Environmental Impact Study for proposed development at 1450 1454 1458 1464 1468 Bankfield Road and 5479, 5485 Elijah Court, Kars, Ontario

Final Report

2024-02-16

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TABLE OF CONTENTS

List of Figures

List of Tables

List of Appendices

1.0 INTRODUCTION

This Environmental Impact Study (EIS) was prepared by Kilgour & Associates Ltd. (KAL; Appendix A) on behalf of Zena Investment Corporation in support of a Zoning Bylaw Amendment and Site Plan Application at 1450, 1454, 1458, 1464, 1468 Bankfield Road, and 5479 and 5485 Elijah Court, Kars, Ontario ("the Site"; Figure 1)

The Site is located within the Mud Creek SWS and contains the Kars Esker (Figure 1). As such, the presence and extent of Kars Esker need to be identified and addressed as per requirements of Section 5.4 of the Mud Creek SWS. Additionally, Species at Risk (SAR), and bird safe designs, need to be addressed within an EIS, as per comments provided from the Pre-Consultation meeting with the City of Ottawa. The purposes of an EIS are to:

- Identify natural heritage features on or adjacent to the Site;
- Assess potential impacts of the proposed development to existing features; and,
- Recommend mitigation measures to minimize or eliminate identified impacts.

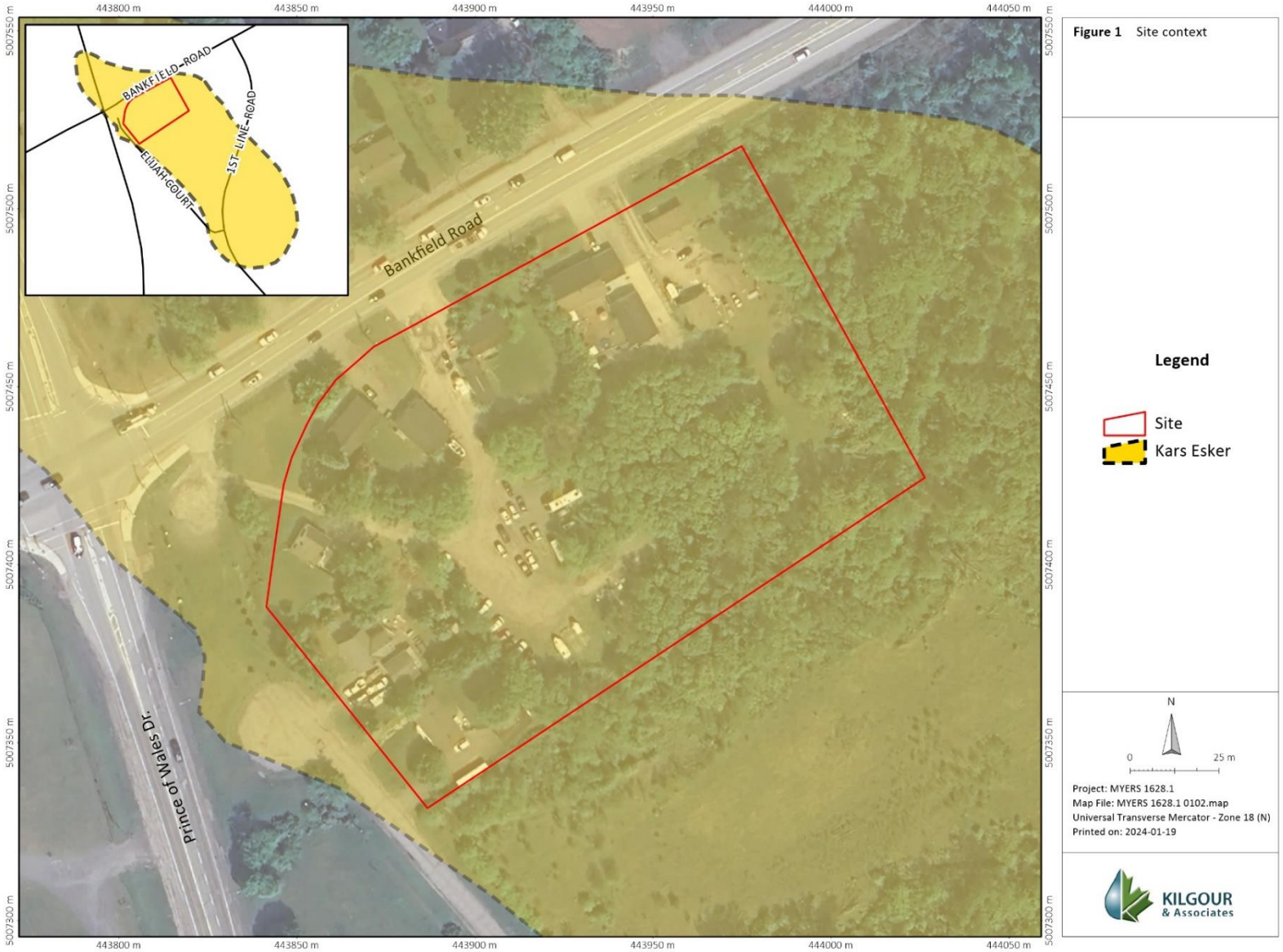

Figure Notes: Kars Esker mapping taken from Mud Creek SWS Figure 7 (City of Ottawa, 2015)

2.0 ENVIRONMENTAL POLICY CONTEXT

Natural heritage policies and legislation relevant to this EIS are outlined below.

2.1 City of Ottawa Official Plan, 2021

The City of Ottawa Official Plan (2021) provides direction for future growth in the City and is a policy framework to guide physical development to 2031. The Official Plan was developed in accordance with the PPS (and relevant provincial legislation). The City of City of Ottawa reviews development applications within its boundaries in accordance with the Official Plan.

2.2 Mud Creek Subwatershed Study, 2015

The Mud Creek Subwatershed Study (2015) identifies the key natural features and applies current policies and legislation in order to guide and support future development and stewardship activities within the area. The Mud Creek SWS identifies guidelines and constraints associated with the Kars Esker, located on Site.

2.3 Village of Manotick Secondary Plan, 2022

The Village of Manotick's Secondary Plan (2022) provides a policy framework that supports and implements the vision of the village. The goals and objectives include protecting the natural environment and ensuring sustainability.

2.4 *Conservation Authorities Act*, 1990

Conservation Authorities were created to address erosion, flooding, and drought concerns regionally by managing at the watershed level. Conservation Authorities were given the ability to regulate under Section 28 of the *Conservation Authorities Act* (Government of Ontario, 1990b). The Act provides mechanisms to regulate works and site alterations that have potential to affect erosion, flooding, land conservation, and alterations to waterbodies within their jurisdiction. It is the obligation of all Conservation Authorities to implement Ontario Regulations 42/06 and 146/06 to 182/06 *Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses* under Section 28 of the Conservation Authorities Act for relevant works.

2.5 Ontario Regulation 174/06

Section 2(1)(b) states no person shall undertake development or permit another person to undertake development in or on areas within the jurisdiction of the Authority, that include river or stream valleys, the limits of which are determined in accordance with the following:

- Where the river or stream valley is apparent and has stable slopes, the valley extends from the stable top of bank, plus 15 meters, to a similar point on the opposite site; and,

- Where the river or stream valley is apparent and has unstable slopes, the valley extends from the predicted long term stable slope projected from the existing stable slope or, If the toe of the slope is unstable, from the predicted location of the toe of the slope as a result of stream erosion over a projected 100-year period, plus 15 meters, to a similar point on the opposite side.

2.6 The Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) was issued under Section 3 of the *Planning Act* (Government of Ontario, 1990a). The current PPS came into effect May 1, 2020 (Government of Ontario, 2020). Natural features are afforded protections under Section 2.1 of the PPS. Protections may include maintenance, restoration, and improved function of diversity, connectivity, ecological function, and biodiversity of natural heritage systems. These protections restrict development and site alteration in significant natural areas (e.g., woodlands, wetlands, wildlife habitat) unless it can be demonstrated that there will be no negative effects on the features and ecological functions of those natural areas. Technical guidance for implementing the natural heritage policies of the PPS is found within the second edition of the *Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005* (NHRM: Ministry of Natural Resources (MNR), 2010). This manual recommends the approach and technical criteria for protecting natural heritage features and areas in Ontario.

2.7 *Species at Risk Act*, 2002

The federal *Species at Risk Act* (SARA; Government of Canada, 2002) is administered by Environment and Climate Change Canada (ECCC) and provides direction to protect and ensure the survival of wildlife species in Canada. The purpose of the SARA is to prevent populations of wildlife from becoming Extirpated, Endangered, or Threatened, provide recovery Endangered or Threatened species, and to manage other species to prevent them from becoming Endangered or Threatened.

All species listed on Schedule 1 of SARA are afforded protection on federal lands. Aquatic species and species of migratory birds protected by the *Migratory Birds Convention Act* (MBCA; 1994) and listed as Endangered, Threatened, or Extirpated under Schedule 1 of SARA are protected wherever they occur in Canada, regardless of land ownership.

2.8 *Endangered Species Act*, 2007

The provincial *Endangered Species Act* (ESA; Government of Ontario, 2007) is administered by the Ministry of Environment, Conservation, and Parks (MECP) and provides protection for species at risk (SAR) and their habitat. The ESA states that it is illegal to harm the habitat of species listed as Extirpated, Endangered, and Threatened. It is also illegal to kill, harm, harass, possess, transport, buy or sell Extirpated, Endangered, and Threatened species, whether it is living or dead. Species listed as Endangered, Threatened, or Extirpated and their habitats (e.g., areas essential for breeding, rearing, feeding, hibernation, and migration) are automatically afforded legal protection under the ESA.

2.9 *Fisheries Act*, 1985

The federal *Fisheries Act* (Government of Canada, 1985) is administered by Fisheries and Oceans Canada (DFO) and provides protections to fish, fish habitat, and fisheries. Specifically, the *Fisheries Act* in its current version provides:

- Protection for all fish and fish habitat
- Prohibition against the "harmful alteration, disruption or destruction of fish habitat"
- Prohibition against causing "the death of fish by means other than fishing"

Projects with a scope that does not fall within DFO's defined standards and codes of practice require submission of a request for review to DFO.

2.10 *Migratory Birds Convention Act*, 1994

Nesting migratory birds are protected under the MBCA (Government of Canada, 1994). No work is permitted that would result in the destruction of active nests (nests with eggs or young birds) or the wounding or killing of bird species protected under the MBCA and/or associated regulations (e.g., SARA). The "incidental take" of migratory birds and the disturbance, destruction, or taking of the nest of a migratory bird is prohibited. "Incidental take" is the killing or harming of migratory birds due to actions that are not primarily focused on taking migratory birds (e.g., economic development) and no permits exist for the incidental take of migratory birds or their nest/eggs as a result of activities that are not focused on taking migratory birds. These prohibitions apply throughout the year. The Government of Canada has compiled nesting calendars that apply across Canada that can be used to greatly reduce the risk of harming/destroying active nests by ensuring works that may impact nests are performing outside of the nesting period.

Effective July 30, 2022, a list of 18 species of migratory birds identified on Schedule 1 of the MBCA are provided year-round nest protection until they can be deemed abandoned. The Schedule includes this list for birds that re-se their own nest from one year to the next. If the nest of a Schedule 1 species has not been occupied by a migratory bird for the entirety of the waiting time indicated in the MBCA, it is considered to be abandoned, and to no longer have high conservation value for migratory birds.

2.11 *Fish and Wildlife Conservation Act*, 1997

The provincial *Fish and Wildlife Conservation Act* (FWCA; Government of Ontario, 1997) governs the hunting and trapping of a variety of wildlife including mammals, birds, reptiles, amphibians, and fish in Ontario, thereby facilitating the protection of wildlife and their habitat. The FWCA outlines the prohibition of hunting or trapping specially protected species and the requirement for provincially issued licenses for the hunting or trapping of "furbearing" or "game" animals. Examples of specifically protected animals include, for example, Southern Flying Squirrel (*Glaucomys 5olans*), Northern Harrier (*Circus cyaneus*), American Kestrel (*Falco sparverius*), Blue Jay (*Cyanocitta cristata*), Midland Painted Turtle (*Chrysemus picta marginata*), Northern Watersnake (*Nerodia sipedon*) and Gray Treefrog (*Hyla versicolor*). In

particular, raptors that are not protected under the MBCA (including Peregrine Falcon) are protected under the FWCA.

3.0 PROPERTY IDENTIFICATION

The Site comprises seven parcels including: 1450, 1454, 1458, 1464, 1468 Bankfield Road, and 5479 and 5485 Elijah Court, Kars, Ontario (Latitude: 45.217939, Longitude: -75.714294; Figure 1). The Site is approximately 1.91 ha, zoned as *Development Reserve* (DR1), and comprises a mix of one commercial and six residential homes with manicured lawns and landscaped trees within the properties, and a Manitoba Maple Forest on the southeastern extent of the Site. The Site is situated in a rural area and is bordered to the north by Bankfield Road, to the west by Elijah Court and Prince of Wales Dr. and agricultural land, and to the south and east by undeveloped and forested lands. The Site falls within the Mud Creek SWS, and the SWS mapping has identified that the Site is situated within the Kars Esker.

4.0 METHODOLOGY

4.1 Desktop and Background Data Review

4.1.1 General Records Review

Background information was obtained from online databases and geographic information system mapping applications to review relevant information. Aerial imagery from Google Earth and geoOttawa (City of Ottawa, 2023) was used to identify existing features and confirm information found in the background review.

4.1.2 Species at Risk Screening

The review of existing information included a preliminary SAR screening for species listed under the federal SARA and provincial ESA having some record of occurrence within the broader vicinity of the Site. The screening was completed following the *Draft Client's Guide to Preliminary Screening for Species at Risk* (MECP, 2019). The results of the screening process informed the list of species that were considered in the assessment of the potential for development impact(s) to SAR or SAR habitat. Where it is determined through the EIS process that there is an anticipated impact of the development on SAR, an Information Gathering Form (IGF) is submitted to MECP for further review.

The preliminary SAR screening was based on available resources including:

- Species at Risk in Ontario (SARO; Ministry of Environment, Conservation, and Parks (MECP, 2022);
- Species at Risk Public Registry (Government of Canada, 2022);
- Natural Heritage Information Centre (NHIC; Ministry of Natural Resources, and Forestry (MNRF, 2022a);
- Land Information Ontario (MNRF, 2022b);
- Aquatic Species at Risk Map (DFO, 2022);

- Ontario Reptile and Amphibian Atlas (Ontario Nature, 2019);
- Ontario Breeding Birds Atlas (Birds Canada et al., 2009);
- Ontario Butterfly Atlas (Toronto Entomologists' Association, 2022);
- eBird (Cornell Lab of Ornithology, 2022a);
- iNaturalist (California Academy of Sciences and National Geographic Society, 2022);
- Bumble Bee Watch (Wildlife Preservation Canada et al., 2022);
- Recovery Strategy for the Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis*), and Tri-colored Bat (*Perimyotis subflavus*) in Ontario (Humphrey and Fotherby, 2019);
- Recovery Strategy for the Eastern Small-footed Myotis (*Myotis leibii*) in Ontario (Humphrey, 2017); and,
- Fish ON-Line (MNRF, 2022c).

4.1.3 Agency Consultation

The Site is located within the jurisdiction of the RVCA. A pre-consultation meeting was held with the City of Ottawa and RVCA on November 14, 2023 (Appendix B). The City of Ottawa has required that the EIS address the following items:

- Tree preservation/ distinctive trees – a Tree Conservation Report (TCR) is required to address tree preservation opportunities, butternut trees and other species at risk (as required) and to provide recommendations for landscaping;
- Signification Environmental features as the property is located within the Mud Creek SWS and contains the Kars Esker. The Kars Esker limits need to be identified and addressed as part of the requirements of the Mud Creek SWS Section 5.4;
- SAR and the potential for interaction of SAR with proposed development; and,
- Bird Safe Design given the proposed commercial use of the site, the proposed development must review and incorporate bird safe design elements.

4.2 Field Studies

This EIS was scoped in consultation with the city and is intended to support initial planning changes. As such, it was determined that a single site visit would be sufficient to identify and describe general site conditions, potential natural heritage constraints, delineate vegetation communities, and assess the habitat potential for SAR on the Site.

Table 1 Summary of Field Studies

Date	Purpose	Conditions	Personnel
January 03, 2024	• Identify general site conditions • Potential constraints • ELC survey • Soil survey	• -7°C • Overcast • Wind 6 km/h N	Nick Moore

4.2.1 Ecological Land Classification

Desktop review of available aerial imagery and a preliminary field visit informed how the Site may be divided into vegetation communities based on variation in land cover, topography, and vegetation structure. Vegetation communities on the Site were identified and mapped in the field using standard Ecological Land Classification (ELC) methods for Ontario (Lee et al., 1998). This method provides a consistent approach to identify, describe, and map vegetation communities or physiographic features on the landscape based on dominant plant species and soil composition. It results in a standardized description of each vegetation community to capture the natural diversity and variability of communities within a site, and to provide insight into available habitat and the type of species that may be present. More specifically, the classifications from ELC provide a basis for determining whether potential habitat for a given SAR or other ecological value may be present.

During the survey on January 03, 2024, the dominant plant species were recorded within each proposed ecosite in the field to further divide ecosites into vegetation types (the finest resolution in ELC), where possible. While the site review was conducted outside of the growing season, landcover on the parcel was limited to fully developed and maintained residential yards and treed areas. No snow cover was present at the time of the visit. Representative ground cover was still present and identifiable and would not be anticipated to be meaningfully different in the growing season (given the disturbed nature of the site). Detailed tree surveys had previously been conducted, (IFS Associates, 2022). As such, the ELC is considered reasonable and accurate regardless of timing of the work. Representative photos of each ELC unit on the Site were taken and are included with the community descriptions in this report.

5.0 EXISTING CONDITIONS

5.1 Landform, Soils, and Geology

The majority of the Site is relatively flat, sloping downward from west to east with a small depression in the southeast corner of the Site. Soils in the broader area of the Site are classified as glaciofluvial till and are within the Kars Esker (Figure 1; City of Ottawa, 2015). The Site has previously been graded for development of the seven residential and commercial properties. Soil samples taken during the ELC Site visit were characterized as primarily coarse sand, with some fine sand and gravel. It is possible that the top layer of soil is not representative of the previous soil composition due to grading works from residential development.

5.2 Surface Water

There are no surface water features on the Site and as such do not have the potential to be impacted by the proposed development.

5.3 Groundwater

The Site is situated within the Kars Esker and has been identified as a valuable source of groundwater and is recognized in the Mississippi-Rideau Source Protection Plan as a Highly Valuable Aquifer. For more information on the Kars Esker, see Section 5.6.1 below.

5.4 Vegetation Cover (Ecological Land Classification)

Two distinct terrestrial ELC units were delineated within the project area (Figure 2) including a manicured lawn and a Manitoba Maple (*Acer negundo*) Deciduous Forest. The ELC designation below is used in subsequent analyses to identify potential habitats that may be used by species of interest (i.e., SAR) occurring or potentially occurring on the project area. Trees discussed in the following sections that have the potential to being taken down due to future proposed development are discussed further in the Tree Conservation Report for this Site (Appendix C).


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Bankfield Road
Prince of Wales Dr.
Figure 2 Ecological Land Classifications on Site
Legend
ELC Codes
CVR_3
FODM4-5
Site
N
0
25 m
Project: MYERS 1628.1
Map File: MYERS 1628.1 0102.map
Universal Transverse Mercator - Zone 18 (N)
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5.4.1 Single Family Residential (CVR_3)

A Single Family Residential (CVR_3) ecosite is located throughout the seven properties on Site. This ecosite is characterized by a manicured lawn with some small patches of lawn left to grow fallow including non-vascular vegetation such as Silver Cinquefoil (*Potentilla argentea*), Orchard Grass (*Dactylis glomerata*), Lesser Burdock (*Arctium minus*), White Pancile Aster (*Symphyotrichum lanceolatum*), Redroot Amaranth (*Amaranthus retroflexus*), Timothy Grass (*Phleum pratense*), Dandelion (*Taraxacum officinale*), and Canada Goldenrod (*Solidago canadensis*).

Figure 3 Photograph representative of the Single-Family Residential lawn ecosite on Site (January, 2024)

5.4.2 Dry-fresh Manitoba Maple Deciduous Forest type (FODM4-5)

A Dry-Fresh Manitoba Maple Deciduous Forest Type (FODM4-5) is located on the southeastern portion of the Site abutting the manicured lawns throughout the Site and connects to a larger forest tract (~6 ha) east of the Site. This forest was most recently cut down sometime between 1999 and 2002, according to the City of Ottawa GeoOttawa aerial imagery. At that time, the Site contained few sparse trees throughout the Site. Currently, the canopy cover within this upland forest community is dominated by Manitoba Maple, with some American Elm (*Ulmus americana*), Sugar Maple (*Acer saccharum*), Trembling Aspen (*Populus tremuloides*), White Ash (*Fraxinus americana*), White Spruce (*Picea glauca*), American Basswood (*Tilia americana*), Apple, Red Pine (*Pinus resinosa*), Black Cherry (*Prunus serotina*), Freeman's Maple (*Acer freemanii*), and White Birch (*Betula papyrifera*). Minimal shrub species were observed throughout this ecosite, with minimal Wild Red Raspberry (*Rubus idaeus*) bushes present in the center of the Site. Groundcover was similarly minimal, with some Lesser Burdock, Canada Goldenrod, Wild Carrot (*Daucus carota*), and Creeping Bentgrass (*Agrostis stolonifera*) present throughout.

Figure 4 Photograph representative of the Dry-Fresh Manitoba Maple Deciduous Forest Type (FODM4-5).

5.5 Species at Risk

The initial SAR screening identified 36 species that had an element occurrence within 10km (Appendix D). Those 36 species were assessed for the likelihood to have an interaction between the proposed project and the individuals and/or their protected habitats based on site habitat potential, general proximity, and general project considerations. From the SAR review, Eastern Wood-Pewee (*Contopus virens*; listed as *Special Concern* under both the Endangered Species Act and the Species at Risk Act) was the only listed species with a "moderate" potential to occur on the project area and/or interact with the project. The species is moderately prevalent in the broader vicinity of the project area and can reside on sites with the level of disturbance observed there, and the project area offers suitable nesting options. All other listed species in the broader area were assessed as having a low, negligible, or no potential to occur on the project area due to lack of supporting habitat features and/or other impediments site access generally (Appendix D).

As Eastern Wood-Pewee are listed as Special Concern, they are not subject to protections under the ESA for individuals or habitat. As such, they are not further included directly under considerations for SAR within this report. However, individuals of these species are protected under other regulations addressing wildlife conservation generally, such as the FWCA, MBCA, and the PPS. In addition, species listed as Special Concern under the ESA may receive habitat protection if they are observed in habitats that meet the criteria for designation as SWH for Special Concern Species (MNRF, 2015a). Species of Species Concern will be discussed with SWH in Section 5.6.

5.6 Significant Natural Heritage Features

The Site does not contain Significant Woodlands, Significant Valleylands, Earth/ Life Science areas of Natural and Scientific Interest, or potentially significant wildlife corridors or greenspace linkages.

5.6.1 Significant Wildlife Habitat

Guidelines and criteria for the identification of various classes of Significant Wildlife Habitat (SWH) in ecoregion 6E are provided by MNRF (2015a). SWHs are identified based on the presence of certain types of ecosites (identified through ELC codes) and the presence and/ or groupings of certain species. The Site is considered a potential candidate meets the criteria for only SWH type – Special Concern and Rare Wildlife Species – having an Element Occurrence of Eastern-Wood Pewee within 10km of the Site, with suitable habitat on Site (as identified through ELC codes and confirmed via field visit). The forest habitat occurring on the southeast portion of the property could potentially provide suitable habitat for the Eastern Wood-Pewee.

