. BY
MAR., 14, 25	8	REISSUE FOR SITE PLAN CONTROL APPLICATION	DWK
OCT., 20, 23	7	REISSUE FOR SITE PLAN CONTROL APPLICATION	DWK
AUG., 18, 23	6	REISSUE FOR SITE PLAN CONTROL APPLICATION	DWK
APR., 28, 23	5	ISSUE FOR SITE PLAN CONTROL APPLICATION	DWK
APR., 28, 23	4	ISSUE FOR REVIEW BASED ON TF SITE PLAN, APRIL 03, 2023	DWK
APR., 13, 23	3	DRAFT; ISSUE FOR REVIEW & COORDINATION	DWK
MAR, 22, 23	2	DRAFT; ISSUE FOR ENGINEERING REVIEW & COORDINATION	DWK
DEC., 19, 22	1	DRAFT, BASED ON SITE PLAN DATED AUGUST 2022 & ARBORIST REPORT DATED DECEMBER, 2022	DWK

REVISION RECORD

NORTH ARROW

ENGINEER
PARSONS
1223 MICHAEL ST., SUITE 100, OTTAWA, ONT. K1J 7T2
TEL: 613-738-4160 FAX: 613-739-7105

DWK Douglas W. Kerr & Associates Ltd.
LANDSCAPE ARCHITECT
1595 SIXTEENTH AVENUE, SUITE 301
RICHMOND HILL, ONTARIO L4B 3N9
Tel 416-410-5190
email: dwkarr@interlog.com

STAMP

NOT FOR CONSTRUCTION

MARCH 14, 2025

BARRHAVEN
STORE No. 442

CANADIAN TIRE REAL ESTATE LIMITED
2180 YONGE ST., P.O. BOX 770, STATION K, TORONTO, CANADA M4P 2V8

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES BEFORE COMMENCING WORK.
LATEST APPROVED DRAWING ONLY TO BE USED FOR CONSTRUCTION, PRINTS ARE NOT TO BE SCALED.

PROJECT
CANADIAN TIRE REAL ESTATE LTD.
EXPANSION OF RETAIL STORE & SERVICE CENTRE;
2501 GREENBANK RD. & TRANDHERD DR.
BARRHAVEN, NEPEAN, ONTARIO

DRAWING TITLE	DRAWING No.
TREE CONSERVATION PLAN	A-01L

DRAWN	D.W.K.	CHECKED	D.W.K.
SCALE	1:300	JOB No.	22-1784
FILE NAME	1784-A-02L-R08	DATE	MARCH,14,2025

CITY FILE # D07-12-23-0064