5.6.2 Kars Esker

The Site is located within the Mud Creek subwatershed, and is situated on top of the Kars Esker, an ~21km long linear ridge formed of glacial till that consists primarily of coarse sand and gravel (City of Ottawa, 2015). The exact delineation of the esker is unknown; however, the general location of the Kars Esker is immediately west of Manotick, running in a north-south direction and intersects the Rideau River. Due to the high permeability of the soil composition, the area within the Kars Esker has been identified as an Significant Groundwater Recharge Area (SGRA) and a Highly Vulnerable Aquifer (HVA; City of Ottawa,

2015). The Kars Esker and associated Significant Groundwater Recharge Area replenishes groundwater systems that directly support and sustain sensitive features like cool water streams (Mud Creek) and headwater swamps. Mapping within the Mud Creek Subwatershed Study indicates that the entirety of the Site is situated within the Kars Esker.

As per Section 5.4 of the Mud Creek Subwatershed Study, there are several requirements prior to development to ensure that the quality and quantity of groundwater recharge within the Significant Groundwater Recharge Area associated with the Kars Esker will not be impacted. Hydrogeological testing is required for future development to determine the exact limit of the hydrogeological constraint area, and when development cannot be avoided in areas of groundwater sensitivity, it is recommended that pre-development recharge areas should be maintained through the completion of a water balance (City of Ottawa, 2015).

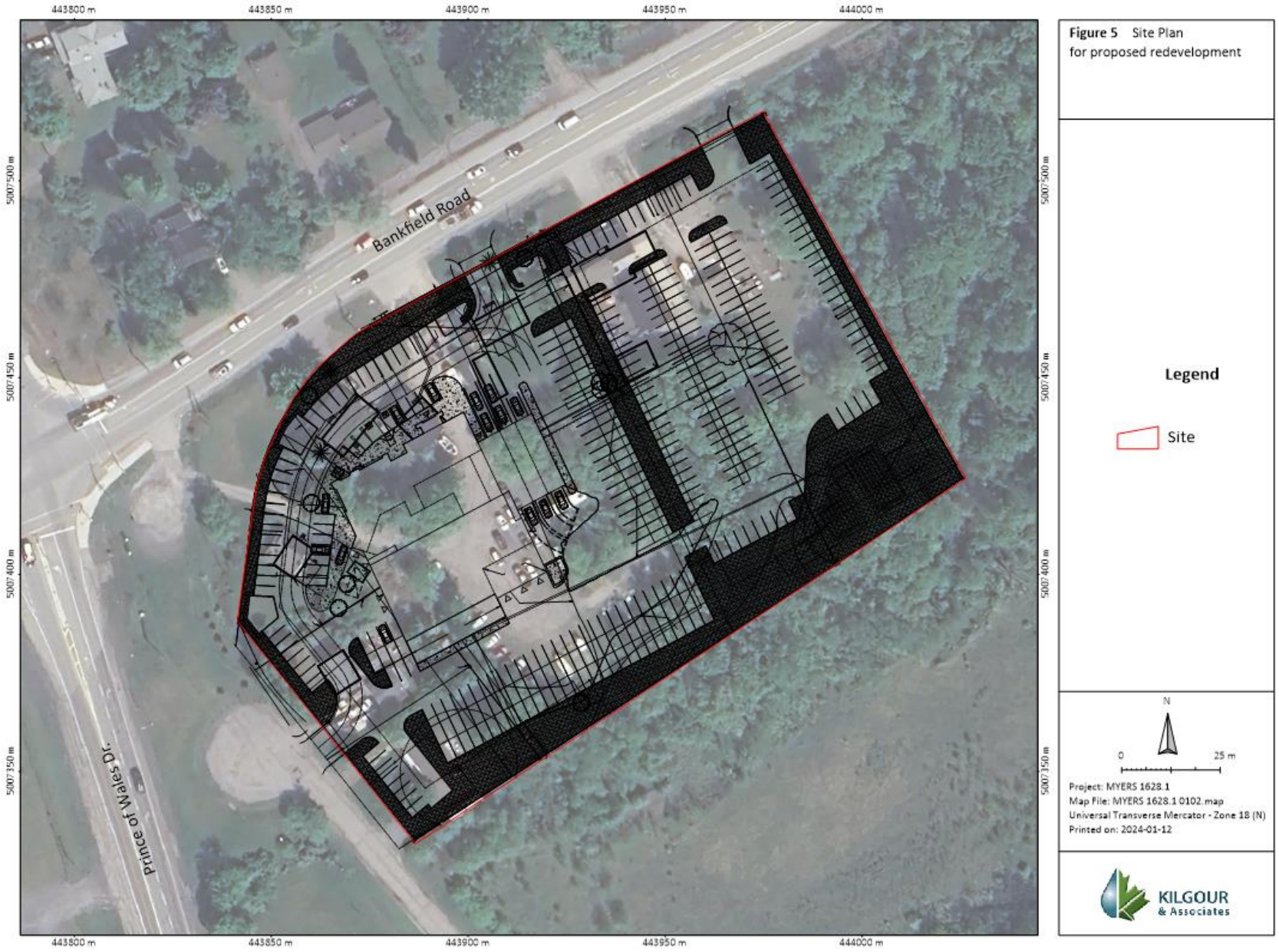
Additional measures to protect groundwater resources within the SGRA include:

- *Avoid infiltrating poor quality runoff from paved surfaces such as parking lots and roads without pre-treatment. Promote infiltration from clean water sources, such as rooftops and downspouts.*
- *Use Low Impact Development and Best Management Practices for stormwater management quality and quantity control, by stormwater retrofit opportunities and upgrades.*
- *Reduce the impact of winter salt application; consider updates to salt management plans, and education and outreach.*

6.0 DESCRIPTION OF THE PROJECT

The proposed redevelopment of the Site will consist of a two-storey automobile dealership. The proposal includes parking spaces configured for customer parking and vehicle inventory (Appendix E).

Under the proposed design plan, clean rooftop drainage water will be re-infiltrated into the ground. Sewage treatment and its associated monitoring will employ regulated monitoring tools such as an Environmental Compliance Approval (ECA) for the greywater treatment system and the Ottawa Septic System Office (OSSO) annual monitoring program for tertiary treatment systems. The proposed septic system on the southeast corner of the lot would respect the results and requirements from the three studies as it relates to re-infiltration target goals with consultation with the City of Ottawa and RVCA through guidance from the Mud Creek SWS.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Bankfield Road
Prince of Wales Dr.
Figure 5 Site Plan
for proposed redevelopment
Legend
Site
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25 m
Project: MYERS 1628.1
Map File: MYERS 1628.1 0102.map
Universal Transverse Mercator - Zone 18 (N)
Printed on: 2024-01-12
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7.0 IMPACT ASSESSMENT AND MITIGATION

7.1 Surface Water

While there are no surface water features on Site, the roadside ditches along Bankfield Rd. and Prince of Wales Dr. convey water to Mud Creek and as such consideration should be made to surface runoff during construction of the Site. The tertiary treatment system is anticipated to capture surface runoff and be treated prior to re-infiltration into the ground (Paterson Group, 2023). The potential for sediment to be released into surface water features during site preparation and construction should be mitigated using standard erosion and sediment control measures. To minimize impact to the roadside ditches adjacent to the Site, and the broader catchment during construction, an erosion and sediment control (ESC) plan will be required and must be developed to the satisfaction of RVCA. The ESC plan should include a multi faceted approach to provide ESC including but not limited to:

- Silt fence paired with sturdy construction fence along the project perimeter to reduce potential sediment runoff. This fencing can also act as a wildlife exclusion measure for smaller and less mobile animals that may occupy or traverse across the Site, such as amphibians, turtles, and snakes;
    - Fencing (could be the silt fence) should be installed before the turtle nesting period (mid-May to early July) (MNRF, 2015c);
- Regularly inspecting and maintaining the ESC measures after each precipitation event during all phases of the project;
- Retention of existing vegetation and stabilization of exposed soils with native vegetation where possible;
- Keeping the ESC measures in place until all disturbed ground has been permanently stabilized;
- Using biodegradable ESC materials where possible and removing all exposed non-biodegradable ESC materials once the Site is stabilized;
- Limiting the duration of soil exposure and phasing project works;
- Limiting the size of disturbed areas by minimizing nonessential clearing and grading;
- Minimizing the total slope length and the gradient of disturbed areas;
- Refueling of machinery should occur >30 m from surface water features and all machinery will remain on the project-side of silt and construction fence;
- Maintaining overland sheet flow and avoiding concentrated flows;
- Developing a response plan to be implemented immediately in the event of a spill of a deleterious substance;

- Keeping an emergency spill kit on the Site;
- the event of a spill, stopping work and containing deleterious substances to prevent dispersal; and,

- Reporting any spills of sewage, oil, fuel, or other deleterious material whether near or directly into a surface water feature.

7.2 Vegetation

No rare or unique vegetation communities or at-risk vegetation species were observed within the project area. Tree clearing is anticipated to accommodate future development and discussed further in the TCR. The trees within the project area are addressed within the TCR included as Appendix C.

It is recommended that landscaping on median strips between parking areas and around the outer edge of the Site include tree wherever feasible. Tree planting, however, will be required along the eastern edge of the Site. The removal of existing trees on the Site there will lead to a newly open southwestern face along the adjacent forest, increasing the likelihood for invasive species (e.g. Buckthorn) infestation within. The inclusion of a double alternating row of Red Maple (*Acer rubrum*) saplings (planted with 3-4 m spacing) as part of the site landscaping would aid in reestablishing a healthy forest edge and limiting excess light availability within the retained forest (thereby reducing the potential for invasive Buckthorn growth).

The following general protection measures are recommended during construction to limit impacts to trees:

- Woody vegetation removal should occur before April 15 or after August 15 for the protection of breeding birds and bats, unless a survey conducted by a qualified biologist within five days of the vegetation removal identifies no breeding activity. Note that it is very difficult to effectively complete bird nesting surveys in the upper canopies of forest habitats during the leaf-on period;

- To minimize impacts to retained trees during development:
    - Sturdy construction fencing is recommended around the perimeter of the work areas to ensure the adjacent vegetation to be retained is not impacted by the construction and to isolate the work area from sensitive wildlife. Construction fencing should be combined with sediment fencing, which provides ESC and improved wildlife control over construction fencing alone. The protective fencing is to be installed at the outer limits of the critical root zone (CRZ; i.e., 10x the diameter at breast height);
    - Do not place any material or equipment within the CRZ of trees;
    - Do not attach any signs, notices, or posters to any trees;
    - Do not raise or lower the existing grade within the CRZ of trees without approval;
    - Tunnel or bore when digging within the CRZ of a tree;

- Do not damage the root system, trunk, or branches of any remaining trees; and
- Ensure that exhaust fumes from all equipment are not directed toward any tree's canopy.

- Ensure equipment is clean prior to vegetation removal to avoid introducing invasive species to the Site, and clean equipment prior to leaving Site to avoid spreading invasives (e.g., Common Reed - *Phragmites australis*) elsewhere.

7.3 Species at Risk

No SAR listed as *Threatened* or *Endangered* under the ESA were considered to have a moderate or higher potential to interact with future development on the Site (Appendix D). As such, no negative impacts are anticipated under the proposed project to SAR. While we do not anticipate the Site to directly support any SAR, its recognized that transient occurrence of listed wildlife species is a possibility, albeit very limited. The potential for transient wildlife presence (of species lists or otherwise) ca be mitigated through the general wildlife mitigation measures provided in Section 7.4.

7.4 Significant Natural Heritage Features

7.4.1 Significant Wildlife Habitat

The woodlot on the eastern side of the Site could provide some (limited) suitability as habitat for Eastern Wood-pewee. The average territory size of a wood-pewee is approximately 1.7 ha (COSEWIC, 2012) and the forested area on Site is only 0.6 ha. With the ~4.0 ha of forest adjacent to the Site, the contiguously wooded area provides potential for less than three (i.e. only two) nest territories. Moreover, the species is known to occur less frequently in woodlots with surrounding residential development than those without houses (COSEWIC, 2012), and as such, has a reduced probability of occurring in the woodlot associated with the Site. As such, the potential for the Site area to provide wildlife habitat that would be deemed "significant" is limited. Regardless, following the proposed works on the Site, the remaining adjacent forest would still provide space for two nesting territories (i.e. no loss).

Notwithstanding the above, active nests and individual birds of this species are protected under both SARA and the MBCA. Active nests and individuals that may occur on or near the Site will be protected by following standard wildlife mitigations indicated in Section 7.5.

7.4.2 Kars Esker

Clean surface runoff will be captured from the rooftop and be infiltrated into the Kars Esker to directly support the infiltration functionality of the feature.

In consideration of other potential site water sources, the proponent is proposing to use regulated monitoring tools such as an Environmental Compliance Approval (ECA) for the greywater treatment system and the Ottawa Septic System Office (OSSO) annual monitoring program for tertiary treatment systems (Paterson Group, 2023). The mandatory monitoring required on tertiary treatment systems by the OSSA allows for advanced treatment of sewage effluent. The mandatory monitoring required on tertiary treatment systems by the OSSO ensures that the system is properly maintained and replaced

when required, whereas there is no mandatory monitoring on a conventional sewage treatment system. In order to demonstrate the viability and sustainability aspects of private servicing on the Site, a Nitrate Impact Assessment was completed to lower to potential risk to the Kars Esker. Through this assessment, the results showed that the property can adequately support the proposed site plan application without having an adverse impact on the underlying bedrock aquifer, provided that an NSF 245 certified nitrate reduction system or similar technology is used in the sewage system (Paterson Group, 2023). Re-infiltration of the treated greywater and stormwater will further reduce the potential impacts related to the onsite sewage system.

Hydrogeological and water balance studies were completed to confirm that the proposed project will not impact the quality of groundwater recharge within the Kars Esker as per requirements within the Mud Creek SWS when proposed development occurs within the Kars Esker SGRA. A terrain analysis was required and completed to demonstrate the long-term sustainability of water supply and wastewater disposal for the proposed wastewater treatment system on Site. The proposed septic system on the southeast corner of the lot is to respect the results and requirements from the three studies as it relates to re-infiltration target goals with consultation with the City of Ottawa and RVCA through guidance from the Mud Creek SWS (Paterson Group, 2023).

7.5 Wildlife Mitigation

The following mitigation measures shall be implemented during future construction to generally protect wildlife and potential SWH areas:

- As per the City of Ottawa's Bird-Safe Design Guidelines (2020) proposed development should:
    - Consideration should be made to orientation of buildings to reduce reflection of attractive elements in glazing, to the extent possible;
    - Minimize the transparency and reflectivity of glazing;
    - Avoid or mitigate design traps (i.e., where courtyards or open-topped atria can entrap birds);
    - Consider other structural features (i.e., ventilation, antennas, and guy wires can be an issue);
    - Create safe bird-friendly landscaping to minimize reflections of trees and shrubs in nearby reflective buildings; and,
    - Design exterior and interior lighting to minimize light trespass at night.
- Areas shall not be altered or cleared during sensitive times of year for wildlife (breeding season; early spring to early summer) unless mitigation measures are implemented and/or the habitat has been inspected by a qualified Biologist.
- To limit the potential for interactions with turtle nests it is recommended that initial site clearing take place between October and May. A mitigation measure for turtle nesting areas is to ensure

the project footprint is fenced off (i.e., silt fence) during the turtle nesting period (late May to early July) (MNRF, 2015c). This should be done to ensure turtles are not nesting in areas that may be disturbed or destroyed due to construction activities if clearing occurs within the turtle nesting period.

- Clearing of trees and/or vegetation should not take place April 1 to September 30 inclusive unless a qualified Biologist has determined that no birds are nesting or suitable bat roosting trees are present. The bird nest sweep would be valid for five days.
  - The MBCA protects the nests and young of migratory breeding birds in Canada. The timing of nesting for birds in the area spans April 1 to August 31 (Government of Canada, 2018).
  - The breeding and roosting period for bats is recognized as April 1 to September 30 (MNRF, 2015b).
  - Initial earthworks should not take place early September to early May while snakes are hibernating (MNRF 2016; MNRF 2018).

- Ensure that a wildlife management plan for the construction process and delivers environmental compliance and biodiversity training to all site workers to implement the plan. The plan should include (but not be limited to) requirements to:
  - Utilize silt fence paired with sturdy construction fence around soil stockpiles to serve as a wildlife exclusion measure to prevent smaller animals from accessing/utilizing temporary habitats on the Site (e.g., prevent turtles from nesting in stockpiles on the Site);
  - Any turtles or snakes observed in the vicinity of the work areas or that may otherwise be in danger should be encouraged to relocate outside of the development envelope. Animals should be moved only far enough to ensure their immediate safety and not off of the property. Any handling of SAR during construction for safe relocation purposes should be done by individuals who are properly trained to do so. The area should be monitored to prevent re-entry;
  - Check the entire work site for wildlife prior to beginning work each day;
  - Do not harm, feed, or unnecessarily harass wildlife;
  - Manage waste to prevent attracting wildlife to the work site. Effective mitigation measures include litter prevention and keeping all trash secured in wildlife-proof containers and promptly removing it from the work site, especially during warm weather;
  - Enforce a speed limit of 20 km/h during the active season (April 1 to September 30) to reduce wildlife mortality; and,
  - Manage stockpiles and equipment at the work site to prevent wildlife from being attracted to artificial habitat. Cover and contain any piles of soil, fill, brush, rocks, and

other loose materials and cap ends of pipes where necessary to keep wildlife out. Ensure that trailers, bins, boxes, and vacant buildings are secured at the end of each workday to prevent access by wildlife.

8.0 CONCLUSION

It is our professional opinion that no significant negative impacts are likely to species at risk or their habitats, or to significant natural heritage features present in the broader project vicinity under the proposed project if all mitigation recommendations provided within this report are followed.

9.0 CLOSURE

This report was prepared for exclusive use by Zena Investment Corporation and may be distributed only by Zena Investment Corporation. Questions relating to the data and interpretation can be addressed to the undersigned.

Respectfully submitted,

KILGOUR & ASSOCIATES LTD.

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Appendix A Qualification of Report Authors

Nick Moore, BSc (Project Manager, Biologist)

Mr. Moore is a Field Ecologist with a background in Aquatic Biology. He graduated from Sir Sandford Fleming in 2018 with two Technical Diplomas for Environmental Technician and Environmental Technologist, as well as completing his Bachelor of Science with Honors in Biology and Environmental and Resource Studies at Trent University. He has worked with Kilgour & Associates Ltd. for two years. With us, he has been involved land-development projects where he has written Environmental Impact Studies and has used his academic training to characterize the flora and fauna of natural environments. Nick is a certified wetland evaluator under Ontario's Wetland Evaluation System (OWES) process.

Anthony Francis, PhD (Senior Ecologist)

Dr. Francis is a Senior Ecologist with 20 years' consulting experience to both government agencies and private industry. He has worked on a diversity of projects relating to species at risk, invasive species, terrestrial and aquatic habitat, environmental effects monitoring and mitigation, and fate/effects of contaminants. Within each of these subject areas, Dr. Francis has completed projects addressing specific site concerns and broader policy initiatives.

In the Ottawa area he helps clients work their way through the land development process by producing key supporting studies such Environmental Impact Statements, Integrated Environmental Reviews, and by obtaining various permits and approvals from local regulatory agencies including the conservation authorities and Ministries of Environment and Natural Resources. Dr. Francis is our local in-house geomatics specialist, capable of carrying out detailed and complex analyses of geospatial data of plant and animal distribution. He often utilizes his skills to carry out constraint studies prior to a client purchasing or planning a development for a property.

Appendix B Pre-Consultation Meeting Minutes

File No.: PC2023-0319

Adam Thompson
Novatech
Via email: a.thompson@novatech-eng.com

Subject: Phase 2 Pre-Consultation: Meeting Feedback
Proposed ZBLA & Site Plan Application – 1450, 1454, 1458, 1464, 1468 Bankfield Road and 5479, 5485 Elijah Court

Please find below information regarding next steps as well as consolidated comments from the above-noted pre-consultation meeting held on November 14, 2023.

Pre-Consultation Preliminary Assessment

1 ☐	**2** ☐	**3** ☒	**4** ☐	**5** ☐

One (1) indicates that considerable major revisions are required while five (5) suggests that the proposal appears to meet the City's key land use policies and guidelines. This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.

Next Steps

1. A review of the materials submitted for the above-noted pre-consultation has been undertaken and staff have identified deficiencies needing to be resolved. Please proceed to complete a Pre-consultation Application Form for another Phase 2 review and submit together with the necessary revised studies and/or plans to planningcirculations@ottawa.ca.

2. In your subsequent Phase 2 pre-consultation submission, please ensure that all comments or issues detailed herein are addressed. A detailed cover letter stating how each issue has been addressed must be included with the submission materials. Please coordinate the numbering of your responses within the cover letter with the comment number(s) herein.

Supporting Information and Material Requirements

1. The attached **Study and Plan Identification List** outlines the information and material that has been further identified and/or confirmed, during this phase of pre-consultation, as required (R) or advised (A) as part of a future complete application submission.

The required plans and studies must meet the City's Terms of Reference (ToR) and/or Guidelines, as available on Ottawa.ca. These ToR and Guidelines outline the specific requirements that must be met for each plan or study to be deemed adequate.

Consultation with Technical Agencies

a. You are encouraged to consult with technical agencies early in the development process and throughout the development of your project concept. A list of technical agencies and their contact information is enclosed.

Planning

List of Studies and Plans Reviewed:

Revised Site Plan Parking Layout 01, Drawing # A010, prepared by KWC Architects Inc., dated October 16, 2023.

Comments:

A meeting with the City was requested to discuss a significantly revised proposal. Zena has acquired a total of seven (7) properties at the south-east corner of Bankfield Road and Prince of Wales Drive.

The properties now include:
- 1450 Bankfield Road
- 1454 Bankfield Road
- 1458 Bankfield Road
- 1464 Bankfield Road
- 1468 Bankfield Road
- 5479 Elijah Court
- 5485 Elijah Court

The proposed redevelopment of the Subject Properties will consist of a two-storey automobile dealership of approximately 2,130 square metres (22,900 square feet). The proposal includes 441 parking spaces configured for customer parking and vehicle inventory.

Manotick Secondary Plan

Schedule "A"

- Designated: "Mixed Residential / Commercial"
- Development on Private Services

Policies

3.5 - Mixed Residential-Commercial

16) The Mixed Residential-Commercial designation applies to lands at the south-west corner of Bankfield Road and First Line Road and south of Potter Drive as shown on Schedule A – Designation Plan. Policies 16) The permitted uses include a variety of residential uses and a limited range of commercial and retail uses which would not compete with uses located in the Village Core.

18) For lands located at the south-west corner of Bankfield Road and First Line Road, a hydrogeological study must be submitted at the time of a development application. The study will identify the limit of the hydrogeological constraint area and the feasibility of development due to the presence of the Kars Esker. Public water and wastewater are not foreseen for this area of the village.

19) The Mud Creek Subwatershed Study (2015) will be used to evaluate any proposed development located at the south-west corner of Bankfield Road and First Line Road and south of Potter Drive.

Engineering

List of Studies and Plans Reviewed:

"Site Plan"; dwg no: A010; project: Myers Bankfield Chrysler; prepared by: BBS Construction (Ontario) Ltd.; project no: kwc-2230; rev no: 0; dated: 16-Oct-2023.

Comments:

1. Environmental Site Assessment (Phase 1 & 2 ESA)

   a. A Phase One ESA is required for the design and construction of this site.

   b. Environmental Site Assessments (ESA's) are required to ensure that development only takes place on sites where the environmental conditions are suitable for the proposed use in accordance with provincial legislation and regulations.

   c. The Phase 1 ESA report will determine whether a Phase 2 ESA is required.

2. Geotechnical Study

   a. A Geotechnical report is required to support the design and construction of this project.

   b. The Geotechnical report should provide sufficient soils and engineering information to confirm that the site(s) are suitable or can be made suitable for development. The geotechnical report shall adequately discuss the fill requirements, grade raise restrictions, and other limitations and earthworks required for development.

c. The report should clearly state whether sensitive marine clays or organic soils are present on this site, or not. The report might include: Atterberg limits, consolidation testing, shear strength testing, grade raise restrictions, or a sieve analysis as required.

d. The report should clearly state whether soil liquefaction is a risk on this site, or not.

e. In order to determine the predevelopment seasonal high groundwater levels for infiltration areas, water level loggers should be installed in properly constructed monitoring wells (see ASTM for reference standard) and regular manual measurements should be taken to confirm the data loggers are operating properly. The monitoring should be over an extended period of time (typically one year),and should include the spring freshet.

   (ref: Ottawa Sewer Design Guidelines (2012), update: ISTB 2018-04 Section 8.2; and
   Low Impact Development Technical Guidance Report (Feb 2021) Section 3.5.3 pages 25 of 68). (page 6 of 69 and elsewhere).

f. Note that there must be a 1.0 metre separation between the bottom of and infiltrative surface and the level of the seasonal high groundwater elevation. (ref: MOECP SWM Planning and Design Manual (March 2003) page 164 of 379)

g. Given the proposed infiltration trench or soak-away areas, tests must be performed on the soil to determine their actual infiltration rates.
   (ref: Low Impact Development Technical Guidance Report (Feb 2021), Section 3.5.1 page 23). Also provide grain-size distribution curves—at least two samples for each geological unit.

3. Grading and Drainage Plan

   a. A Grading Plan is required to support the design and construction of this project.

   b. Grading Plans provided to the City of Ottawa should include:

      i. All elevations must be referenced to a geodetic reference point.

      ii. Please indicate the Site Benchmark and the external reference that provides the horizontal and vertical datum of the reference used to set this benchmark.

      iii. All measurements must be in metric units, although imperial measurement may be provided as a secondary measurement.

      iv. Provide top of curb (TC) and bottom of curb (BC) elevations.

v. Please maintain a minimum 150 mm difference between the proposed finished floor elevation and the finished grade at the structure. Maintain positive surface drainage away from the foundation wall.

vi. A 0.3m freeboard should be provided between the 100-year water elevation and the finished floor elevation.

vii. Please include the Pavement Design provided in the Geotechnical Report. Typically, this would include a low-density and a heavy-duty pavement design.

4. Hydrogeological and Terrain Analysis

a. A Hydrogeological and Terrain Analysis (HGTA) will be required to establish that there is an adequate quantity and quality of groundwater to support the site plan control application and that the proposed activities (including the septic system) will not contaminate the underlying aquifers and the natural environment. The report must meet the requirements of the City's Hydrogeological and Terrain Analysis Guideline (March 2021); requirements related to site plan control applications are listed in Section 5.0 – Site Plans.

b. It is understood that a new well and septic system will be installed to service the proposed development, and that the existing well and septic systems will not be used in the future. Note that any unused existing well or septic systems must be decommissioned as per O.Reg. 903 under the Ontario Water Resources Act. An MECP well decommissioning record for each decommissioned well must be included with the HGTA to support that the well has been decommissioned.

c. For a site plan control application, the supply well must be installed and tested to confirm water quantity and quality suitability prior to approval. Note that the well must be located where it is protected from damage (i.e. vehicles, snow removal) and potential contamination. The well must be shown on all plans, and the grading plan must show how the well will meet regulations related to final casing height above grade and ground sloping away from the well so surface water does not pool around the well head, as per O.Reg. 903.

Water Quantity and Quality:

i. Support must be provided for the pump test rate; which should be the maximum day rate. For commercial/industrial operations, a longer pump test is normally recommended, however a minimum of 6 hours is required in the City of Ottawa HGTA Guidelines, unless the demand is greater than 10,000 L/d, in which case the well test shall be for a minimum of 12 hours.

ii. Water quality parameters that must be tested include the "subdivision suite" known to local well testing companies, as well as trace metals and VOCs. The

report should also provide an assessment of onsite and adjacent and historic land uses and determine if any other parameters need to be tested (i.e. petroleum hydrocarbons, and/or any other parameter of concern).

5. Site Servicing Study

    a. A Site Servicing Study is required to support the design and construction of this project.

    b. Applications for new development are required to demonstrate, to the City's satisfaction, that adequate services are available and can be allocated to support the proposal.

    c. A Site Servicing Plan is required to support the design and construction of this project.

    d. An Erosion Control plan is required to support the design and construction of this project.

Consult with the MECP to determine which Environmental Compliance Approvals will be required, and report to the City. Long-term oversight will be important for this site.

6. Stormwater Management Report

    a. A Stormwater Management report is required in support of the design and construction of this project.

    b. Stormwater design must adhere to the City's 'Ottawa Design Guidelines - Sewer', Second Edition, document no. SDG002, October 2012, City of Ottawa, including technical bulletins: ISDTB-2014-01, PIEDTB-2016-01, ISTB 2018-01, ISTB-2018-04, ISTB-2019-02.

    c. The quantity criteria for the development are that the 100-yr post development peak flow rate must match the 2-year pre-development peak flow rate.

    d. The stormwater management quality criteria for this site are 80% TSS removal.

    e. A calculated time of concentration (cannot be less than 10 minutes) is required.

    f. Runoff volumes must be calculated using the 'C' values found in Ottawa Design Guidelines (Sewer), Section 5.4.5.2.1 page 5.26. There are no standard or maximum 'C' values in the Rural area.

g. Stormwater outlet and emergency overflow (if any) must outlet to a legal and sufficient outlet.

h. The pre-development conditions will be considered greenfield, and all buildings and impervious surfaces shall assume a pre-development coefficient for soft landscaping.

i. A 0.3m freeboard should be provided between the 100-year high-water elevation and the finished floor elevation.

j. Stormwater or Drainage plans must include the ponding depth, volume, and ponding extent for 2-year and 100-year storm events.

k. Please provide pre- & post- development drainage plans clearly identifying the sub-drainage zones, their areas, and 'C' values.

l. In regard to proposed LID design, please refer to the City's 'Low Impact Development Technical Guidance Report', in particular 'Section 2.0 Hydrological Constraints', Section 3.3 Geotechnical Investigations, and 'Section 3.5 Current Approaches and Guidance'.

m. In order to determine the predevelopment seasonal high groundwater levels for infiltration areas, regular measurements should be taken over an extended period of time (typically one year) that includes the spring freshet. (ref: Ottawa Sewer Design Guidelines (2012), update: ISTB 2018-04 Section 8.2; and Low Impact Development Technical Guidance Report (Feb 2021) Section 3.5.3 pages 25 of 68). (page 6 of 69 and elsewhere). Please see the geotechnical investigation requirements above for additional details.

n. While infiltration is proposed as the primary method of dealing with stormwater, the design should also include an emergency overflow to neighbouring ditches to deal with unusual rainfall events.

o. The site is located in the Mud Creek Subwatershed Study area and the requirements as they pertain to the Esker need to be addressed.

p. Only clean runoff should infiltrate into the subsurface (roof, grasses areas, etc.). Runoff from areas subject to winter salting should not be infiltrated.

7. <u>Septic System Review and Approval:</u>

   a. The City will require septic approval before we can issue Site Plan Approval.

b. If the sanitary daily design flow is less than 10,000 L/day, a septic permit from the Ottawa Septic System Office (OSSO) is required prior to Site Plan Approval being granted.

c. If the sanitary daily design flow is greater than 10,000 L/day, the septic system(s) is regulated by the Ministry of the Environment, Conservation and Parks (MECP) and requires a direct submission Environmental Compliance Approval (ECA) application.

d. Please ensure that the OSSO office is aware if an oil/grit separator is contributing to the flows to the septic system.

e. Be advised that a Groundwater Impact Assessment will be required.

f. As per the OSSO office, the septic system must meet all the separation distances, including but not limited to separation from property lines.

g. Technical consultation with the hydrogeological report reviewer is encouraged, please contact the City hydrogeologist, Michel Kearney (michel.kearney@ottawa.ca) and copy the assigned Infrastructure Project Manager to schedule a technical consultation.

h. A Noise Control Study is recommended to support the design and construction of this project.

i. The goal of environmental noise control is to provide guidance between land uses that are noise sensitive and land uses that are sources of noise such as roads, railways, employment areas and equipment for building facilities.

8. Special Consideration

a. As discussed previously, long range plans at the City of Ottawa are proposing a new roundabout for the intersection of Bankfield and Prince of Wales. (Post-2031). Note that this project is not in the current affordable Transportation Master Plan (TMP).

b. The proposed roundabout drawing will include a road widening along Bankfield Road.

c. Given the possibility of an intersection redesign in the future; it is unlikely that the city would be willing to sell off any of the odd parcels of land found along this intersection. Contact the Real Estate department of the City of Ottawa.

Feel free to contact Brian Morgan, Infrastructure Project Manager and/or Michel Kearney, Senior hydrogeologist, for follow-up questions.

Noise

Comments:

A stationary noise study is required.

Transportation

In advance of the meeting a TIA Screening Form was reviewed.

TIA Screening Form

As traffic along Bankfield Rd and Prince of Wales Drive is highest on weekdays, the weekday AM and PM peak hours are anticipated to be the worst-case combination of site generated traffic and adjacent street traffic. The weekday trip generation has been reviewed based on ITE rates for the purposes of the trip generation trigger.

Land Use	ITE Code	AM Peak			PM Peak		
		IN	OUT	TOT	IN	OUT	TOT
Automobile Sales	840	31	12	43	22	33	55

As the proposed development is a car-oriented use and transit is generally not available in this area, the ITE trips are assumed to be equivalent to person trips. Based on the foregoing, the trip generation trigger is not met.

Neither location trigger is met. However, as several of the safety triggers are met, a TIA will be required. As the development is not anticipated to generate 75 vehicle trips or 75 transit trips, the TIA will be limited scope and the Neighbourhood Traffic Calming, Transit, and Intersection Design Modules are exempt.

Can you please confirm if the following study area is sufficient:

- Bankfield Rd/Prince of Wales Drive
- Bankfield Rd/First Line Rd

Comments:

Study area is ok. A request for the roundabout design from TP will be made but it's post 2031 so it may not be available.

Right-of-way protection.

a. See Schedule C16 of the Official Plan.

Any requests for exceptions to ROW protection requirements must be discussed with Transportation Planning and concurrence provided by Transportation Planning management.

TIA submission; warranted and required at Phase 3

Proposed roundabout at POW and Bankfield is a post-2031 project and does not have a construction date nor funding.

Feel free to contact Mike Giampa, Transportation Project Manager, for follow-up questions.

Environment and Trees

Comments:

Tree preservation / distinctive trees – a Tree Conservation Report (TCR) required will need to address tree preservation opportunities, butternut trees and other species at risk (as required) and to provide recommendations for landscaping.

Significant environmental features – It is located within the Mud Creek SWS https://documents.ottawa.ca/sites/documents/files/documents/mudcreek_report-s_en.pdf and contains the Kars Esker.

The Kars esker limits will need to be identified and addressed as per the requirements of the Mud Creek SWS Section 5.4. Mud Creek Subwatershed Study | Documents | City of Ottawa

Species at risk – will need to be addressed as part of the tree conservation report or as a stand-alone EIS.

Bird-Safe Design - Given the proposal (commercial) the proposal will need to review and incorporate bird safe design elements. Some of the risk factors include glass and related design traps such as corner glass and fly-through conditions, ventilation grates and open pipes, landscaping, light pollution. More guidance and solutions are available in the guidelines which can be found here: https://ottawa.ca/en/planning-development-and-construction/developing-property/development-application-review-process/development-application-submission/guide-preparing-studies-and-plans .

Feel free to contact Matthew Hayley, Environmental Planner for follow-up questions.

Parkland

Comments:

The Owner will be required to pay CIL at time of Site Plan Control application (or COA, etc.) in accordance with the Parkland Dedication By-law. If they develop it as proposed

with commercial, then it will be 2% of the market value of the land on the day before SPC approval.

Acknowledged by applicant.

Feel free to contact Anissa McAlpine, Parks Planner, for follow-up questions.

Conservation Authority

Comments:

RVCA is concerned that automotive use may not be appropriate for this site. Will wait for results of reports and studies.

Feel free to contact Eric Lalande, Rideau Valley Conservation Authority, for follow-up questions.

We look forward to further discussing your project with you.

Should there be any questions, please do not hesitate to contact myself or the contact identified for the above areas / disciplines.

Yours Truly,

Jeff Ostafichuk

cc.

Brian Morgan
Adam Brown
Anissa McAlpine
Matthew Hayley
Mike Giampa
Michel Kearney

Appendix C Tree Conservation Report

Tree Conservation Report for proposed development at 1450 1454 1458 1464 1468 Bankfield Road and 5479, 5485 Elijah Court, Kars, Ontario

Draft Report

2024-01-22

KILGOUR & ASSOCIATES LTD.
www.kilgourassociates.com

Project Number: MYERS 1628.1

TABLE OF CONTENTS

List of Figures

No table of figures entries found.

List of Tables

No table of figures entries found.

List of Appendices

1.0 INTRODUCTION

This Tree Conservation Report (TCR) was prepared by Kilgour & Associates Ltd. (KAL) on behalf of Myers Automotive in support of development of the properties located at 1450, 1454, 1458, 1464 and 1468 Bankfield Road, and 5479 and 5485 Elijah Court, Kars, Ontario (the "Site").

A TCR is required for all Plans of Subdivision, Site Plan Control Applications, Common Elements Condominium Applications, and Vacant Land Condominium Applications where there is a tree of 10 cm in diameter at breast height (DBH) if greater on Site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending into the proposed work area. A "tree" is defined as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as DBH x 10cm.

This report in and of itself does not constitute permission for any tree removals. The removal of trees on the Site cannot occur until written approval of the TCR has been granted through a tree permit as per the City of Ottawa's Tree Protection By-law. The approval of the TCR will come in the form of a letter (the tree permit) from the General Manager[1] with conditions specific to the Site, tree retention, and associated tree protection and tree removal. A copy of this report must be available on the Site during tree removal, grading, construction, or any other site alteration activities, and for the duration of construction on the Site.

2.0 PROPERTY INFORMATION

These seven properties are located at 1450, 1454, 1458, 1464, 1468 Bankfield Road, and 5479 and 5485 Elijah Court, Kars, Ontario (Latitude: 45.217939, Longitude: -75.714294; Figure 1). The Site is approximately 1.91 ha, zoned as *Development Reserve* (DR1), and comprises a mix of one commercial and six residential homes with manicured lawns and landscaped trees within the properties, and a Manitoba Maple Forest on the southeastern extent of the Site. The Site is situated in a rural area and is bordered to the north by Banfield Road, to the west by Elijah Court and Prince of Wales Dr and agricultural land, and to the south and east by undeveloped and forested lands. The Site falls within the Mud Creek SWS, and the SWS mapping has identified that the Site is situated within the Kars Esker.

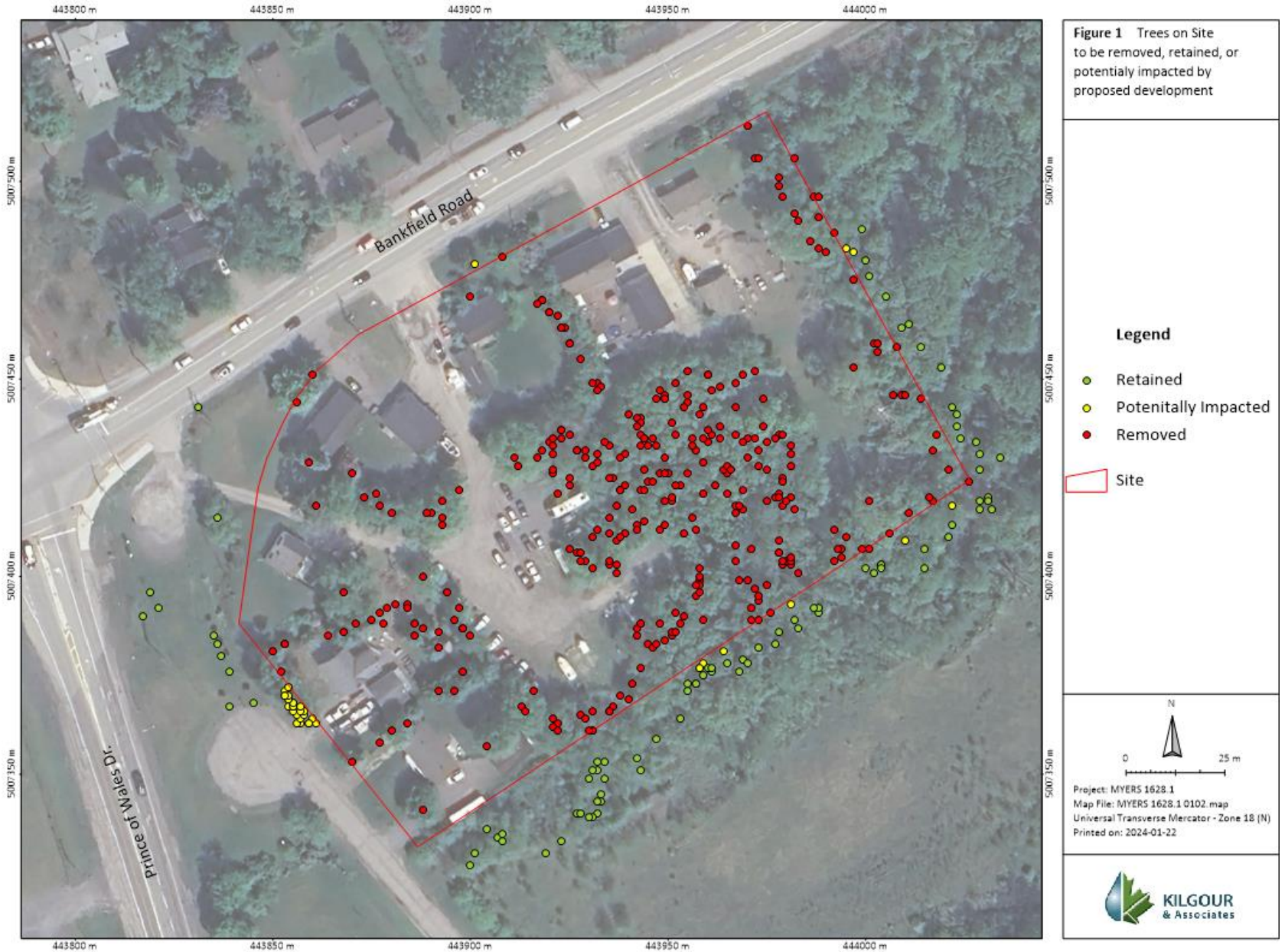

Figure 1 Trees on Site to be removed, retained, or potentialy impacted by proposed development

2.1 Property Owner/Applicant and Arborist Contact Information

Organization	Role	Contact Person	Phone Number	Email Address
Myers Automotive	Proponent	Dave Johnston Project Manager	(613) 225 2277 x1207	djohnston@myersautomotive.ca
IFS Urban Forestry and Forest Management Consulting	Arborist	Andrew Boyd	(613) 838 5717	aboyd@ifsassociates.ca

3.0 EXISTING CONDITIONS

3.1 Tree Inventory

An inventory of trees on Site was performed in October and November 2022 by IFS Urban Forest and Forest Management Consulting. Trees with a DBH ≥10cm were identified, enumerated, mapped, their DBH measured, and their general health and condition documented (Figure 1; Appendix A for detailed tree conditions).

3.2 Ecological Significance of Trees on Site

The Site does not contain any regionally significant or Species at Risk trees.

3.3 Other Natural Environmental Elements

The Site does not contain Surface Water Features, Steep Slopes, Significant Woodlands, Greenspace Linkages, Significant Valleylands, or Earth/ Life Science areas of Natural and Scientific Interest dependent on or associated with trees or forest cover.

3.3.1 Significant Wildlife Habitat

General habitat conditions within the project area do correspond with minimum conditions of candidate SWH. The small, disturbed area, however, is unlikely to support significant wildlife generally. The proposed development of changing seven residential/ commercial lots to one commercial lot is not anticipated to reduce the existing negligible utility of this area a SWH.

3.3.2 Distinctive Trees

The Site contains 12 distinctive trees (>50cm DBH; Table 1 in Appendix A).

4.0 PROPOSED DEVELOPMENT

The proposed redevelopment of the Site will consist of a two-storey automobile dealership of approximately 2,130 square metres (22,900 square feet). The proposal includes 441 parking spaces configured for customer parking and vehicle inventory.

Due to the infiltration potential of the Kars Esker, it is anticipated that all of the onsite stormwaters will be re-infiltrated onsite through a tertiary treatment system. Grey water will be treated to appropriate levels and re-infiltrated into the Kar's Esker. An NSF 245 certified nitrate reduction system or similar technology will be used in the sewage system.

5.0 MITIGATION MEASURES

5.1 Site Preparation and Construction

To effectively minimize the impacts on the site trees, the following mitigation measures must be applied during site preparation and construction (City of Ottawa, 2018a; City of Ottawa, 2015):

- Tree removal should be limited to that which is necessary to accommodate construction.
    - Trees that occur on the property boundary or on adjacent lands will be retained when possible.
    - Tree removal or impacts on adjacent properties will be coordinate with the neighboring land owner
- Tree and vegetation clearing should not take place during sensitive times of the year for wildlife (breeding season; early spring throughout summer) unless mitigation measures are implemented and/or the habitat has been inspected by a qualified biologist.
    - The *Migratory Birds Convention Act*, 1994 protects the nests and young of migratory breeding birds in Canada. No clearing of vegetation shall occur during the breeding bird window (April 15 and August 15) to prevent impacts to birds. Combining the breeding bird window with the bat roosting season (May to September; MNRF, 2015b), no clearing of vegetation shall occur between April 15 and September 30 inclusive to prevent impacts to both birds and bats. If vegetation clearing is to occur between April 1 and 15, a pre-clearing survey for active stick nests and cavity nests must be conducted to identify and protect early-nesting owls and raptors.
- To minimize impacts to remaining trees during development:
    - Erect a fence beyond the CRZ of retained trees that have roots that may extend into the project area. The fence should be highly visible (orange construction fence) and paired with erosion and sediment control fencing. Pruning of branches is recommended in areas of potential conflict with construction equipment;
    - Do not place any material or equipment within the CRZ of trees unless otherwise approved;
    - Do not attach any signs, notices, or posters to any trees unless otherwise approved;
    - Do not raise or lower the existing grade within the CRZ of trees unless otherwise approved;

- Do not extend any hard surface or significantly change landscaping within the CRZ of trees unless otherwise approved;
- Do not damage the root system, trunk, or branches of any remaining trees unless otherwise approved;
- Ensure that exhaust fumes from equipment are not directed towards any tree's canopy.

5.2 Tree Planting Recommendations

It is recommended that landscaping on median strips between parking areas and around the outer edge of the Site include tree wherever feasible. Tree planting, however, will be required along the eastern edge of the Site. The removal of existing trees on the Site there will lead to a newly open southwestern face along the adjacent forest, increasing the likelihood for invasive species (e.g. Buckthorn) infestation within. The inclusion of a double alternating row of Red Maple (*Acer rubrum*) saplings (planted with 3-4 m spacing) as part of the site landscaping would aid in reestablishing a healthy forest edge and limiting excess light availability within the retained forest (thereby reducing the potential for invasive Buckthorn growth).

6.0 CLOSURE

This report was prepared for exclusive use by Myers Automotive and may be distributed only by Myers Automotive. Questions relating to the data and interpretation can be addressed to the undersigned.

Respectfully submitted,

KILGOUR & ASSOCIATES LTD.

_____
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_____
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Appendix A IFS Tree Inventory

IFS ASSOCIATES
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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

November 21, 2022

Gino J. Aiello
GJA Inc.
110 Didsbury Road Unit #9
Ottawa, ON K2T 0C2

RE: TREE INVENTORY FOR 1450, 1454, 1458, 1464 & 1468 BANKFIELD ROAD AND 5479 & 5485 ELIJAH COURT

This tree inventory was prepared in advance of a tree conservation report (TCR) for 1450, 1554, 1458, 1464 and 1468 Bankfield Road and 5479 and 5485 Elijah Court in Ottawa. The need for this inventory and a TCR is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340). The By-law reflects Section 4.8.2. of the City of Ottawa's Official Plan which calls for the retention of the City's urban forestry canopy and, in particular, the protection of large, healthy trees.

Under the Tree Protection By-law a TCR is required for all plans of subdivision, site plan control applications, common elements condominium applications, and vacant land condominium applications where there is a tree of 10 cm in diameter at breast height (DBH) or greater on a site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending onto a development site. Trees of any size on adjacent City lands must also be documented in a TCR. A "tree" is defined in the By-law as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity.

The inventory in this report details the assessment of all individual trees on the subject properties. Field work for this report was completed in October and November 2022.

TREE SPECIES, SIZE, CONDITION AND OWNERSHIP STATUS

Table 1 on pages 2 through 17 details the location co-ordinates, species, size (diameter) and any relevant comments concerning the condition and health of individual and groups of trees on the subject properties. Ownership of each tree is indicated as well. The location of each tree is referenced on the tree inventory plan included on page 19 of this report.

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
1	18 T 443911 5007430	Manitoba Maple	32	33	32					Multistem	GOOD	PROPONENT
2	18 T 443912 5007428	Manitoba Maple	32							Single Stem	GOOD	PROPONENT
3	18 T 443917 5007430	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
4	18 T 443918 5007432	Apple	12							Single Stem	GOOD	PROPONENT
5	18 T 443921 5007431	Black Locust	23							Single Stem	GOOD	PROPONENT
6	18 T 443920 5007434	American Elm	10	8						Multistem	GOOD	PROPONENT
7	18 T 443921 5007435	Black Locust	20							Single Stem	GOOD	PROPONENT
8	18 T 443923 5007435	Black Locust	30	30						Multistem	GOOD	PROPONENT
9	18 T 443923 5007437	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
10	18 T 443923 5007437	Manitoba Maple	21							Single Stem	GOOD	PROPONENT
11	18 T 443927 5007432	American Elm	16							Single Stem	GOOD	PROPONENT
12	18 T 443942 5007440	Manitoba Maple	15	12	23	27				Multistem	GOOD	PROPONENT
13	18 T 443943 5007440	White Ash	15	14						Multistem	GOOD	PROPONENT
14	18 T 443944 5007435	Black Locust	15							Single Stem	GOOD	PROPONENT
15	18 T 443943 5007433	Black Locust	11							Single Stem	GOOD	PROPONENT
16	18 T 443947 5007433	White Ash	12							Single Stem	GOOD	PROPONENT
17	18 T 443948 5007426	White Ash	21							Single Stem	GOOD	PROPONENT
18	18 T 443945 5007433	American Elm	14							Single Stem	HALF DEAD	PROPONENT
19	18 T 443946 5007435	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
20	18 T 443943 5007436	Black Locust	16							Single Stem	GOOD	PROPONENT
21	18 T 443943 5007439	Manitoba Maple	15	14						Multistem	GOOD	PROPONENT
22	18 T 443944 5007435	Manitoba Maple	12	18						Multistem	GOOD	PROPONENT
23	18 T 443942 5007438	Manitoba Maple	21	19						Multistem	GOOD	PROPONENT
24	18 T 443940 5007441	Manitoba Maple	21	10						Multistem	GOOD	PROPONENT
25	18 T 443939 5007431	Manitoba Maple	15							Single Stem	GOOD	PROPONENT
26	18 T 443938 5007430	Manitoba Maple	17	18	15					Multistem	GOOD	PROPONENT
27	18 T 443935 5007433	Manitoba Maple	25							Single Stem	GOOD	PROPONENT
28	18 T 443934 5007434	Manitoba Maple	16							Single Stem	GOOD	PROPONENT
29	18 T 443932 5007431	Manitoba Maple	28							Single Stem	GOOD	PROPONENT

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
30	18 T 443936 5007425	Manitoba Maple	18							Single Stem	GOOD	PROPONENT
31	18 T 443935 5007425	Manitoba Maple	17	10	8					Multistem	GOOD	PROPONENT
32	18 T 443931 5007428	Manitoba Maple	17	15						Multistem	GOOD	PROPONENT
33	18 T 443932 5007429	Manitoba Maple	11							Single Stem	GOOD	PROPONENT
34	18 T 443929 5007430	Manitoba Maple	16	10						Multistem	GOOD	PROPONENT
35	18 T 443929 5007432	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
36	18 T 443927 5007432	Manitoba Maple	17							Single Stem	GOOD	PROPONENT
37	18 T 443925 5007436	Manitoba Maple	22							Single Stem	GOOD	PROPONENT
38	18 T 443921 5007433	Manitoba Maple	16	22						Multistem	GOOD	PROPONENT
39	18 T 443921 5007426	Manitoba Maple	18							Single Stem	GOOD	PROPONENT
40	18 T 443921 5007427	Manitoba Maple	21							Single Stem	GOOD	PROPONENT
41	18 T 443925 5007425	Manitoba Maple	10	17						Multistem	GOOD	PROPONENT
42	18 T 443925 5007423	Manitoba Maple	20	9						Multistem	GOOD	PROPONENT
43	18 T 443922 5007421	Manitoba Maple	15							Single Stem	GOOD	PROPONENT
44	18 T 443925 5007407	Manitoba Maple	20	19						Multistem	GOOD	PROPONENT
45	18 T 443927 5007406	Manitoba Maple	15							Single Stem	GOOD	PROPONENT
46	18 T 443928 5007406	Manitoba Maple	11							Single Stem	GOOD	PROPONENT
47	18 T 443929 5007404	Manitoba Maple	13							Leaning / Single Stem	GOOD	PROPONENT
48	18 T 443928 5007404	Manitoba Maple	14							Single Stem	GOOD	PROPONENT
49	18 T 443931 5007402	Manitoba Maple	18	10	15	11				Multistem	GOOD	PROPONENT
50	18 T 443937 5007401	American Basswood	19	10						Multistem	GOOD	PROPONENT
51	18 T 443937 5007403	American Elm	10							Single Stem	GOOD	PROPONENT
52	18 T 443935 5007403	Manitoba Maple	11							Single Stem	GOOD	PROPONENT
53	18 T 443935 5007404	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
54	18 T 443935 5007411	Manitoba Maple	16							Single Stem	GOOD	PROPONENT
55	18 T 443937 5007409	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
56	18 T 443938 5007410	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
57	18 T 443939 5007411	American Elm	18							Single Stem	GOOD	PROPONENT
58	18 T 443942 5007413	Manitoba Maple	12	11						Multistem	GOOD	PROPONENT

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
59	18 T 443942 5007412	Manitoba Maple	13							Single Stem	GOOD	PROPONENT
60	18 T 443944 5007414	Manitoba Maple	13	14						Multistem	GOOD	PROPONENT
61	18 T 443941 5007417	Trembling Aspen	15							Single Stem	GOOD	PROPONENT
62	18 T 443937 5007418	Manitoba Maple	22							Branch Die-back / Single Stem	HALF DEAD	PROPONENT
63	18 T 443938 5007422	Manitoba Maple	17							Single Stem	GOOD	PROPONENT
64	18 T 443935 5007415	Manitoba Maple	20	11						Multistem	GOOD	PROPONENT
65	18 T 443931 5007410	Manitoba Maple	10							Leaning / Single Stem	GOOD	PROPONENT
66	18 T 443932 5007412	Manitoba Maple	10							Leaning / Single Stem	GOOD	PROPONENT
67	18 T 443938 5007422	Manitoba Maple	22							Single Stem	GOOD	PROPONENT
68	18 T 443939 5007423	Manitoba Maple	22							Leaning / Single Stem	GOOD	PROPONENT
69	18 T 443943 5007422	American Elm	13							Single Stem	GOOD	PROPONENT
70	18 T 443948 5007412	Manitoba Maple	11	8						Multistem	GOOD	PROPONENT
71	18 T 443949 5007413	Manitoba Maple	16	15						Multistem	GOOD	PROPONENT
72	18 T 443954 5007411	Manitoba Maple	20	10						Multistem	GOOD	PROPONENT
73	18 T 443957 5007412	American Elm	21							Single Stem	GOOD	PROPONENT
74	18 T 443956 5007415	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
75	18 T 443951 5007419	Manitoba Maple	10							Single Stem	GOOD	PROPONENT
76	18 T 443949 5007419	American Elm	13							Single Stem	GOOD	PROPONENT
77	18 T 443951 5007420	Manitoba Maple	13	14						Multistem	GOOD	PROPONENT
78	18 T 443946 5007424	Manitoba Maple	10	15	10					Multistem	GOOD	PROPONENT
79	18 T 443944 5007422	Manitoba Maple	14							Single Stem	GOOD	PROPONENT
80	18 T 443945 5007424	American Elm	18							Single Stem	GOOD	PROPONENT
81	18 T 443944 5007427	Manitoba Maple	20							Single Stem	GOOD	PROPONENT
82	18 T 443949 5007430	Manitoba Maple	17							Single Stem	GOOD	PROPONENT
83	18 T 443950 5007426	American Elm	12							Single Stem	GOOD	PROPONENT
84	18 T 443949 5007426	American Elm	20							Single Stem	GOOD	PROPONENT
85	18 T 443952 5007423	Manitoba Maple	13							Branch Die-back / Single Stem	MODERATE	PROPONENT
86	18 T 443953 5007423	Trembling Aspen	14							Single Stem	GOOD	PROPONENT
87	18 T 443955 5007426	American Elm	23							Single Stem	GOOD	PROPONENT

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
88	18 T 443959 5007421	Manitoba Maple	13							Single Stem	GOOD	PROPONENT
89	18 T 443952 5007436	Manitoba Maple	19							Single Stem	GOOD	PROPONENT
90	18 T 443951 5007439	Manitoba Maple	17							Single Stem	GOOD	PROPONENT
91	18 T 443949 5007445	Manitoba Maple	14							Single Stem	GOOD	PROPONENT
92	18 T 443949 5007446	Manitoba Maple	18							Single Stem	GOOD	PROPONENT
93	18 T 443949 5007445	Manitoba Maple	24							Single Stem	GOOD	PROPONENT
94	18 T 443947 5007445	Manitoba Maple	17							Single Stem	GOOD	PROPONENT
95	18 T 443948 5007447	Manitoba Maple	20	20						Multistem	GOOD	PROPONENT
96	18 T 443952 5007449	Manitoba Maple	26							Single Stem	GOOD	PROPONENT
97	18 T 443955 5007446	Manitoba Maple	24							Single Stem	GOOD	PROPONENT
98	18 T 443955 5007444	Manitoba Maple	21							Single Stem	GOOD	PROPONENT
99	18 T 443954 5007443	Manitoba Maple	22							Single Stem	GOOD	PROPONENT
100	18 T 443958 5007441	Manitoba Maple	24							Single Stem	GOOD	PROPONENT
101	18 T 443959 5007443	Manitoba Maple	16	14						Multistem	GOOD	PROPONENT
102	18 T 443961 5007447	Manitoba Maple	15							Single Stem	GOOD	PROPONENT
103	18 T 443963 5007448	Manitoba Maple	15							Single Stem	GOOD	PROPONENT
104	18 T 443960 5007451	Manitoba Maple	16	9						Multistem	GOOD	PROPONENT
105	18 T 443960 5007451	Manitoba Maple	12	13						Multistem	GOOD	PROPONENT
106	18 T 443955 5007452	Manitoba Maple	23							Leaning / Single Stem	GOOD	PROPONENT
107	18 T 443961 5007436	Manitoba Maple	17							Single Stem	GOOD	PROPONENT
108	18 T 443960 5007437	Manitoba Maple	15							Single Stem	GOOD	PROPONENT
109	18 T 443963 5007438	Manitoba Maple	18							Single Stem	GOOD	PROPONENT
110	18 T 443967 5007436	Manitoba Maple	16							Single Stem	GOOD	PROPONENT
111	18 T 443963 5007435	Manitoba Maple	16							Single Stem	GOOD	PROPONENT
112	18 T 443960 5007434	Manitoba Maple	17							Single Stem	GOOD	PROPONENT
113	18 T 443959 5007435	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
114	18 T 443959 5007429	Manitoba Maple	22							Single Stem	GOOD	PROPONENT
115	18 T 443957 5007432	Manitoba Maple	20							Single Stem	GOOD	PROPONENT
116	18 T 443956 5007433	Manitoba Maple	16							Single Stem	GOOD	PROPONENT

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
117	18 T 443956 5007435	Manitoba Maple	21							Single Stem	GOOD	PROPONENT
118	18 T 443941 5007373	Sugar Maple	15							Single Stem	GOOD	PROPONENT
119	18 T 443940 5007369	Manitoba Maple	22							Single Stem	GOOD	PROPONENT
120	18 T 443943 5007377	Sugar Maple	16							Single Stem	GOOD	PROPONENT
121	18 T 443943 5007388	Manitoba Maple	25							Single Stem	GOOD	PROPONENT
122	18 T 443943 5007388	Black Locust	17							Single Stem	GOOD	PROPONENT
123	18 T 443942 5007387	Black Locust	29	25						Multistem	GOOD	PROPONENT
124	18 T 443942 5007385	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
125	18 T 443945 5007383	Manitoba Maple	16	8						Multistem	GOOD	PROPONENT
126	18 T 443946 5007382	Manitoba Maple	16	12	21					Multistem	GOOD	PROPONENT
127	18 T 443947 5007383	Manitoba Maple	26							Single Stem	GOOD	PROPONENT
128	18 T 443949 5007384	Sugar Maple	26							Single Stem	GOOD	PROPONENT
129	18 T 443951 5007385	Manitoba Maple	32	18	18					Multistem	GOOD	PROPONENT
130	18 T 443948 5007388	Manitoba Maple	20	22						Multistem	GOOD	PROPONENT
131	18 T 443953 5007388	Manitoba Maple	16							Single Stem	GOOD	PROPONENT
132	18 T 443951 5007386	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
133	18 T 443952 5007386	Manitoba Maple	13							Single Stem	GOOD	PROPONENT
134	18 T 443952 5007391	Manitoba Maple	16	15						Multistem	GOOD	PROPONENT
135	18 T 443954 5007390	Manitoba Maple	23							Single Stem	GOOD	PROPONENT
136	18 T 443959 5007389	Manitoba Maple	15	17	18	9				Multistem	GOOD	PROPONENT
137	18 T 443957 5007395	Manitoba Maple	14							Single Stem	GOOD	PROPONENT
138	18 T 443958 5007396	Manitoba Maple	16							Single Stem	GOOD	PROPONENT
139	18 T 443958 5007399	Manitoba Maple	17							Single Stem	GOOD	PROPONENT
140	18 T 443958 5007398	Manitoba Maple	13							Single Stem	GOOD	PROPONENT
141	18 T 443957 5007398	Manitoba Maple	16							Single Stem	GOOD	PROPONENT
142	18 T 443958 5007400	Manitoba Maple	13							Single Stem	GOOD	PROPONENT
143	18 T 443958 5007402	Manitoba Maple	14	15						Multistem	GOOD	PROPONENT
144	18 T 443973 5007394	Trembling Aspen	35							Single Stem	GOOD	PROPONENT
145	18 T 443971 5007392	Trembling Aspen	29							No Top / Single Stem	DEAD	PROPONENT

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
146	18 T 443971 5007389	Trembling Aspen	32							Single Stem	GOOD	PROPONENT
147	18 T 443973 5007395	Trembling Aspen	47							Single Stem	GOOD	PROPONENT
148	18 T 443975 5007398	Trembling Aspen	39							Single Stem	GOOD	PROPONENT
149	18 T 443972 5007397	Trembling Aspen	25							Single Stem	GOOD	PROPONENT
150	18 T 443970 5007399	American Elm	10							Single Stem	GOOD	PROPONENT
151	18 T 443968 5007399	Sugar Maple	12							Single Stem	GOOD	PROPONENT
152	18 T 443967 5007404	Manitoba Maple	11							Single Stem	GOOD	PROPONENT
153	18 T 443971 5007407	Manitoba Maple	14							Single Stem	GOOD	PROPONENT
154	18 T 443967 5007408	Sugar Maple	17							Single Stem	GOOD	PROPONENT
155	18 T 443979 5007403	Trembling Aspen	17							Single Stem	GOOD	PROPONENT
156	18 T 443983 5007401	Trembling Aspen	12							Single Stem	DEAD	PROPONENT
157	18 T 443981 5007403	Trembling Aspen	20							Single Stem	DEAD	PROPONENT
158	18 T 443978 5007406	Trembling Aspen	21							Single Stem	GOOD	PROPONENT
159	18 T 443978 5007406	Trembling Aspen	18							Single Stem	GOOD	PROPONENT
160	18 T 443980 5007404	Black Willow	34							Broke in Half / Single Stem	HALF DEAD	PROPONENT
161	18 T 443979 5007404	Trembling Aspen	29							Single Stem	GOOD	PROPONENT
162	18 T 443981 5007404	Black Willow	35	36	28					Multistem	GOOD	PROPONENT
163	18 T 443981 5007405	Black Willow	34							Single Stem	GOOD	PROPONENT
164	18 T 443978 5007409	Black Willow	22							Single Stem	GOOD	PROPONENT
165	18 T 443979 5007418	Trembling Aspen	32							Single Stem	DEAD	PROPONENT
166	18 T 443981 5007420	Trembling Aspen	31							Single Stem	GOOD	PROPONENT
167	18 T 443975 5007419	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
168	18 T 443969 5007417	Manitoba Maple	10							Single Stem	GOOD	PROPONENT
169	18 T 443969 5007422	Manitoba Maple	13							Single Stem	GOOD	PROPONENT
170	18 T 443967 5007418	Manitoba Maple	15							Single Stem	GOOD	PROPONENT
171	18 T 443968 5007418	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
172	18 T 443967 5007416	Manitoba Maple	14							Single Stem	GOOD	PROPONENT
173	18 T 443965 5007421	Manitoba Maple	12	14	12					Multistem	GOOD	PROPONENT
174	18 T 443962 5007423	Manitoba Maple	15	17						Multistem	GOOD	PROPONENT

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
175	18 T 443965 5007427	Manitoba Maple	13							Single Stem	GOOD	PROPONENT
176	18 T 443965 5007426	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
177	18 T 443964 5007427	Manitoba Maple	15							Single Stem	GOOD	PROPONENT
178	18 T 443965 5007428	Manitoba Maple	13							Single Stem	GOOD	PROPONENT
179	18 T 443966 5007427	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
180	18 T 443970 5007430	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
181	18 T 443970 5007435	Manitoba Maple	10							Single Stem	GOOD	PROPONENT
182	18 T 443969 5007434	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
183	18 T 443972 5007435	Manitoba Maple	14							Single Stem	GOOD	PROPONENT
184	18 T 443973 5007432	Manitoba Maple	13	12	12					Multistem	GOOD	PROPONENT
185	18 T 443973 5007428	Manitoba Maple	15							Single Stem	GOOD	PROPONENT
186	18 T 443975 5007427	Manitoba Maple	13	14						Multistem	GOOD	PROPONENT
187	18 T 443977 5007420	Trembling Aspen	29							Single Stem	GOOD	PROPONENT
188	18 T 443978 5007421	Trembling Aspen	30							Single Stem	GOOD	PROPONENT
189	18 T 443982 5007417	Manitoba Maple	15							Single Stem	GOOD	PROPONENT
190	18 T 443980 5007419	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
191	18 T 443978 5007420	Manitoba Maple	14							Single Stem	GOOD	PROPONENT
192	18 T 443979 5007425	American Elm	18							Single Stem	GOOD	PROPONENT
193	18 T 443979 5007424	American Elm	15	20						Branch Die-back / Multistem	MODERATE	PROPONENT
194	18 T 443967 5007443	Manitoba Maple	20	21	22					Leaning / Multistem	GOOD	PROPONENT
195	18 T 443967 5007449	Manitoba Maple	35							Single Stem	GOOD	PROPONENT
196	18 T 443969 5007451	Manitoba Maple	32	31	53					Multistem	GOOD	PROPONENT
197	18 T 443972 5007452	Manitoba Maple	15	10						Multistem	GOOD	PROPONENT
198	18 T 443974 5007445	Manitoba Maple	21	27						Multistem	GOOD	PROPONENT
199	18 T 443975 5007434	Manitoba Maple	38							Leaning / Single Stem	GOOD	PROPONENT
200	18 T 443974 5007438	Manitoba Maple	20	23	24					Multistem	GOOD	PROPONENT
201	18 T 443978 5007436	Manitoba Maple	13							Single Stem	GOOD	PROPONENT
202	18 T 443979 5007436	Manitoba Maple	20							Single Stem	GOOD	PROPONENT
203	18 T 443981 5007433	American Elm	34							Single Stem	GOOD	PROPONENT

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
204	18 T 443977 5007435	Manitoba Maple	28	16	10	8	13			Twisted / Leaning / Multistem	GOOD	PROPONENT
205	18 T 443981 5007431	American Elm	15							Single Stem	GOOD	PROPONENT
206	18 T 443981 5007428	Manitoba Maple	41							Single Stem	GOOD	PROPONENT
207	18 T 444001 5007419	Black Willow	75							Single Stem	GOOD	PROPONENT
208	18 T 443992 5007412	American Elm	28							Branch Die-back / Single Stem	DEAD	PROPONENT
209	18 T 443994 5007407	Black Cherry	43							Single Stem	GOOD	PROPONENT
210	18 T 443992 5007404	White Ash	33							EAB / Single Stem	GOOD	PROPONENT
211	18 T 443993 5007407	Manitoba Maple	30							Single Stem	GOOD	PROPONENT
212	18 T 443994 5007405	Manitoba Maple	35							Leaning / Single Stem	GOOD	PROPONENT
213	18 T 443995 5007410	Manitoba Maple	28							Leaning / Single Stem	GOOD	PROPONENT
214	18 T 443999 5007407	Manitoba Maple	20	20						Leaning / Multistem	GOOD	PROPONENT
215	18 T 444001 5007407	Manitoba Maple	29							Single Stem	GOOD	PROPONENT
216	18 T 444006 5007411	Manitoba Maple	24							Single Stem	GOOD	PROPONENT
217	18 T 444011 5007416	Manitoba Maple	20	21						Multistem	GOOD	PROPONENT
218	18 T 444017 5007419	American Basswood	48							Single Stem	GOOD	PROPONENT
219	18 T 444016 5007420	Manitoba Maple	21							Single Stem	GOOD	PROPONENT
220	18 T 444021 5007427	Manitoba Maple	27	35						Leaning / Multistem	GOOD	PROPONENT
221	18 T 444017 5007432	Manitoba Maple	17	29	23					Leaning / Multistem	GOOD	PROPONENT
222	18 T 444018 5007436	Manitoba Maple	31							Leaning / Single Stem	GOOD	PROPONENT
223	18 T 444014 5007445	American Elm	15							Single Stem	GOOD	PROPONENT
224	18 T 444009 5007446	American Elm	17							Single Stem	GOOD	PROPONENT
225	18 T 444010 5007446	American Elm	11							Single Stem	GOOD	PROPONENT
226	18 T 444007 5007446	American Elm	10							Single Stem	GOOD	PROPONENT
227	18 T 443997 5007453	Black Willow	93							Single Stem	GOOD	PROPONENT
228	18 T 444008 5007458	Manitoba Maple	38	29						Leaning / Multistem	GOOD	PROPONENT
229	18 T 444003 5007459	Manitoba Maple	20							Single Stem	GOOD	PROPONENT
230	18 T 444003 5007457	Manitoba Maple	25							Leaning / Single Stem	GOOD	PROPONENT
231	18 T 444002 5007459	American Elm	24							Branch Die-back / Single Stem	DEAD	PROPONENT
232	18 T 443997 5007475	Manitoba Maple	30	30						Twisted / Leaning / Multistem	GOOD	PROPONENT

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
233	18 T 443988 5007483	Manitoba Maple	31							Single Stem	GOOD	PROPONENT
234	18 T 443986 5007485	American Elm	11							Single Stem	GOOD	PROPONENT
235	18 T 443983 5007490	Manitoba Maple	75							Single Stem	GOOD	PROPONENT
236	18 T 443982 5007492	Manitoba Maple	66							Single Stem	GOOD	PROPONENT
237	18 T 443979 5007496	American Basswood	35	17						Multistem	GOOD	PROPONENT
238	18 T 443978 5007499	American Elm	14							Single Stem	GOOD	PROPONENT
239	18 T 443978 5007501	Manitoba Maple	42							Twisted / Leaning / Single Stem	GOOD	PROPONENT
240	18 T 443972 5007506	American Elm	26							Single Stem	GOOD	PROPONENT
241	18 T 443973 5007506	Manitoba Maple	40	31						Twisted / Leaning / Multistem	GOOD	PROPONENT
242	18 T 443970 5007514	Manitoba Maple	10	10	17	18				Leaning / Multistem	GOOD	PROPONENT
243	18 T 443908 5007481	Manitoba Maple	27	10	17	18				Multistem	GOOD	PROPONENT
244	18 T 443901 5007479	White Spruce	38							Single Stem	GOOD	PROPONENT
245	18 T 443900 5007471	American Elm	14							Single Stem	GOOD	PROPONENT
246	18 T 443932 5007449	Manitoba Maple	24							Single Stem	GOOD	PROPONENT
247	18 T 443933 5007448	Manitoba Maple	18							Single Stem	GOOD	PROPONENT
248	18 T 443932 5007447	Manitoba Maple	14	13	11					Multistem	GOOD	PROPONENT
249	18 T 443931 5007449	Manitoba Maple	13							Single Stem	GOOD	PROPONENT
250	18 T 443928 5007455	White Cedar	16	17	15					Multistem	GOOD	PROPONENT
251	18 T 443925 5007459	White Cedar	16							Single Stem	GOOD	PROPONENT
252	18 T 443925 5007459	White Cedar	17							Single Stem	GOOD	PROPONENT
253	18 T 443924 5007463	White Cedar	15							Single Stem	GOOD	PROPONENT
254	18 T 443923 5007463	White Cedar	16							Single Stem	GOOD	PROPONENT
255	18 T 443923 5007463	White Cedar	14							Single Stem	GOOD	PROPONENT
256	18 T 443922 5007466	White Cedar	17							Single Stem	GOOD	PROPONENT
257	18 T 443920 5007467	White Cedar	20							Single Stem	GOOD	PROPONENT
258	18 T 443920 5007467	White Cedar	18							Single Stem	GOOD	PROPONENT
259	18 T 443918 5007470	White Cedar	15							Single Stem	GOOD	PROPONENT
260	18 T 443918 5007470	White Cedar	14							Single Stem	GOOD	PROPONENT
261	18 T 443917 5007469	White Cedar	18							Single Stem	GOOD	PROPONENT

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
262	18 T 443897 5007422	Manitoba Maple	35							Single Stem	GOOD	PROPONENT
263	18 T 443893 5007419	Manitoba Maple	18	13						Multistem	GOOD	PROPONENT
264	18 T 443893 5007415	Manitoba Maple	15	17						Multistem	GOOD	PROPONENT
265	18 T 443893 5007413	Manitoba Maple	15	10	17					Multistem	GOOD	PROPONENT
266	18 T 443890 5007416	Manitoba Maple	28	25	20					Multistem	GOOD	PROPONENT
267	18 T 443889 5007416	Manitoba Maple	12	20						Multistem	GOOD	PROPONENT
268	18 T 443880 5007416	Apple	26							Single Stem	GOOD	PROPONENT
269	18 T 443877 5007418	Manitoba Maple	20							Single Stem	GOOD	PROPONENT
270	18 T 443876 5007421	Manitoba Maple	32	28						Multistem	GOOD	PROPONENT
271	18 T 443873 5007420	Manitoba Maple	25	19	27	10	10	27		Multistem	GOOD	PROPONENT
272	18 T 443870 5007426	Apple	30							Single Stem	GOOD	PROPONENT
273	18 T 443861 5007418	American Elm	44							Single Stem	GOOD	PROPONENT
274	18 T 443859 5007429	White Spruce	44							Single Stem	GOOD	PROPONENT
275	18 T 443856 5007444	Sugar Maple	31							Single Stem	GOOD	PROPONENT
276	18 T 443860 5007451	White Spruce	30							Single Stem	GOOD	PROPONENT
277	18 T 443836 5007415	Manitoba Maple	34	35						Multistem	GOOD	PROPONENT
278	18 T 443850 5007381	Manitoba Maple	71							Single Stem	GOOD	PROPONENT
279	18 T 443853 5007383	White Cedar	14							Single Stem	GOOD	PROPONENT
280	18 T 443853 5007383	White Cedar	12							Single Stem	GOOD	PROPONENT
281	18 T 443868 5007396	Manitoba Maple	84							Single Stem	GOOD	PROPONENT
282	18 T 443888 5007400	Manitoba Maple	20	15						Trunk Damaged / Multistem	MODERATE	PROPONENT
283	18 T 443894 5007396	Manitoba Maple	12	12						Multistem	DEAD	PROPONENT
284	18 T 443897 5007392	Manitoba Maple	23							Single Stem	GOOD	PROPONENT
285	18 T 443896 5007389	American Elm	15							Single Stem	GOOD	PROPONENT
286	18 T 443898 5007387	Trembling Aspen	25							Single Stem	GOOD	PROPONENT
287	18 T 443898 5007387	American Elm	15							Single Stem	GOOD	PROPONENT
288	18 T 443900 5007385	American Elm	29							Single Stem	GOOD	PROPONENT
289	18 T 443916 5007371	Manitoba Maple	25	14						Multistem	GOOD	PROPONENT
290	18 T 443913 5007367	American Elm	15							Single Stem	GOOD	PROPONENT

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
291	18 T 443914 5007366	Manitoba Maple	22	19						Multistem	GOOD	PROPONENT
292	18 T 443922 5007363	Manitoba Maple	21							Single Stem	GOOD	PROPONENT
293	18 T 443921 5007364	Manitoba Maple	20	18	15	11				Multistem	GOOD	PROPONENT
294	18 T 443921 5007362	Manitoba Maple	12							Single Stem	GOOD	PROPONENT
295	18 T 443922 5007361	Manitoba Maple	14							Single Stem	GOOD	PROPONENT
296	18 T 443931 5007361	Manitoba Maple	20							Single Stem	GOOD	PROPONENT
297	18 T 443931 5007361	Manitoba Maple	18							Single Stem	GOOD	PROPONENT
298	18 T 443930 5007361	Manitoba Maple	24							Single Stem	GOOD	PROPONENT
299	18 T 443929 5007364	Manitoba Maple	21	11						Multistem	GOOD	PROPONENT
300	18 T 443928 5007365	Black Locust	15							Single Stem	GOOD	PROPONENT
301	18 T 443931 5007366	Manitoba Maple	13							Single Stem	GOOD	PROPONENT
302	18 T 443936 5007367	Black Locust	30							Single Stem	GOOD	PROPONENT
303	18 T 443935 5007366	Manitoba Maple	13							Single Stem	GOOD	PROPONENT
304	18 T 443935 5007366	Manitoba Maple	16	18						Multistem	GOOD	PROPONENT
305	18 T 443938 5007370	Manitoba Maple	20							Single Stem	GOOD	PROPONENT
306	18 T 443831 5007443	American Elm	8							Leaning / Single Stem	GOOD	CITY
307	18 T 443982 5007506	Manitoba Maple	20	9						Multistem	GOOD	PRIVATE
308	18 T 443987 5007496	American Elm	22							Single Stem	GOOD	PRIVATE
309	18 T 443988 5007496	American Elm	15							Single Stem	GOOD	PRIVATE
310	18 T 443988 5007491	American Basswood	30							Single Stem	GOOD	PRIVATE
311	18 T 443992 5007487	American Elm	23							No Top / Single Stem	DEAD	PRIVATE
312	18 T 443990 5007482	American Elm	16							Single Stem	GOOD	PROPONENT
313	18 T 443997 5007482	Sugar Maple	19							Single Stem	GOOD	PRIVATE
314	18 T 443999 5007488	White Birch	17							Single Stem	GOOD	PRIVATE
315	18 T 443995 5007483	American Elm	26							No Top / Single Stem	DEAD	PRIVATE
316	18 T 444000 5007480	Sugar Maple	12	13						Multistem	GOOD	PRIVATE
317	18 T 444001 5007476	American Elm	18							No Top / Single Stem	DEAD	PRIVATE
318	18 T 444005 5007471	Manitoba Maple	27	29	18					Leaning / Multistem	GOOD	PRIVATE
319	18 T 444011 5007464	White Cedar	37							Single Stem	GOOD	PRIVATE

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
320	18 T 444009 5007463	Manitoba Maple	32	35						Leaning / Multistem	GOOD	PRIVATE
321	18 T 444014 5007458	Red Maple	18	24						Multistem	GOOD	PRIVATE
322	18 T 444019 5007453	Red Maple	12							Leaning / Single Stem	GOOD	PRIVATE
323	18 T 444022 5007443	American Basswood	34	18						Multistem	GOOD	PRIVATE
324	18 T 444023 5007441	Yellow Birch	19							Single Stem	GOOD	PRIVATE
325	18 T 444023 5007438	American Basswood	38							Single Stem	GOOD	PRIVATE
326	18 T 444024 5007435	Manitoba Maple	18	31						Fallen / Leaning / Multistem	GOOD	PRIVATE
327	18 T 444028 5007434	Sugar Maple	28							Single Stem	GOOD	PRIVATE
328	18 T 444029 5007431	White Cedar	60							Single Stem	GOOD	PRIVATE
329	18 T 444034 5007430	White Cedar	42							Single Stem	GOOD	PRIVATE
330	18 T 444029 5007427	Sugar Maple	14							Single Stem	GOOD	PRIVATE
331	18 T 444026 5007424	American Elm	23							Single Stem	GOOD	PROPONENT
332	18 T 444031 5007420	White Cedar	44							Single Stem	GOOD	PRIVATE
333	18 T 444031 5007419	American Basswood	25							Single Stem	GOOD	PRIVATE
334	18 T 444032 5007417	White Cedar	43							Single Stem	GOOD	PRIVATE
335	18 T 444029 5007417	American Elm	17							Single Stem	GOOD	PRIVATE
336	18 T 444029 5007419	White Cedar	34							Single Stem	GOOD	PRIVATE
337	18 T 444022 5007418	American Basswood	62							Single Stem	GOOD	PRIVATE
338	18 T 444022 5007413	Manitoba Maple	10							Single Stem	GOOD	PRIVATE
339	18 T 444021 5007410	American Basswood	21							Single Stem	GOOD	PRIVATE
340	18 T 444015 5007407	Manitoba Maple	18							Leaning / Single Stem	GOOD	PRIVATE
341	18 T 444015 5007402	Black Maple	53							Single Stem	GOOD	PRIVATE
342	18 T 444010 5007409	American Basswood	48	34						Multistem	GOOD	PRIVATE
343	18 T 444004 5007403	American Basswood	20							Single Stem	GOOD	PRIVATE
344	18 T 444004 5007403	Sugar Maple	13							Single Stem	GOOD	PRIVATE
345	18 T 444004 5007402	American Basswood	15	14	15					Multistem	GOOD	PRIVATE
346	18 T 444002 5007401	Manitoba Maple	27							Leaning / Single Stem	GOOD	PRIVATE
347	18 T 444000 5007402	American Elm	20							Single Stem	GOOD	PRIVATE
348	18 T 443988 5007391	Manitoba Maple	16	15						Leaning / Multistem	GOOD	PRIVATE

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
349	18 T 443988 5007392	Manitoba Maple	29							Leaning / Single Stem	GOOD	PRIVATE
350	18 T 443987 5007392	Manitoba Maple	21	16						Leaning / Multistem	GOOD	PRIVATE
351	18 T 443983 5007387	Manitoba Maple	23							Leaning / Single Stem	GOOD	PRIVATE
352	18 T 443978 5007386	Manitoba Maple	18							Leaning / Single Stem	GOOD	PRIVATE
353	18 T 443982 5007389	Manitoba Maple	24							Single Stem	GOOD	PRIVATE
354	18 T 443981 5007393	Manitoba Maple	23	25						Multistem	GOOD	PRIVATE
355	18 T 443976 5007391	Manitoba Maple	28	22	12	13				Leaning / Multistem	GOOD	PROPONENT
356	18 T 443973 5007389	Manitoba Maple	23	26	18	21				Leaning / Multistem	GOOD	PROPONENT
357	18 T 443977 5007383	Large-toothed Aspen	48							Single Stem	GOOD	PRIVATE
358	18 T 443973 5007382	American Basswood	21							Single Stem	GOOD	PRIVATE
359	18 T 443969 5007379	Manitoba Maple	10							Single Stem	GOOD	PRIVATE
360	18 T 443970 5007378	Manitoba Maple	13							Single Stem	GOOD	PRIVATE
361	18 T 443968 5007376	Manitoba Maple	10	10						Multistem	GOOD	PRIVATE
362	18 T 443965 5007378	Manitoba Maple	19							Single Stem	GOOD	PRIVATE
363	18 T 443964 5007381	Manitoba Maple	32							Leaning / Single Stem	GOOD	PRIVATE
364	18 T 443961 5007376	Manitoba Maple	19							Single Stem	DEAD	PRIVATE
365	18 T 443960 5007377	Manitoba Maple	17	15						Leaning / Multistem	GOOD	PRIVATE
366	18 T 443961 5007377	Manitoba Maple	24							Single Stem	GOOD	PRIVATE
367	18 T 443959 5007375	Manitoba Maple	17							Single Stem	GOOD	PRIVATE
368	18 T 443957 5007373	Manitoba Maple	23							Single Stem	GOOD	PRIVATE
369	18 T 443958 5007377	Manitoba Maple	11							Single Stem	GOOD	PRIVATE
370	18 T 443959 5007378	Manitoba Maple	11							Single Stem	GOOD	PRIVATE
371	18 T 443958 5007377	Manitoba Maple	21							Leaning / Single Stem	GOOD	PRIVATE
372	18 T 443955 5007373	Black Locust	22							Single Stem	GOOD	PRIVATE
373	18 T 443957 5007373	Manitoba Maple	14							Single Stem	GOOD	PRIVATE
374	18 T 443955 5007371	Manitoba Maple	51	52	38	43	42	39		Fallen / Leaning / Multistem	GOOD	PRIVATE
375	18 T 443953 5007364	American Elm	14							Single Stem	GOOD	PRIVATE
376	18 T 443947 5007359	Manitoba Maple	36	42	40	28				Fallen / Leaning / Multistem	GOOD	PRIVATE
377	18 T 443943 5007351	Manitoba Maple	13							Single Stem	GOOD	PRIVATE

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
378	18 T 443942 5007354	Manitoba Maple	28							Leaning / Single Stem	GOOD	PRIVATE
379	18 T 443934 5007353	Manitoba Maple	18	73	15	19				Leaning / Multistem	GOOD	PRIVATE
380	18 T 443932 5007353	Manitoba Maple	12	25	19	23	13	24	20	Leaning / Multistem	GOOD	PRIVATE
381	18 T 443934 5007349	Manitoba Maple	20							Fallen / Single Stem	GOOD	PRIVATE
382	18 T 443932 5007351	Manitoba Maple	12							Single Stem	GOOD	PRIVATE
383	18 T 443931 5007351	Manitoba Maple	23	22	29					Multistem	GOOD	PRIVATE
384	18 T 443930 5007349	Manitoba Maple	37							Single Stem	GOOD	PRIVATE
385	18 T 443933 5007345	Manitoba Maple	17							Single Stem	GOOD	PRIVATE
386	18 T 443933 5007343	American Elm	16							Single Stem	GOOD	PRIVATE
387	18 T 443932 5007343	American Elm	13							Single Stem	GOOD	PRIVATE
388	18 T 443932 5007340	American Elm	14	10						Multistem	GOOD	PRIVATE
389	18 T 443931 5007339	American Elm	13							Single Stem	GOOD	PRIVATE
390	18 T 443930 5007339	American Elm	10	10						Multistem	GOOD	PRIVATE
391	18 T 443928 5007340	American Elm	16							Single Stem	GOOD	PRIVATE
392	18 T 443927 5007340	Manitoba Maple	17	13	14	15				Multistem	GOOD	PRIVATE
393	18 T 443923 5007333	Balsam Poplar	10							Single Stem	GOOD	PRIVATE
394	18 T 443919 5007330	Balsam Poplar	14							Single Stem	GOOD	PRIVATE
395	18 T 443907 5007334	Manitoba Maple	14	16	13	29				Leaning / Multistem	GOOD	PRIVATE
396	18 T 443908 5007335	American Elm	17							Single Stem	GOOD	PRIVATE
397	18 T 443908 5007333	American Elm	10							Single Stem	GOOD	PRIVATE
398	18 T 443904 5007336	Manitoba Maple	38							Single Stem	GOOD	PRIVATE
399	18 T 443901 5007330	Manitoba Maple	18	16	11					Multistem	GOOD	PRIVATE
400	18 T 443900 5007327	Manitoba Maple	18	15	14					Multistem	GOOD	PRIVATE
401	18 T 443888 5007341	Sugar Maple	27							Single Stem	GOOD	PROPONENT
402	18 T 443904 5007357	Freeman's Maple	61							Single Stem	GOOD	PROPONENT
403	18 T 443870 5007353	Sugar Maple	20							Single Stem	GOOD	CITY
404	18 T 443877 5007358	Sugar Maple	13							Single Stem	GOOD	PROPONENT
405	18 T 443880 5007361	Sugar Maple	34							Single Stem	GOOD	PROPONENT
406	18 T 443884 5007363	Sugar Maple	13							Single Stem	GOOD	PROPONENT

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
407	18 T 443861 5007363	Scots Pine	34							Single Stem	GOOD	CITY
408	18 T 443859 5007363	White Cedar	8							Single Stem	GOOD	CITY
409	18 T 443860 5007364	White Cedar	5							Single Stem	GOOD	CITY
410	18 T 443859 5007363	White Cedar	7							Single Stem	GOOD	CITY
411	18 T 443856 5007363	White Cedar	9							Single Stem	GOOD	CITY
412	18 T 443857 5007363	White Cedar	6							Single Stem	GOOD	CITY
413	18 T 443857 5007364	White Cedar	8							Single Stem	GOOD	CITY
414	18 T 443858 5007365	White Cedar	11							Single Stem	GOOD	CITY
415	18 T 443856 5007365	Scots Pine	20							Single Stem	GOOD	CITY
416	18 T 443858 5007366	White Cedar	8							Single Stem	GOOD	CITY
417	18 T 443857 5007366	White Cedar	8							Single Stem	GOOD	CITY
418	18 T 443857 5007367	White Cedar	7	9						Multistem	GOOD	CITY
419	18 T 443855 5007366	Scots Pine	23							Single Stem	GOOD	CITY
420	18 T 443854 5007367	White Cedar	9							Single Stem	GOOD	CITY
421	18 T 443855 5007367	White Cedar	10							Single Stem	GOOD	CITY
422	18 T 443855 5007367	White Cedar	4	3	6	8				Multistem	GOOD	CITY
423	18 T 443855 5007367	White Cedar	8							Single Stem	GOOD	CITY
424	18 T 443855 5007368	White Cedar	6							Single Stem	GOOD	CITY
425	18 T 443855 5007368	White Cedar	13							Single Stem	GOOD	CITY
426	18 T 443853 5007370	Scots Pine	38							Single Stem	GOOD	CITY
427	18 T 443854 5007369	White Cedar	13	12	7					Multistem	GOOD	CITY
428	18 T 443854 5007369	White Cedar	6							Single Stem	GOOD	CITY
429	18 T 443854 5007370	White Cedar	9							Single Stem	GOOD	CITY
430	18 T 443853 5007370	White Cedar	12	8						Multistem	GOOD	CITY
431	18 T 443853 5007371	White Cedar	5							Single Stem	GOOD	CITY
432	18 T 443854 5007372	White Cedar	6							Single Stem	GOOD	CITY
433	18 T 443854 5007372	White Cedar	9							Single Stem	GOOD	CITY
434	18 T 443854 5007372	White Cedar	9							Single Stem	GOOD	CITY
435	18 T 443852 5007376	White Spruce	41							Single Stem	GOOD	PROPONENT

ID	UTM NAD83	SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP
436	18 T 443864 5007385	Sugar Maple	29							Single Stem	GOOD	PROPONENT
437	18 T 443868 5007386	Sugar Maple	22							Single Stem	GOOD	PROPONENT
438	18 T 443871 5007388	Sugar Maple	23							Single Stem	GOOD	PROPONENT
439	18 T 443875 5007389	Sugar Maple	21							Single Stem	GOOD	PROPONENT
440	18 T 443877 5007391	Red Pine	19							Single Stem	GOOD	PROPONENT
441	18 T 443879 5007392	Sugar Maple	20							Single Stem	GOOD	PROPONENT
442	18 T 443881 5007393	Sugar Maple	19							Single Stem	GOOD	PROPONENT
443	18 T 443884 5007393	Red Pine	27							Single Stem	GOOD	PROPONENT
444	18 T 443884 5007392	Sugar Maple	16							Single Stem	GOOD	PROPONENT
445	18 T 443888 5007387	White Birch	16							Single Stem	GOOD	PROPONENT
446	18 T 443892 5007386	Sugar Maple	13							Single Stem	GOOD	PROPONENT
447	18 T 443892 5007382	Sugar Maple	14							Single Stem	GOOD	PROPONENT
448	18 T 443898 5007376	Sugar Maple	22							Single Stem	GOOD	PROPONENT
449	18 T 443896 5007371	Sugar Maple	22							Single Stem	GOOD	PROPONENT
450	18 T 443892 5007371	Sugar Maple	17							Single Stem	GOOD	PROPONENT
451	18 T 443886 5007385	Sugar Maple	16							Single Stem	GOOD	PROPONENT
452	18 T 443886 5007388	Sugar Maple	15							Single Stem	GOOD	PROPONENT
453	18 T 443878 5007388	Sugar Maple	12							Single Stem	GOOD	PROPONENT
454	18 T 443845 5007368	Blue Spruce	6							Single Stem	GOOD	CITY
455	18 T 443839 5007367	Blue Spruce	7							Single Stem	GOOD	CITY
456	18 T 443839 5007376	Blue Spruce	6							Single Stem	GOOD	CITY
457	18 T 443837 5007380	Blue Spruce	7							Single Stem	GOOD	CITY
458	18 T 443836 5007383	Blue Spruce	6							Single Stem	GOOD	CITY
459	18 T 443835 5007385	Blue Spruce	5							Single Stem	GOOD	CITY
460	18 T 443821 5007392	Bur Oak	8							Single Stem	GOOD	CITY
461	18 T 443817 5007390	Red Oak	8							Single Stem	GOOD	CITY
462	18 T 443819 5007396	Red Oak	6							Single Stem	GOOD	CITY

As required under the Province of Ontario's Endangered Species Act (ESA, 2007), a survey for butternut *(Juglans cinerea)* was conducted as part of the tree inventory. The area surveyed for butternut consisted of the subject property plus a 50m buffer around it (see plan on page 19). Butternut is listed as an endangered species on the Species at Risk in Ontario List and, as such, it is protected from being killed, harmed, or removed. No butternut trees were observed on or within 50m of the subject properties.

Please do not hesitate to contact me with any questions concerning this inventory.

Yours,

Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
Certified Arborist #ON-0496A and TRAQualified
Consulting Urban Forester

Figure 1 TREE LOCATIONS

Appendix B IFS Detailed inventory trees on Site and their fate (retained/potentially impacted/ removed)

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
1	18 T	443911	5007430	Manitoba Maple	32	33	32					Multistem	GOOD	PROPONENT	Removed
2	18 T	443912	5007428	Manitoba Maple	32							Single Stem	GOOD	PROPONENT	Removed
3	18 T	443917	5007430	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
4	18 T	443918	5007432	Apple	12							Single Stem	GOOD	PROPONENT	Removed
5	18 T	443921	5007431	Black Locust	23							Single Stem	GOOD	PROPONENT	Removed
6	18 T	443920	5007434	American Elm	10	8						Multistem	GOOD	PROPONENT	Removed
7	18 T	443921	5007435	Black Locust	20							Single Stem	GOOD	PROPONENT	Removed
8	18 T	443923	5007435	Black Locust	30	30						Multistem	GOOD	PROPONENT	Removed
9	18 T	443923	5007437	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
10	18 T	443923	5007437	Manitoba Maple	21							Single Stem	GOOD	PROPONENT	Removed
11	18 T	443927	5007432	American Elm	16							Single Stem	GOOD	PROPONENT	Removed
12	18 T	443942	5007440	Manitoba Maple	15	12	23	27				Multistem	GOOD	PROPONENT	Removed
13	18 T	443943	5007440	White Ash	15	14						Multistem	GOOD	PROPONENT	Removed
14	18 T	443944	5007435	Black Locust	15							Single Stem	GOOD	PROPONENT	Removed
15	18 T	443943	5007433	Black Locust	11							Single Stem	GOOD	PROPONENT	Removed
16	18 T	443947	5007433	White Ash	12							Single Stem	GOOD	PROPONENT	Removed
17	18 T	443948	5007426	White Ash	21							Single Stem	GOOD	PROPONENT	Removed
18	18 T	443945	5007433	American Elm	14							Single Stem	HALF DEAD	PROPONENT	Removed
19	18 T	443946	5007435	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
20	18 T	443943	5007436	Black Locust	16							Single Stem	GOOD	PROPONENT	Removed
21	18 T	443943	5007439	Manitoba Maple	15	14						Multistem	GOOD	PROPONENT	Removed
22	18 T	443944	5007435	Manitoba Maple	12	18						Multistem	GOOD	PROPONENT	Removed
23	18 T	443942	5007438	Manitoba Maple	21	19						Multistem	GOOD	PROPONENT	Removed
24	18 T	443940	5007441	Manitoba Maple	21	10						Multistem	GOOD	PROPONENT	Removed
25	18 T	443939	5007431	Manitoba Maple	15							Single Stem	GOOD	PROPONENT	Removed
26	18 T	443938	5007430	Manitoba Maple	17	18	15					Multistem	GOOD	PROPONENT	Removed
27	18 T	443935	5007433	Manitoba Maple	25							Single Stem	GOOD	PROPONENT	Removed

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
28	18 T	443934	5007434	Manitoba Maple	16							Single Stem	GOOD	PROPONENT	Removed
29	18 T	443932	5007431	Manitoba Maple	28							Single Stem	GOOD	PROPONENT	Removed
30	18 T	443936	5007425	Manitoba Maple	18							Single Stem	GOOD	PROPONENT	Removed
31	18 T	443935	5007425	Manitoba Maple	17	10	8					Multistem	GOOD	PROPONENT	Removed
32	18 T	443931	5007428	Manitoba Maple	17	15						Multistem	GOOD	PROPONENT	Removed
33	18 T	443932	5007429	Manitoba Maple	11							Single Stem	GOOD	PROPONENT	Removed
34	18 T	443929	5007430	Manitoba Maple	16	10						Multistem	GOOD	PROPONENT	Removed
35	18 T	443929	5007432	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
36	18 T	443927	5007432	Manitoba Maple	17							Single Stem	GOOD	PROPONENT	Removed
37	18 T	443925	5007436	Manitoba Maple	22							Single Stem	GOOD	PROPONENT	Removed
38	18 T	443921	5007433	Manitoba Maple	16	22						Multistem	GOOD	PROPONENT	Removed
39	18 T	443921	5007426	Manitoba Maple	18							Single Stem	GOOD	PROPONENT	Removed
40	18 T	443921	5007427	Manitoba Maple	21							Single Stem	GOOD	PROPONENT	Removed
41	18 T	443925	5007425	Manitoba Maple	10	17						Multistem	GOOD	PROPONENT	Removed
42	18 T	443925	5007423	Manitoba Maple	20	9						Multistem	GOOD	PROPONENT	Removed
43	18 T	443922	5007421	Manitoba Maple	15							Single Stem	GOOD	PROPONENT	Removed
44	18 T	443925	5007407	Manitoba Maple	20	19						Multistem	GOOD	PROPONENT	Removed
45	18 T	443927	5007406	Manitoba Maple	15							Single Stem	GOOD	PROPONENT	Removed
46	18 T	443928	5007406	Manitoba Maple	11							Single Stem	GOOD	PROPONENT	Removed
47	18 T	443929	5007404	Manitoba Maple	13							Leaning / Single Stem	GOOD	PROPONENT	Removed
48	18 T	443928	5007404	Manitoba Maple	14							Single Stem	GOOD	PROPONENT	Removed
49	18 T	443931	5007402	Manitoba Maple	18	10	15	11				Multistem	GOOD	PROPONENT	Removed
50	18 T	443937	5007401	American Basswood	19	10						Multistem	GOOD	PROPONENT	Removed
51	18 T	443937	5007403	American Elm	10							Single Stem	GOOD	PROPONENT	Removed
52	18 T	443935	5007403	Manitoba Maple	11							Single Stem	GOOD	PROPONENT	Removed
53	18 T	443935	5007404	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
54	18 T	443935	5007411	Manitoba Maple	16							Single Stem	GOOD	PROPONENT	Removed

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
55	18 T	443937	5007409	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
56	18 T	443938	5007410	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
57	18 T	443939	5007411	American Elm	18							Single Stem	GOOD	PROPONENT	Removed
58	18 T	443942	5007413	Manitoba Maple	12	11						Multistem	GOOD	PROPONENT	Removed
59	18 T	443942	5007412	Manitoba Maple	13							Single Stem	GOOD	PROPONENT	Removed
60	18 T	443944	5007414	Manitoba Maple	13	14						Multistem	GOOD	PROPONENT	Removed
61	18 T	443941	5007417	Trembling Aspen	15							Single Stem	GOOD	PROPONENT	Removed
62	18 T	443937	5007418	Manitoba Maple	22							Branch Die-back / Single Stem	HALF DEAD	PROPONENT	Removed
63	18 T	443938	5007422	Manitoba Maple	17							Single Stem	GOOD	PROPONENT	Removed
64	18 T	443935	5007415	Manitoba Maple	20	11						Multistem	GOOD	PROPONENT	Removed
65	18 T	443931	5007410	Manitoba Maple	10							Leaning / Single Stem	GOOD	PROPONENT	Removed
66	18 T	443932	5007412	Manitoba Maple	10							Leaning / Single Stem	GOOD	PROPONENT	Removed
67	18 T	443938	5007422	Manitoba Maple	22							Single Stem	GOOD	PROPONENT	Removed
68	18 T	443939	5007423	Manitoba Maple	22							Leaning / Single Stem	GOOD	PROPONENT	Removed
69	18 T	443943	5007422	American Elm	13							Single Stem	GOOD	PROPONENT	Removed
70	18 T	443948	5007412	Manitoba Maple	11	8						Multistem	GOOD	PROPONENT	Removed
71	18 T	443949	5007413	Manitoba Maple	16	15						Multistem	GOOD	PROPONENT	Removed
72	18 T	443954	5007411	Manitoba Maple	20	10						Multistem	GOOD	PROPONENT	Removed
73	18 T	443957	5007412	American Elm	21							Single Stem	GOOD	PROPONENT	Removed
74	18 T	443956	5007415	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
75	18 T	443951	5007419	Manitoba Maple	10							Single Stem	GOOD	PROPONENT	Removed
76	18 T	443949	5007419	American Elm	13							Single Stem	GOOD	PROPONENT	Removed
77	18 T	443951	5007420	Manitoba Maple	13	14						Multistem	GOOD	PROPONENT	Removed
78	18 T	443946	5007424	Manitoba Maple	10	15	10					Multistem	GOOD	PROPONENT	Removed
79	18 T	443944	5007422	Manitoba Maple	14							Single Stem	GOOD	PROPONENT	Removed
80	18 T	443945	5007424	American Elm	18							Single Stem	GOOD	PROPONENT	Removed
81	18 T	443944	5007427	Manitoba Maple	20							Single Stem	GOOD	PROPONENT	Removed

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
82	18 T	443949	5007430	Manitoba Maple	17							Single Stem	GOOD	PROPONENT	Removed
83	18 T	443950	5007426	American Elm	12							Single Stem	GOOD	PROPONENT	Removed
84	18 T	443949	5007426	American Elm	20							Single Stem	GOOD	PROPONENT	Removed
85	18 T	443952	5007423	Manitoba Maple	13							Branch Die-back / Single Stem	MODERATE	PROPONENT	Removed
86	18 T	443953	5007423	Trembling Aspen	14							Single Stem	GOOD	PROPONENT	Removed
87	18 T	443955	5007426	American Elm	23							Single Stem	GOOD	PROPONENT	Removed
88	18 T	443959	5007421	Manitoba Maple	13							Single Stem	GOOD	PROPONENT	Removed
89	18 T	443952	5007436	Manitoba Maple	19							Single Stem	GOOD	PROPONENT	Removed
90	18 T	443951	5007439	Manitoba Maple	17							Single Stem	GOOD	PROPONENT	Removed
91	18 T	443949	5007445	Manitoba Maple	14							Single Stem	GOOD	PROPONENT	Removed
92	18 T	443949	5007446	Manitoba Maple	18							Single Stem	GOOD	PROPONENT	Removed
93	18 T	443949	5007445	Manitoba Maple	24							Single Stem	GOOD	PROPONENT	Removed
94	18 T	443947	5007445	Manitoba Maple	17							Single Stem	GOOD	PROPONENT	Removed
95	18 T	443948	5007447	Manitoba Maple	20	20						Multistem	GOOD	PROPONENT	Removed
96	18 T	443952	5007449	Manitoba Maple	26							Single Stem	GOOD	PROPONENT	Removed
97	18 T	443955	5007446	Manitoba Maple	24							Single Stem	GOOD	PROPONENT	Removed
98	18 T	443955	5007444	Manitoba Maple	21							Single Stem	GOOD	PROPONENT	Removed
99	18 T	443954	5007443	Manitoba Maple	22							Single Stem	GOOD	PROPONENT	Removed
100	18 T	443958	5007441	Manitoba Maple	24							Single Stem	GOOD	PROPONENT	Removed
101	18 T	443959	5007443	Manitoba Maple	16	14						Multistem	GOOD	PROPONENT	Removed
102	18 T	443961	5007447	Manitoba Maple	15							Single Stem	GOOD	PROPONENT	Removed
103	18 T	443963	5007448	Manitoba Maple	15							Single Stem	GOOD	PROPONENT	Removed
104	18 T	443960	5007451	Manitoba Maple	16	9						Multistem	GOOD	PROPONENT	Removed
105	18 T	443960	5007451	Manitoba Maple	12	13						Multistem	GOOD	PROPONENT	Removed
106	18 T	443955	5007452	Manitoba Maple	23							Leaning / Single Stem	GOOD	PROPONENT	Removed
107	18 T	443961	5007436	Manitoba Maple	17							Single Stem	GOOD	PROPONENT	Removed
108	18 T	443960	5007437	Manitoba Maple	15							Single Stem	GOOD	PROPONENT	Removed

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
109	18 T	443963	5007438	Manitoba Maple	18							Single Stem	GOOD	PROPONENT	Removed
110	18 T	443967	5007436	Manitoba Maple	16							Single Stem	GOOD	PROPONENT	Removed
111	18 T	443963	5007435	Manitoba Maple	16							Single Stem	GOOD	PROPONENT	Removed
112	18 T	443960	5007434	Manitoba Maple	17							Single Stem	GOOD	PROPONENT	Removed
113	18 T	443959	5007435	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
114	18 T	443959	5007429	Manitoba Maple	22							Single Stem	GOOD	PROPONENT	Removed
115	18 T	443957	5007432	Manitoba Maple	20							Single Stem	GOOD	PROPONENT	Removed
116	18 T	443956	5007433	Manitoba Maple	16							Single Stem	GOOD	PROPONENT	Removed
117	18 T	443956	5007435	Manitoba Maple	21							Single Stem	GOOD	PROPONENT	Removed
118	18 T	443941	5007373	Sugar Maple	15							Single Stem	GOOD	PROPONENT	Removed
119	18 T	443940	5007369	Manitoba Maple	22							Single Stem	GOOD	PROPONENT	Removed
120	18 T	443943	5007377	Sugar Maple	16							Single Stem	GOOD	PROPONENT	Removed
121	18 T	443943	5007388	Manitoba Maple	25							Single Stem	GOOD	PROPONENT	Removed
122	18 T	443943	5007388	Black Locust	17							Single Stem	GOOD	PROPONENT	Removed
123	18 T	443942	5007387	Black Locust	29	25						Multistem	GOOD	PROPONENT	Removed
124	18 T	443942	5007385	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
125	18 T	443945	5007383	Manitoba Maple	16	8						Multistem	GOOD	PROPONENT	Removed
126	18 T	443946	5007382	Manitoba Maple	16	12	21					Multistem	GOOD	PROPONENT	Removed
127	18 T	443947	5007383	Manitoba Maple	26							Single Stem	GOOD	PROPONENT	Removed
128	18 T	443949	5007384	Sugar Maple	26							Single Stem	GOOD	PROPONENT	Removed
129	18 T	443951	5007385	Manitoba Maple	32	18	18					Multistem	GOOD	PROPONENT	Removed
130	18 T	443948	5007388	Manitoba Maple	20	22						Multistem	GOOD	PROPONENT	Removed
131	18 T	443953	5007388	Manitoba Maple	16							Single Stem	GOOD	PROPONENT	Removed
132	18 T	443951	5007386	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
133	18 T	443952	5007386	Manitoba Maple	13							Single Stem	GOOD	PROPONENT	Removed
134	18 T	443952	5007391	Manitoba Maple	16	15						Multistem	GOOD	PROPONENT	Removed
135	18 T	443954	5007390	Manitoba Maple	23							Single Stem	GOOD	PROPONENT	Removed

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
136	18 T	443959	5007389	Manitoba Maple	15	17	18	9				Multistem	GOOD	PROPONENT	Removed
137	18 T	443957	5007395	Manitoba Maple	14							Single Stem	GOOD	PROPONENT	Removed
138	18 T	443958	5007396	Manitoba Maple	16							Single Stem	GOOD	PROPONENT	Removed
139	18 T	443958	5007399	Manitoba Maple	17							Single Stem	GOOD	PROPONENT	Removed
140	18 T	443958	5007398	Manitoba Maple	13							Single Stem	GOOD	PROPONENT	Removed
141	18 T	443957	5007398	Manitoba Maple	16							Single Stem	GOOD	PROPONENT	Removed
142	18 T	443958	5007400	Manitoba Maple	13							Single Stem	GOOD	PROPONENT	Removed
143	18 T	443958	5007402	Manitoba Maple	14	15						Multistem	GOOD	PROPONENT	Removed
144	18 T	443973	5007394	Trembling Aspen	35							Single Stem	GOOD	PROPONENT	Removed
145	18 T	443971	5007392	Trembling Aspen	29							No Top / Single Stem	DEAD	PROPONENT	Removed
146	18 T	443971	5007389	Trembling Aspen	32							Single Stem	GOOD	PROPONENT	Removed
147	18 T	443973	5007395	Trembling Aspen	47							Single Stem	GOOD	PROPONENT	Removed
148	18 T	443975	5007398	Trembling Aspen	39							Single Stem	GOOD	PROPONENT	Removed
149	18 T	443972	5007397	Trembling Aspen	25							Single Stem	GOOD	PROPONENT	Removed
150	18 T	443970	5007399	American Elm	10							Single Stem	GOOD	PROPONENT	Removed
151	18 T	443968	5007399	Sugar Maple	12							Single Stem	GOOD	PROPONENT	Removed
152	18 T	443967	5007404	Manitoba Maple	11							Single Stem	GOOD	PROPONENT	Removed
153	18 T	443971	5007407	Manitoba Maple	14							Single Stem	GOOD	PROPONENT	Removed
154	18 T	443967	5007408	Sugar Maple	17							Single Stem	GOOD	PROPONENT	Removed
155	18 T	443979	5007403	Trembling Aspen	17							Single Stem	GOOD	PROPONENT	Removed
156	18 T	443983	5007401	Trembling Aspen	12							Single Stem	DEAD	PROPONENT	Removed
157	18 T	443981	5007403	Trembling Aspen	20							Single Stem	DEAD	PROPONENT	Removed
158	18 T	443978	5007406	Trembling Aspen	21							Single Stem	GOOD	PROPONENT	Removed
159	18 T	443978	5007406	Trembling Aspen	18							Single Stem	GOOD	PROPONENT	Removed
160	18 T	443980	5007404	Black Willow	34							Broke in Half / Single Stem	HALF DEAD	PROPONENT	Removed
161	18 T	443979	5007404	Trembling Aspen	29							Single Stem	GOOD	PROPONENT	Removed
162	18 T	443981	5007404	Black Willow	35	36	28					Multistem	GOOD	PROPONENT	Removed

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
163	18 T	443981	5007405	Black Willow	34							Single Stem	GOOD	PROPONENT	Removed
164	18 T	443978	5007409	Black Willow	22							Single Stem	GOOD	PROPONENT	Removed
165	18 T	443979	5007418	Trembling Aspen	32							Single Stem	DEAD	PROPONENT	Removed
166	18 T	443981	5007420	Trembling Aspen	31							Single Stem	GOOD	PROPONENT	Removed
167	18 T	443975	5007419	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
168	18 T	443969	5007417	Manitoba Maple	10							Single Stem	GOOD	PROPONENT	Removed
169	18 T	443969	5007422	Manitoba Maple	13							Single Stem	GOOD	PROPONENT	Removed
170	18 T	443967	5007418	Manitoba Maple	15							Single Stem	GOOD	PROPONENT	Removed
171	18 T	443968	5007418	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
172	18 T	443967	5007416	Manitoba Maple	14							Single Stem	GOOD	PROPONENT	Removed
173	18 T	443965	5007421	Manitoba Maple	12	14	12					Multistem	GOOD	PROPONENT	Removed
174	18 T	443962	5007423	Manitoba Maple	15	17						Multistem	GOOD	PROPONENT	Removed
175	18 T	443965	5007427	Manitoba Maple	13							Single Stem	GOOD	PROPONENT	Removed
176	18 T	443965	5007426	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
177	18 T	443964	5007427	Manitoba Maple	15							Single Stem	GOOD	PROPONENT	Removed
178	18 T	443965	5007428	Manitoba Maple	13							Single Stem	GOOD	PROPONENT	Removed
179	18 T	443966	5007427	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
180	18 T	443970	5007430	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
181	18 T	443970	5007435	Manitoba Maple	10							Single Stem	GOOD	PROPONENT	Removed
182	18 T	443969	5007434	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
183	18 T	443972	5007435	Manitoba Maple	14							Single Stem	GOOD	PROPONENT	Removed
184	18 T	443973	5007432	Manitoba Maple	13	12	12					Multistem	GOOD	PROPONENT	Removed
185	18 T	443973	5007428	Manitoba Maple	15							Single Stem	GOOD	PROPONENT	Removed
186	18 T	443975	5007427	Manitoba Maple	13	14						Multistem	GOOD	PROPONENT	Removed
187	18 T	443977	5007420	Trembling Aspen	29							Single Stem	GOOD	PROPONENT	Removed
188	18 T	443978	5007421	Trembling Aspen	30							Single Stem	GOOD	PROPONENT	Removed
189	18 T	443982	5007417	Manitoba Maple	15							Single Stem	GOOD	PROPONENT	Removed

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
190	18 T	443980	5007419	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
191	18 T	443978	5007420	Manitoba Maple	14							Single Stem	GOOD	PROPONENT	Removed
192	18 T	443979	5007425	American Elm	18							Single Stem	GOOD	PROPONENT	Removed
193	18 T	443979	5007424	American Elm	15	20						Branch Die-back / Multistem	MODERATE	PROPONENT	Removed
194	18 T	443967	5007443	Manitoba Maple	20	21	22					Leaning / Multistem	GOOD	PROPONENT	Removed
195	18 T	443967	5007449	Manitoba Maple	35							Single Stem	GOOD	PROPONENT	Removed
196	18 T	443969	5007451	Manitoba Maple	32	31	53					Multistem	GOOD	PROPONENT	Removed
197	18 T	443972	5007452	Manitoba Maple	15	10						Multistem	GOOD	PROPONENT	Removed
198	18 T	443974	5007445	Manitoba Maple	21	27						Multistem	GOOD	PROPONENT	Removed
199	18 T	443975	5007434	Manitoba Maple	38							Leaning / Single Stem	GOOD	PROPONENT	Removed
200	18 T	443974	5007438	Manitoba Maple	20	23	24					Multistem	GOOD	PROPONENT	Removed
201	18 T	443978	5007436	Manitoba Maple	13							Single Stem	GOOD	PROPONENT	Removed
202	18 T	443979	5007436	Manitoba Maple	20							Single Stem	GOOD	PROPONENT	Removed
203	18 T	443981	5007433	American Elm	34							Single Stem	GOOD	PROPONENT	Removed
204	18 T	443977	5007435	Manitoba Maple	28	16	10	8	13			Twisted / Leaning / Multistem	GOOD	PROPONENT	Removed
205	18 T	443981	5007431	American Elm	15							Single Stem	GOOD	PROPONENT	Removed
206	18 T	443981	5007428	Manitoba Maple	41							Single Stem	GOOD	PROPONENT	Removed
207	18 T	444001	5007419	Black Willow	75							Single Stem	GOOD	PROPONENT	Removed
208	18 T	443992	5007412	American Elm	28							Branch Die-back / Single Stem	DEAD	PROPONENT	Removed
209	18 T	443994	5007407	Black Cherry	43							Single Stem	GOOD	PROPONENT	Removed
210	18 T	443992	5007404	White Ash	33							EAB / Single Stem	GOOD	PROPONENT	Removed
211	18 T	443993	5007407	Manitoba Maple	30							Single Stem	GOOD	PROPONENT	Removed
212	18 T	443994	5007405	Manitoba Maple	35							Leaning / Single Stem	GOOD	PROPONENT	Removed
213	18 T	443995	5007410	Manitoba Maple	28							Leaning / Single Stem	GOOD	PROPONENT	Removed

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
214	18 T	443999	5007407	Manitoba Maple	20	20						Leaning / Multistem	GOOD	PROPONENT	Removed
215	18 T	444001	5007407	Manitoba Maple	29							Single Stem	GOOD	PROPONENT	Removed
216	18 T	444006	5007411	Manitoba Maple	24							Single Stem	GOOD	PROPONENT	Removed
217	18 T	444011	5007416	Manitoba Maple	20	21						Multistem	GOOD	PROPONENT	Removed
218	18 T	444017	5007419	American Basswood	48							Single Stem	GOOD	PROPONENT	Removed
219	18 T	444016	5007420	Manitoba Maple	21							Single Stem	GOOD	PROPONENT	Removed
220	18 T	444021	5007427	Manitoba Maple	27	35						Leaning / Multistem	GOOD	PROPONENT	Removed
221	18 T	444017	5007432	Manitoba Maple	17	29	23					Leaning / Multistem	GOOD	PROPONENT	Removed
222	18 T	444018	5007436	Manitoba Maple	31							Leaning / Single Stem	GOOD	PROPONENT	Removed
223	18 T	444014	5007445	American Elm	15							Single Stem	GOOD	PROPONENT	Removed
224	18 T	444009	5007446	American Elm	17							Single Stem	GOOD	PROPONENT	Removed
225	18 T	444010	5007446	American Elm	11							Single Stem	GOOD	PROPONENT	Removed
226	18 T	444007	5007446	American Elm	10							Single Stem	GOOD	PROPONENT	Removed
227	18 T	443997	5007453	Black Willow	93							Single Stem	GOOD	PROPONENT	Removed
228	18 T	444008	5007458	Manitoba Maple	38	29						Leaning / Multistem	GOOD	PROPONENT	Removed
229	18 T	444003	5007459	Manitoba Maple	20							Single Stem	GOOD	PROPONENT	Removed
230	18 T	444003	5007457	Manitoba Maple	25							Leaning / Single Stem	GOOD	PROPONENT	Removed
231	18 T	444002	5007459	American Elm	24							Branch Die-back / Single Stem	DEAD	PROPONENT	Removed
232	18 T	443997	5007475	Manitoba Maple	30	30						Twisted / Leaning / Multistem	GOOD	PROPONENT	Removed
233	18 T	443988	5007483	Manitoba Maple	31							Single Stem	GOOD	PROPONENT	Removed
234	18 T	443986	5007485	American Elm	11							Single Stem	GOOD	PROPONENT	Removed
235	18 T	443983	5007490	Manitoba Maple	75							Single Stem	GOOD	PROPONENT	Removed
236	18 T	443982	5007492	Manitoba Maple	66							Single Stem	GOOD	PROPONENT	Removed
237	18 T	443979	5007496	American Basswood	35	17						Multistem	GOOD	PROPONENT	Removed
238	18 T	443978	5007499	American Elm	14							Single Stem	GOOD	PROPONENT	Removed

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
239	18 T	443978	5007501	Manitoba Maple	42							Twisted / Leaning / Single Stem	GOOD	PROPONENT	Removed
240	18 T	443972	5007506	American Elm	26							Single Stem	GOOD	PROPONENT	Removed
241	18 T	443973	5007506	Manitoba Maple	40	31						Twisted / Leaning / Multistem	GOOD	PROPONENT	Removed
242	18 T	443970	5007514	Manitoba Maple	10	10	17	18				Leaning / Multistem	GOOD	PROPONENT	Removed
243	18 T	443908	5007481	Manitoba Maple	27	10	17	18				Multistem	GOOD	PROPONENT	Removed
244	18 T	443901	5007479	White Spruce	38							Single Stem	GOOD	PROPONENT	Potentially Impacted
245	18 T	443900	5007471	American Elm	14							Single Stem	GOOD	PROPONENT	Removed
246	18 T	443932	5007449	Manitoba Maple	24							Single Stem	GOOD	PROPONENT	Removed
247	18 T	443933	5007448	Manitoba Maple	18							Single Stem	GOOD	PROPONENT	Removed
248	18 T	443932	5007447	Manitoba Maple	14	13	11					Multistem	GOOD	PROPONENT	Removed
249	18 T	443931	5007449	Manitoba Maple	13							Single Stem	GOOD	PROPONENT	Removed
250	18 T	443928	5007455	White Cedar	16	17	15					Multistem	GOOD	PROPONENT	Removed
251	18 T	443925	5007459	White Cedar	16							Single Stem	GOOD	PROPONENT	Removed
252	18 T	443925	5007459	White Cedar	17							Single Stem	GOOD	PROPONENT	Removed
253	18 T	443924	5007463	White Cedar	15							Single Stem	GOOD	PROPONENT	Removed
254	18 T	443923	5007463	White Cedar	16							Single Stem	GOOD	PROPONENT	Removed
255	18 T	443923	5007463	White Cedar	14							Single Stem	GOOD	PROPONENT	Removed
256	18 T	443922	5007466	White Cedar	17							Single Stem	GOOD	PROPONENT	Removed
257	18 T	443920	5007467	White Cedar	20							Single Stem	GOOD	PROPONENT	Removed
258	18 T	443920	5007467	White Cedar	18							Single Stem	GOOD	PROPONENT	Removed
259	18 T	443918	5007470	White Cedar	15							Single Stem	GOOD	PROPONENT	Removed
260	18 T	443918	5007470	White Cedar	14							Single Stem	GOOD	PROPONENT	Removed
261	18 T	443917	5007469	White Cedar	18							Single Stem	GOOD	PROPONENT	Removed
262	18 T	443897	5007422	Manitoba Maple	35							Single Stem	GOOD	PROPONENT	Removed
263	18 T	443893	5007419	Manitoba Maple	18	13						Multistem	GOOD	PROPONENT	Removed
264	18 T	443893	5007415	Manitoba Maple	15	17						Multistem	GOOD	PROPONENT	Removed
265	18 T	443893	5007413	Manitoba Maple	15	10	17					Multistem	GOOD	PROPONENT	Removed

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
266	18 T	443890	5007416	Manitoba Maple	28	25	20					Multistem	GOOD	PROPONENT	Removed
267	18 T	443889	5007416	Manitoba Maple	12	20						Multistem	GOOD	PROPONENT	Removed
268	18 T	443880	5007416	Apple	26							Single Stem	GOOD	PROPONENT	Removed
269	18 T	443877	5007418	Manitoba Maple	20							Single Stem	GOOD	PROPONENT	Removed
270	18 T	443876	5007421	Manitoba Maple	32	28						Multistem	GOOD	PROPONENT	Removed
271	18 T	443873	5007420	Manitoba Maple	25	19	27	10	10	27		Multistem	GOOD	PROPONENT	Removed
272	18 T	443870	5007426	Apple	30							Single Stem	GOOD	PROPONENT	Removed
273	18 T	443861	5007418	American Elm	44							Single Stem	GOOD	PROPONENT	Removed
274	18 T	443859	5007429	White Spruce	44							Single Stem	GOOD	PROPONENT	Removed
275	18 T	443856	5007444	Sugar Maple	31							Single Stem	GOOD	PROPONENT	Removed
276	18 T	443860	5007451	White Spruce	30							Single Stem	GOOD	PROPONENT	Removed
277	18 T	443836	5007415	Manitoba Maple	34	35						Multistem	GOOD	PROPONENT	Removed
278	18 T	443850	5007381	Manitoba Maple	71							Single Stem	GOOD	PROPONENT	Removed
279	18 T	443853	5007383	White Cedar	14							Single Stem	GOOD	PROPONENT	Removed
280	18 T	443853	5007383	White Cedar	12							Single Stem	GOOD	PROPONENT	Removed
281	18 T	443868	5007396	Manitoba Maple	84							Single Stem	GOOD	PROPONENT	Removed
282	18 T	443888	5007400	Manitoba Maple	20	15						Trunk Damaged / Multistem	MODERATE	PROPONENT	Removed
283	18 T	443894	5007396	Manitoba Maple	12	12						Multistem	DEAD	PROPONENT	Removed
284	18 T	443897	5007392	Manitoba Maple	23							Single Stem	GOOD	PROPONENT	Removed
285	18 T	443896	5007389	American Elm	15							Single Stem	GOOD	PROPONENT	Removed
286	18 T	443898	5007387	Trembling Aspen	25							Single Stem	GOOD	PROPONENT	Removed
287	18 T	443898	5007387	American Elm	15							Single Stem	GOOD	PROPONENT	Removed
288	18 T	443900	5007385	American Elm	29							Single Stem	GOOD	PROPONENT	Removed
289	18 T	443916	5007371	Manitoba Maple	25	14						Multistem	GOOD	PROPONENT	Removed
290	18 T	443913	5007367	American Elm	15							Single Stem	GOOD	PROPONENT	Removed
291	18 T	443914	5007366	Manitoba Maple	22	19						Multistem	GOOD	PROPONENT	Removed
292	18 T	443922	5007363	Manitoba Maple	21							Single Stem	GOOD	PROPONENT	Removed

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
293	18 T	443921	5007364	Manitoba Maple	20	18	15	11				Multistem	GOOD	PROPONENT	Removed
294	18 T	443921	5007362	Manitoba Maple	12							Single Stem	GOOD	PROPONENT	Removed
295	18 T	443922	5007361	Manitoba Maple	14							Single Stem	GOOD	PROPONENT	Removed
296	18 T	443931	5007361	Manitoba Maple	20							Single Stem	GOOD	PROPONENT	Removed
297	18 T	443931	5007361	Manitoba Maple	18							Single Stem	GOOD	PROPONENT	Removed
298	18 T	443930	5007361	Manitoba Maple	24							Single Stem	GOOD	PROPONENT	Removed
299	18 T	443929	5007364	Manitoba Maple	21	11						Multistem	GOOD	PROPONENT	Removed
300	18 T	443928	5007365	Black Locust	15							Single Stem	GOOD	PROPONENT	Removed
301	18 T	443931	5007366	Manitoba Maple	13							Single Stem	GOOD	PROPONENT	Removed
302	18 T	443936	5007367	Black Locust	30							Single Stem	GOOD	PROPONENT	Removed
303	18 T	443935	5007366	Manitoba Maple	13							Single Stem	GOOD	PROPONENT	Removed
304	18 T	443935	5007366	Manitoba Maple	16	18						Multistem	GOOD	PROPONENT	Removed
305	18 T	443938	5007370	Manitoba Maple	20							Single Stem	GOOD	PROPONENT	Removed
306	18 T	443831	5007443	American Elm	8							Leaning / Single Stem	GOOD	CITY	Retained
307	18 T	443982	5007506	Manitoba Maple	20	9						Multistem	GOOD	PRIVATE	Removed
308	18 T	443987	5007496	American Elm	22							Single Stem	GOOD	PRIVATE	Removed
309	18 T	443988	5007496	American Elm	15							Single Stem	GOOD	PRIVATE	Removed
310	18 T	443988	5007491	American Basswood	30							Single Stem	GOOD	PRIVATE	Removed
311	18 T	443992	5007487	American Elm	23							No Top / Single Stem	DEAD	PRIVATE	Removed
312	18 T	443990	5007482	American Elm	16							Single Stem	GOOD	PROPONENT	Removed
313	18 T	443997	5007482	Sugar Maple	19							Single Stem	GOOD	PRIVATE	Potentially Impacted
314	18 T	443999	5007488	White Birch	17							Single Stem	GOOD	PRIVATE	Retained
315	18 T	443995	5007483	American Elm	26							No Top / Single Stem	DEAD	PRIVATE	Potentially Impacted
316	18 T	444000	5007480	Sugar Maple	12	13						Multistem	GOOD	PRIVATE	Retained
317	18 T	444001	5007476	American Elm	18							No Top / Single Stem	DEAD	PRIVATE	Retained
318	18 T	444005	5007471	Manitoba Maple	27	29	18					Leaning / Multistem	GOOD	PRIVATE	Retained
319	18 T	444011	5007464	White Cedar	37							Single Stem	GOOD	PRIVATE	Retained

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
320	18 T	444009	5007463	Manitoba Maple	32	35						Leaning / Multistem	GOOD	PRIVATE	Retained
321	18 T	444014	5007458	Red Maple	18	24						Multistem	GOOD	PRIVATE	Retained
322	18 T	444019	5007453	Red Maple	12							Leaning / Single Stem	GOOD	PRIVATE	Retained
323	18 T	444022	5007443	American Basswood	34	18						Multistem	GOOD	PRIVATE	Retained
324	18 T	444023	5007441	Yellow Birch	19							Single Stem	GOOD	PRIVATE	Retained
325	18 T	444023	5007438	American Basswood	38							Single Stem	GOOD	PRIVATE	Retained
326	18 T	444024	5007435	Manitoba Maple	18	31						Fallen / Leaning / Multistem	GOOD	PRIVATE	Retained
327	18 T	444028	5007434	Sugar Maple	28							Single Stem	GOOD	PRIVATE	Retained
328	18 T	444029	5007431	White Cedar	60							Single Stem	GOOD	PRIVATE	Retained
329	18 T	444034	5007430	White Cedar	42							Single Stem	GOOD	PRIVATE	Retained
330	18 T	444029	5007427	Sugar Maple	14							Single Stem	GOOD	PRIVATE	Retained
331	18 T	444026	5007424	American Elm	23							Single Stem	GOOD	PROPONENT	Removed
332	18 T	444031	5007420	White Cedar	44							Single Stem	GOOD	PRIVATE	Retained
333	18 T	444031	5007419	American Basswood	25							Single Stem	GOOD	PRIVATE	Retained
334	18 T	444032	5007417	White Cedar	43							Single Stem	GOOD	PRIVATE	Retained
335	18 T	444029	5007417	American Elm	17							Single Stem	GOOD	PRIVATE	Retained
336	18 T	444029	5007419	White Cedar	34							Single Stem	GOOD	PRIVATE	Retained
337	18 T	444022	5007418	American Basswood	62							Single Stem	GOOD	PRIVATE	Potentially Impacted
338	18 T	444022	5007413	Manitoba Maple	10							Single Stem	GOOD	PRIVATE	Retained
339	18 T	444021	5007410	American Basswood	21							Single Stem	GOOD	PRIVATE	Retained
340	18 T	444015	5007407	Manitoba Maple	18							Leaning / Single Stem	GOOD	PRIVATE	Retained
341	18 T	444015	5007402	Black Maple	53							Single Stem	GOOD	PRIVATE	Retained
342	18 T	444010	5007409	American Basswood	48	34						Multistem	GOOD	PRIVATE	Potentially Impacted
343	18 T	444004	5007403	American Basswood	20							Single Stem	GOOD	PRIVATE	Retained
344	18 T	444004	5007403	Sugar Maple	13							Single Stem	GOOD	PRIVATE	Retained
345	18 T	444004	5007402	American Basswood	15	14	15					Multistem	GOOD	PRIVATE	Retained
346	18 T	444002	5007401	Manitoba Maple	27							Leaning / Single Stem	GOOD	PRIVATE	Retained

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
347	18 T	444000	5007402	American Elm	20							Single Stem	GOOD	PRIVATE	Retained
348	18 T	443988	5007391	Manitoba Maple	16	15						Leaning / Multistem	GOOD	PRIVATE	Retained
349	18 T	443988	5007392	Manitoba Maple	29							Leaning / Single Stem	GOOD	PRIVATE	Retained
350	18 T	443987	5007392	Manitoba Maple	21	16						Leaning / Multistem	GOOD	PRIVATE	Retained
351	18 T	443983	5007387	Manitoba Maple	23							Leaning / Single Stem	GOOD	PRIVATE	Retained
352	18 T	443978	5007386	Manitoba Maple	18							Leaning / Single Stem	GOOD	PRIVATE	Retained
353	18 T	443982	5007389	Manitoba Maple	24							Single Stem	GOOD	PRIVATE	Retained
354	18 T	443981	5007393	Manitoba Maple	23	25						Multistem	GOOD	PRIVATE	Potentially Impacted
355	18 T	443976	5007391	Manitoba Maple	28	22	12	13				Leaning / Multistem	GOOD	PROPONENT	Removed
356	18 T	443973	5007389	Manitoba Maple	23	26	18	21				Leaning / Multistem	GOOD	PROPONENT	Removed
357	18 T	443977	5007383	Large-toothed Aspen	48							Single Stem	GOOD	PRIVATE	Retained
358	18 T	443973	5007382	American Basswood	21							Single Stem	GOOD	PRIVATE	Retained
359	18 T	443969	5007379	Manitoba Maple	10							Single Stem	GOOD	PRIVATE	Retained
360	18 T	443970	5007378	Manitoba Maple	13							Single Stem	GOOD	PRIVATE	Retained
361	18 T	443968	5007376	Manitoba Maple	10	10						Multistem	GOOD	PRIVATE	Retained
362	18 T	443965	5007378	Manitoba Maple	19							Single Stem	GOOD	PRIVATE	Retained
363	18 T	443964	5007381	Manitoba Maple	32							Leaning / Single Stem	GOOD	PRIVATE	Potentially Impacted
364	18 T	443961	5007376	Manitoba Maple	19							Single Stem	DEAD	PRIVATE	Retained
365	18 T	443960	5007377	Manitoba Maple	17	15						Leaning / Multistem	GOOD	PRIVATE	Retained
366	18 T	443961	5007377	Manitoba Maple	24							Single Stem	GOOD	PRIVATE	Retained
367	18 T	443959	5007375	Manitoba Maple	17							Single Stem	GOOD	PRIVATE	Potentially Impacted
368	18 T	443957	5007373	Manitoba Maple	23							Single Stem	GOOD	PRIVATE	Retained
369	18 T	443958	5007377	Manitoba Maple	11							Single Stem	GOOD	PRIVATE	Potentially Impacted
370	18 T	443959	5007378	Manitoba Maple	11							Single Stem	GOOD	PRIVATE	Retained
371	18 T	443958	5007377	Manitoba Maple	21							Leaning / Single Stem	GOOD	PRIVATE	Removed
372	18 T	443955	5007373	Black Locust	22							Single Stem	GOOD	PRIVATE	Retained
373	18 T	443957	5007373	Manitoba Maple	14							Single Stem	GOOD	PRIVATE	Retained

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
374	18 T	443955	5007371	Manitoba Maple	51	52	38	43	42	39		Fallen / Leaning / Multistem	GOOD	PRIVATE	Retained
375	18 T	443953	5007364	American Elm	14							Single Stem	GOOD	PRIVATE	Retained
376	18 T	443947	5007359	Manitoba Maple	36	42	40	28				Fallen / Leaning / Multistem	GOOD	PRIVATE	Retained
377	18 T	443943	5007351	Manitoba Maple	13							Single Stem	GOOD	PRIVATE	Retained
378	18 T	443942	5007354	Manitoba Maple	28							Leaning / Single Stem	GOOD	PRIVATE	Retained
379	18 T	443934	5007353	Manitoba Maple	18	73	15	19				Leaning / Multistem	GOOD	PRIVATE	Retained
380	18 T	443932	5007353	Manitoba Maple	12	25	19	23	13	24	20	Leaning / Multistem	GOOD	PRIVATE	Retained
381	18 T	443934	5007349	Manitoba Maple	20							Fallen / Single Stem	GOOD	PRIVATE	Retained
382	18 T	443932	5007351	Manitoba Maple	12							Single Stem	GOOD	PRIVATE	Retained
383	18 T	443931	5007351	Manitoba Maple	23	22	29					Multistem	GOOD	PRIVATE	Retained
384	18 T	443930	5007349	Manitoba Maple	37							Single Stem	GOOD	PRIVATE	Retained
385	18 T	443933	5007345	Manitoba Maple	17							Single Stem	GOOD	PRIVATE	Retained
386	18 T	443933	5007343	American Elm	16							Single Stem	GOOD	PRIVATE	Retained
387	18 T	443932	5007343	American Elm	13							Single Stem	GOOD	PRIVATE	Retained
388	18 T	443932	5007340	American Elm	14	10						Multistem	GOOD	PRIVATE	Retained
389	18 T	443931	5007339	American Elm	13							Single Stem	GOOD	PRIVATE	Retained
390	18 T	443930	5007339	American Elm	10	10						Multistem	GOOD	PRIVATE	Retained
391	18 T	443928	5007340	American Elm	16							Single Stem	GOOD	PRIVATE	Retained
392	18 T	443927	5007340	Manitoba Maple	17	13	14	15				Multistem	GOOD	PRIVATE	Retained
393	18 T	443923	5007333	Balsam Poplar	10							Single Stem	GOOD	PRIVATE	Retained
394	18 T	443919	5007330	Balsam Poplar	14							Single Stem	GOOD	PRIVATE	Retained
395	18 T	443907	5007334	Manitoba Maple	14	16	13	29				Leaning / Multistem	GOOD	PRIVATE	Retained
396	18 T	443908	5007335	American Elm	17							Single Stem	GOOD	PRIVATE	Retained
397	18 T	443908	5007333	American Elm	10							Single Stem	GOOD	PRIVATE	Retained
398	18 T	443904	5007336	Manitoba Maple	38							Single Stem	GOOD	PRIVATE	Retained
399	18 T	443901	5007330	Manitoba Maple	18	16	11					Multistem	GOOD	PRIVATE	Retained
400	18 T	443900	5007327	Manitoba Maple	18	15	14					Multistem	GOOD	PRIVATE	Retained

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
401	18 T	443888	5007341	Sugar Maple	27							Single Stem	GOOD	PROPONENT	Removed
402	18 T	443904	5007357	Freeman's Maple	61							Single Stem	GOOD	PROPONENT	Removed
403	18 T	443870	5007353	Sugar Maple	20							Single Stem	GOOD	CITY	Removed
404	18 T	443877	5007358	Sugar Maple	13							Single Stem	GOOD	PROPONENT	Removed
405	18 T	443880	5007361	Sugar Maple	34							Single Stem	GOOD	PROPONENT	Removed
406	18 T	443884	5007363	Sugar Maple	13							Single Stem	GOOD	PROPONENT	Removed
407	18 T	443861	5007363	Scots Pine	34							Single Stem	GOOD	CITY	Potentially Impacted
408	18 T	443859	5007363	White Cedar	8							Single Stem	GOOD	CITY	Potentially Impacted
409	18 T	443860	5007364	White Cedar	5							Single Stem	GOOD	CITY	Potentially Impacted
410	18 T	443859	5007363	White Cedar	7							Single Stem	GOOD	CITY	Potentially Impacted
411	18 T	443856	5007363	White Cedar	9							Single Stem	GOOD	CITY	Potentially Impacted
412	18 T	443857	5007363	White Cedar	6							Single Stem	GOOD	CITY	Potentially Impacted
413	18 T	443857	5007364	White Cedar	8							Single Stem	GOOD	CITY	Potentially Impacted
414	18 T	443858	5007365	White Cedar	11							Single Stem	GOOD	CITY	Potentially Impacted
415	18 T	443856	5007365	Scots Pine	20							Single Stem	GOOD	CITY	Potentially Impacted
416	18 T	443858	5007366	White Cedar	8							Single Stem	GOOD	CITY	Potentially Impacted
417	18 T	443857	5007366	White Cedar	8							Single Stem	GOOD	CITY	Potentially Impacted
418	18 T	443857	5007367	White Cedar	7	9						Multistem	GOOD	CITY	Potentially Impacted
419	18 T	443855	5007366	Scots Pine	23							Single Stem	GOOD	CITY	Potentially Impacted
420	18 T	443854	5007367	White Cedar	9							Single Stem	GOOD	CITY	Potentially Impacted
421	18 T	443855	5007367	White Cedar	10							Single Stem	GOOD	CITY	Potentially Impacted
422	18 T	443855	5007367	White Cedar	4	3	6	8				Multistem	GOOD	CITY	Potentially Impacted
423	18 T	443855	5007367	White Cedar	8							Single Stem	GOOD	CITY	Potentially Impacted
424	18 T	443855	5007368	White Cedar	6							Single Stem	GOOD	CITY	Potentially Impacted
425	18 T	443855	5007368	White Cedar	13							Single Stem	GOOD	CITY	Potentially Impacted
426	18 T	443853	5007370	Scots Pine	38							Single Stem	GOOD	CITY	Potentially Impacted
427	18 T	443854	5007369	White Cedar	13	12	7					Multistem	GOOD	CITY	Potentially Impacted

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
428	18 T	443854	5007369	White Cedar	6							Single Stem	GOOD	CITY	Potentially Impacted
429	18 T	443854	5007370	White Cedar	9							Single Stem	GOOD	CITY	Potentially Impacted
430	18 T	443853	5007370	White Cedar	12	8						Multistem	GOOD	CITY	Potentially Impacted
431	18 T	443853	5007371	White Cedar	5							Single Stem	GOOD	CITY	Potentially Impacted
432	18 T	443854	5007372	White Cedar	6							Single Stem	GOOD	CITY	Potentially Impacted
433	18 T	443854	5007372	White Cedar	9							Single Stem	GOOD	CITY	Removed
434	18 T	443854	5007372	White Cedar	9							Single Stem	GOOD	CITY	Removed
435	18 T	443852	5007376	White Spruce	41							Single Stem	GOOD	PROPONENT	Removed
436	18 T	443864	5007385	Sugar Maple	29							Single Stem	GOOD	PROPONENT	Removed
437	18 T	443868	5007386	Sugar Maple	22							Single Stem	GOOD	PROPONENT	Removed
438	18 T	443871	5007388	Sugar Maple	23							Single Stem	GOOD	PROPONENT	Removed
439	18 T	443875	5007389	Sugar Maple	21							Single Stem	GOOD	PROPONENT	Removed
440	18 T	443877	5007391	Red Pine	19							Single Stem	GOOD	PROPONENT	Removed
441	18 T	443879	5007392	Sugar Maple	20							Single Stem	GOOD	PROPONENT	Removed
442	18 T	443881	5007393	Sugar Maple	19							Single Stem	GOOD	PROPONENT	Removed
443	18 T	443884	5007393	Red Pine	27							Single Stem	GOOD	PROPONENT	Removed
444	18 T	443884	5007392	Sugar Maple	16							Single Stem	GOOD	PROPONENT	Removed
445	18 T	443888	5007387	White Birch	16							Single Stem	GOOD	PROPONENT	Removed
446	18 T	443892	5007386	Sugar Maple	13							Single Stem	GOOD	PROPONENT	Removed
447	18 T	443892	5007382	Sugar Maple	14							Single Stem	GOOD	PROPONENT	Removed
448	18 T	443898	5007376	Sugar Maple	22							Single Stem	GOOD	PROPONENT	Removed
449	18 T	443896	5007371	Sugar Maple	22							Single Stem	GOOD	PROPONENT	Removed
450	18 T	443892	5007371	Sugar Maple	17							Single Stem	GOOD	PROPONENT	Removed
451	18 T	443886	5007385	Sugar Maple	16							Single Stem	GOOD	PROPONENT	Removed
452	18 T	443886	5007388	Sugar Maple	15							Single Stem	GOOD	PROPONENT	Removed
453	18 T	443878	5007388	Sugar Maple	12							Single Stem	GOOD	PROPONENT	Removed
454	18 T	443845	5007368	Blue Spruce	6							Single Stem	GOOD	CITY	Retained

ID	UTM NAD83			SPECIES	DBH (cm)							COMMENTS	HEALTH	OWNERSHIP	FATE
455	18 T	443839	5007367	Blue Spruce	7							Single Stem	GOOD	CITY	Retained
456	18 T	443839	5007376	Blue Spruce	6							Single Stem	GOOD	CITY	Retained
457	18 T	443837	5007380	Blue Spruce	7							Single Stem	GOOD	CITY	Retained
458	18 T	443836	5007383	Blue Spruce	6							Single Stem	GOOD	CITY	Retained
459	18 T	443835	5007385	Blue Spruce	5							Single Stem	GOOD	CITY	Retained
460	18 T	443821	5007392	Bur Oak	8							Single Stem	GOOD	CITY	Retained
461	18 T	443817	5007390	Red Oak	8							Single Stem	GOOD	CITY	Retained
462	18 T	443819	5007396	Red Oak	6							Single Stem	GOOD	CITY	Retained

Appendix D Species at Risk Site Review

Species Name (*Taxonomic Name*)	Status under *Endangered Species Act* (ESA)	Status under Schedule 1 of the *Species at Risk Act* (SARA)	Closest Species Occurrence Record to the Site	General Habitat Requirements	Site Suitability	Potential for Protected Elements[1]		Potential for Negative Interactions with Protected Elements[2]
						Habitat	Individuals	
Birds								
Bald Eagle (*Haliaeetus leucocephalus*)	**Special Concern**	**Not at Risk**	Element occurrence within 10 km[f,g]	Nest in mature forests near open water. In large trees such as pine and poplar.	The Site does not appear to contain suitable habitat. There is no water adjacent to the Site and few mature trees.	Negligible	Negligible	Negligible
Bank Swallow (*Riparia riparia*)	**Threatened**	**Threatened**	Element occurrence within 10 km[b,c,d,f]	Colonial nester; burrows in eroding silt or sand banks, sand pit walls, and human-made sand piles. Often found on banks of rivers and lakes.	The Site does not appear to contain suitable habitat. There are no exposed banks on Site.	Negligible	Negligible	Negligible
Barn Swallow (*Hirundo rustica*)	**Special Concern**	**Threatened**	Element occurrence within 10 km[b,c,d,f,g]	Nests on barns and other structures. Forages in open areas for flying insects. Lives in close association with humans and prefers to nest on structures such as open barns, under bridges, and in culverts.	The Site does not appear to contain suitable habitat. There are no suitable feeding area on the Site, and buildings there would no provide suitable access for nests to fields further away.	Negligible	Negligible	Negligible
Bobolink (*Dolichonyx oryzivorus*)	**Threatened**	**Threatened**	Element occurrence within 10 km[b,c,d,f,g]	Breeds in hayfields, pastures, agricultural fields, and abandoned fields with tall grass that are ≥5 ha, and preferably >30 ha.	The Site does not appear to contain suitable habitat. There is no meadow habitat on Site.	Negligible	Negligible	Negligible
Canada Warbler (*Cardellina canadensis*)	**Special Concern**	**Threatened**	Element occurrence within 10 km[b]	Prefers moist forests with dense shrub layers. Nests located on or near the ground on mossy logs or roots, along stream banks or on hummocks. Area-sensitive species that usually require a minimum of 30 ha of continuous forest for breeding habitat (OMNR, 2000).	The Site does not appear to contain suitable habitat. There is no suitable forest habitat on Site.	Negligible	Negligible	Negligible
Common Nighthawk (*Chordeiles minor*)	**Special Concern**	**Threatened**	Element occurrence within 10 km[f,g]	Nests in a wide variety of open sites, including beaches, fields, and gravel rooftops with little to no ground vegetation. They also nest in cultivated fields, orchards, urban parks, mine tailings and along gravel roads/railways but tend to occupy more natural sites.	The Site does not appear to contain suitable habitat.	Negligible	Negligible	Negligible

Species Name (*Taxonomic Name*)	Status under *Endangered Species Act* (ESA)	Status under Schedule 1 of the *Species at Risk Act* (SARA)	Closest Species Occurrence Record to the Site	General Habitat Requirements	Site Suitability	Potential for Protected Elements[1]		Potential for Negative Interactions with Protected Elements[2]
						Habitat	Individuals	
Eastern Meadowlark (*Sturnella magna*)	**Threatened**	**Threatened**	Element occurrence within 10 km[b,c,d,f]	Breeds in hayfields, pastures, agricultural fields, and abandoned fields with tall grass that are ≥5 ha, and preferably >30 ha.	The Site does not appear to contain suitable habitat. There is no meadow habitat on Site.	Negligible	Negligible	Negligible
Eastern Whip-poor-will (*Antrostomus vociferus*)	**Threatened**	**Threatened**	Element occurrence within 10 km[c,f]	Suitable breeding habitats generally include open and half treed areas and often exhibit a scattered distribution of treed and open space. Lays eggs directly on the forest floor. Roosts are typically located in forest habitat on a low branch or directly on the ground. Home range size varies from 20 to 500 ha (mean 136 ha) (ECCC, 2018a).	The Site does not appear to contain suitable habitat. There is no suitable forest habitat on Site.	Negligible	Negligible	Negligible
Eastern Wood-Pewee (*Contopus virens*)	**Special Concern**	**Special Concern**	Element occurrence within 10 km[c,f]	Woodland species often found in the mid-canopy layer near clearings and edges of intermediate age and mature deciduous and mixed forests with little understory.	The forest on Site provides some potential for nesting territories.	Moderate	Moderate	Moderate
Evening Grosbeak (*Coccothraustes vespertinus*)	**Special Concern**	**Special Concern**	Element occurrence within 10 km[f]	Nests in trees or large shrubs. Prefers mature coniferous forests (fir and/or spruce dominated), but will also use deciduous forests, parklands, and orchards. Its abundance is strongly linked to the cycle of Spruce Budworm.	The Site does not appear to contain suitable habitat. There is no suitable forest habitat on Site.	Negligible	Negligible	Negligible
Golden Eagle (*Aquila chrysaetos*)	**Endangered**	**Not at Risk**	Element occurrence within 10 km[g]	Nests in remote, undisturbed areas, usually building their nests on ledges on a steep cliff/riverbank or large trees if needed. Most hunting is done near open areas such as large bogs or tundra. Migration only; no reported nests in Ottawa.	The Site does not appear to contain suitable habitat. There is no suitable forest habitat on Site.	Negligible	Negligible	Negligible
Grasshopper Sparrow (*Ammodramus savannarum*)	**Special Concern**	**Special Concern**	Element occurrence within 10 km[b,c,f]	Lives in open grassland areas with well-drained sandy soil. Will also nest in hayfields and pastures, as well as alvars,	The Site does not appear to contain suitable habitat. There is no meadow habitat on Site.	Negligible	Negligible	Negligible

Species Name (*Taxonomic Name*)	Status under *Endangered Species Act* (ESA)	Status under Schedule 1 of the *Species at Risk Act* (SARA)	Closest Species Occurrence Record to the Site	General Habitat Requirements	Site Suitability	Potential for Protected Elements[1]		Potential for Negative Interactions with Protected Elements[2]
						Habitat	Individuals	
				prairies, and occasionally grain crops such as barley. It prefers areas that are sparsely vegetated, and its nests are well hidden in the field, woven from grasses in a small cup-like shape.				
Horned Grebe (*Podiceps auritus*)	**Special Concern**	**Special Concern**	Element occurrence within 10 km[g]	Nest in small ponds, marshes, and shallow bays that contain areas of open water and emergent vegetation. Migrant only; no reported nests in Ottawa.	The Site does not appear to contain suitable habitat. There is no water on Site.	Negligible	Negligible	Negligible
Least Bittern (*Ixobrychus exilis*)	**Threatened**	**Threatened**	Element occurrence within 10 km[c,d]	Found in a variety of wetland habitats, but strongly prefers cattail marshes with a mix of open pools and channels. They prefer larger marshes >5 ha in size and are intolerant of loss of habitat and human disturbance (OMNR, 2000).	The Site does not appear to contain suitable habitat. There is no water on Site.	Negligible	Negligible	Negligible
Lesser Yellowlegs (*Tringa flavipes*)	**Threatened**	**No Status**	Element occurrence within 10 km[f]	Breeds in boreal wetlands. Nests on dry ground or forest openings near peatlands, marshes, and ponds in the boreal forest and taiga (Government of Canada, 2021). Migrant only; nests in far north.	The Site does not appear to contain suitable habitat. There are no wetlands on Site.	Negligible	Negligible	Negligible
Loggerhead Shrike (*Lanius ludovicianus*)	**Endangered**	**Endangered**	Element occurrence within 10 km[d]	Prefers grazed pastures or other grasslands with scattered low trees and shrubs, especially hawthorns. Lives in fields or alvars (areas of exposed bedrock) with short grass, which makes it easier to spot prey.	The Site does not appear to contain suitable habitat. There is no meadow habitat on Site.	Negligible	Negligible	Negligible
Olive-sided Flycatcher (*Contopus cooperi*)	**Special Concern**	**Threatened**	Element occurrence within 10 km[b]	Found along coniferous or mixed forest edges and openings. Will use forests that have been logged or burned if there are ample tall snags and trees to use for foraging perches.	The Site does not appear to contain suitable habitat. There is no suitable forest habitat on Site.	Negligible	Negligible	Negligible
Peregrine Falcon (*Falco peregrinus*)	**Special Concern**	**Special Concern**	Element occurrence within 10 km[f,g]	Nests on tall, steep cliff ledges close to large bodies of water. Urban peregrines raise their young on ledges of tall buildings, even in busy downtown areas.	The Site does not appear to contain suitable habitat. There is no suitable cliff habitat, or water on Site.	Negligible	Negligible	Negligible

Species Name (*Taxonomic Name*)	Status under *Endangered Species Act* (ESA)	Status under Schedule 1 of the *Species at Risk Act* (SARA)	Closest Species Occurrence Record to the Site	General Habitat Requirements	Site Suitability	Potential for Protected Elements[1]		Potential for Negative Interactions with Protected Elements[2]
						Habitat	Individuals	
Red-headed Woodpecker (*Melanerpes erythrocephalus*)	**Endangered**	**Endangered**	Element occurrence within 10 km[f]	Lives in open woodland and woodland edges and is often found in parks, golf courses, and cemeteries. These areas typically have many dead trees, which the birds use for nesting and perching.	While the adjacent forest cover does comprise a (limited) woodland edge, the overall small extent the busy adjacent roadways make the Site generally unsuitable.	Low	Low	Low
Rusty Blackbird (*Euphagus carolinus*)	**Special Concern**	**Special Concern**	Element occurrence within 10 km[f,g]	Prefers wet wooded or shrubby areas. Nests at edges of boreal wetlands and coniferous forests. These areas include bogs, marshes, and beaver ponds.	The Site does not appear to contain suitable habitat. There are no wetlands on Site.	Negligible	Negligible	Negligible
Short-eared Owl (*Asio flammeus*)	**Threatened**	**Special Concern**	Element occurrence within 10 km[b]	Prefer a mosaic of grasslands and wetlands. Lives in open areas such as grasslands, marshes, and tundra where it nests on the ground and hunts for small mammals (Environment Canada, 2016c).	The Site does not appear to contain suitable habitat. There are no wetlands or grasslands on Site.	Negligible	Negligible	Negligible
Wood Thrush (*Hylocichla mustelina*)	**Special Concern**	**Threatened**	Element occurrence within 10 km[b,c,d,f]	Lives in mature deciduous and mixed forests. They seek moist stands of trees with well-developed undergrowth and tall trees for singing and perching. Prefers nesting in large forest mosaics, but will also use fragmented forests. Usually build nests in Sugar Maple or American Beech.	The Site does not appear to contain suitable habitat. There are few mature trees and no understory.	Low	Low	Low
Mammals								
Eastern Small-footed Myotis (*Myotis leibii*)	**Endangered**	**Not Listed**	Element occurrence within 10 km[j]	In the spring and summer, Eastern Small-footed Myotis will roost in a variety of habitats, including in or under rocks, in rock outcrops, in buildings, under bridges, or in caves, mines, or hollow trees. Overwinters in caves and abandoned mines.	With generally smaller trees and few snags, the Site does not appear to contain suitable habitat. There are no rock outcrops, hollow trees or caves on Site.	Low	Low	Low
Little Brown Myotis (*Myotis lucifugus*)	**Endangered**	**Endangered**	Element occurrence within 10 km[j]	During the day they roost in trees and buildings. They often select attics, abandoned buildings, and barns for summer colonies where they can raise their young. They can squeeze through very tiny spaces (as small as six millimetres across) allowing	With generally smaller trees and few snags, the Site does not appear to contain suitable habitat. There are no hollow trees or abandoned buildings on Site.	Low	Low	Low

Species Name (*Taxonomic Name*)	Status under *Endangered Species Act* (ESA)	Status under Schedule 1 of the *Species at Risk Act* (SARA)	Closest Species Occurrence Record to the Site	General Habitat Requirements	Site Suitability	Potential for Protected Elements[1]		Potential for Negative Interactions with Protected Elements[2]
						Habitat	Individuals	
				them access to many different roosting areas.				
Northern Myotis / Northern Long-eared Bat (*Myotis septentrionalis*)	**Endangered**	**Endangered**	Element occurrence within 10 km[j]	Associated with deciduous and mixed forests, choosing to roost under loose bark and in the cavities of trees. They forage along and within forests as well as in hayfields and pastures adjacent to mixed forests.	The Site does not appear to contain suitable habitat. There are no hollow trees or abandoned buildings on Site.	Negligible	Low	Low
Tri-colored Bat / Eastern Pipistrelle (*Perimyotis subflavus*)	**Endangered**	**Endangered**	Element occurrence within 10 km[j]	Roosts mainly in trees during summer; overwinters in caves and mines along with other species, but often uses deeper parts of the hibernaculum. Foraging occurs in forested riparian areas, over water, and within gaps in forest canopies.	The Site does not appear to contain suitable habitat. There are no hollow trees or abandoned buildings on Site.	Low	Low	Low
Amphibians								
Western Chorus Frog (*Pseudacris triseriata*)	**Not Listed**	Great Lakes/ St. Lawrence population: **Threatened**	Element occurrence within 10 km[a]	Inhabits forest openings around woodland ponds but can also be found in or near damp meadows, marshes, bottomland swamps, and temporary ponds in open country, or even urban areas.	The Site does not appear to contain suitable habitat. There is no water on Site.	Negligible	Negligible	Negligible
Reptiles								
Blanding's Turtle (*Emydoidea blandingii*)	**Threatened**	**Endangered**	Element occurrence within 10 km[a,c,d,g]	Quiet lakes, streams, and wetlands with abundant emergent vegetation. Also frequently occurs in adjacent upland forests.	The Site does not appear to contain suitable habitat. There is no water on Site.	Negligible	Negligible	Negligible
Eastern Musk Turtle / Stinkpot (*Sternotherus odoratus*)	**Special Concern**	**Special Concern**	Element occurrence within 10 km[a]	Found in lakes, ponds, marshes, and rivers that are generally slow-moving, have abundant emergent vegetation, and muddy bottoms that they burrow into for winter hibernation.	The Site does not appear to contain suitable habitat. There is no water on Site.	Negligible	Negligible	Negligible
Midland Painted Turtle (*Chrysemys picta marginata*)	**Not Listed**	**Special Concern**	Element occurrence within 10 km[a,c,d,g]	Inhabits waterbodies, such as ponds, marshes, lakes, and slow-moving creeks that have a soft bottom and provide abundant basking sites and	The Site does not appear to contain suitable habitat. There is no water on Site.	Negligible	Negligible	Negligible

Species Name (*Taxonomic Name*)	Status under *Endangered Species Act* (ESA)	Status under Schedule 1 of the *Species at Risk Act* (SARA)	Closest Species Occurrence Record to the Site	General Habitat Requirements	Site Suitability	Potential for Protected Elements[1]		Potential for Negative Interactions with Protected Elements[2]
						Habitat	Individuals	
				aquatic vegetation. Often bask on shorelines or on logs and rocks that protrude from the water.				
Northern Map Turtle (*Graptemys geographica*)	**Special Concern**	**Special Concern**	Element occurrence within 10 km[g]	Lives in rivers and lakeshores where it basks on emergent rocks and fallen trees throughout the spring and summer. In winter, they hibernate on the bottom of deep, slow-moving sections of river.	The Site does not appear to contain suitable habitat. There is no water on Site.	Negligible	Negligible	Negligible
Snapping Turtle (*Chelydra serpentina*)	**Special Concern**	**Special Concern**	Element occurrence within 10 km[a,c,d]	Spend most of their lives in the water. Prefer shallow waters so they can hide under the soft mud and leaf litter with only their noses exposed to the surface to breathe.	The Site does not appear to contain suitable habitat. There is no water on Site.	Negligible	Negligible	Negligible
Arthropods								
Monarch (*Danaus plexippus*)	**Special Concern**	**Special Concern**	Element occurrence within 10 km[g]	Milkweeds are the sole food plant for Monarch caterpillars. These plants predominantly grow in open and periodically disturbed habitats such as roadsides, fields, wetlands, prairies, and open forests.	The Site does not appear to contain suitable habitat. There is no water on Site.	Negligible	Low	Low
Transverse Lady Beetle (*Coccinella transversoguttata*)	**Endangered**	**Special Concern**	Element occurrence within 10 km[d]	Able to live in a wide range of habitats, including agricultural areas, suburban gardens, parks, coniferous forests, deciduous forests, prairie grasslands, meadows, and riparian areas.	The Site does not appear to contain suitable habitat. There is no water on Site.	Negligible	Low	Low
Vascular Plants								
Black Ash (*Fraxinus nigra*)	**Endangered**	**No Status**	Element occurrence within 10 km[g]	Predominantly a wetland species found in swamps, floodplains, and fens.	The Site does not appear to contain suitable habitat. There is no wetland on Site.	Negligible	Negligible	None. Upon TCR and ELC completion, no Black Ash were observed on Site or within 25m of the Site.
Butternut (*Juglans cinerea*)	**Endangered**	**Endangered**	Element occurrence within 10 km[c,d,g]	Commonly found in riparian habitats but is also found on rich, moist, well-drained loams and well-drained gravels, especially those of limestone origin.	The Site does not appear to contain suitable habitat. The site too dry to support likely habitat.	Low	Negligible	None. Upon TCR and ELC completion, no Butternut were observed on Site or within 25m of the Site.

1 The potential for occurrence of protected habitats and individuals within the project area is estimated based on the following considerations:

	Habitat	Individuals
None	It is not possible for the habitat of the species to occur in proximity to the project site	The species is documented as no longer occurring in the ecoregion or could not occur in proximity to the project area.
Negligible	The usage of the project site as habitat is possible but would be highly unlikely/unusual.	Transient occurrence near the project area is possible but is very unlikely.
Low	The project site includes areas that could be used by the species as habitat, but such usage is considered unlikely given the quality of the feature, a lack of individuals in the broader area, or other (relative) site considerations.	Transient occurrence near the project area possible, but the species would be unlikely to use or require the area.
Moderate	The project site includes areas that could reasonably be expected to provide confirmed or defined habitat within a time frame relevant to the project.	The species occurs in the vicinity and could actively use the site, or transient occurrence should be anticipated.
High	The project site includes areas confirmed to actively provide habitat or to constitute habitat based on official habitat description guidance documents.	The species is confirmed as present on, and actively using the site.

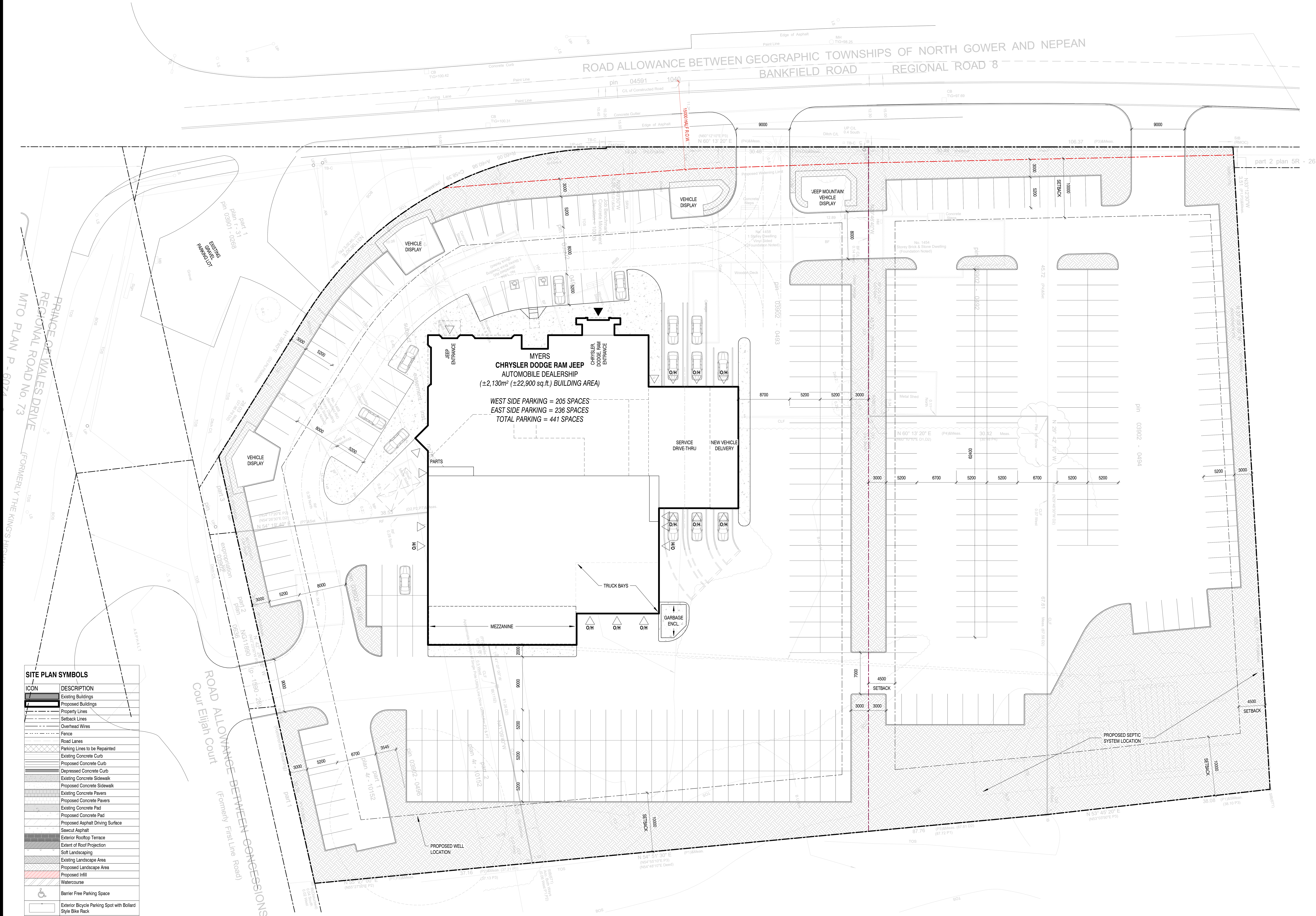
2 The potential for negative project interaction with species and/or their habitat is estimated considering both the likelihood of presence and the general details of the project (e.g., timing, extent), and following the definitions below. If the potential differs for habitat and individuals, the higher value is reported, unless otherwise justified

	Habitat	Individuals
None	It is not possible for the species to occupy the site area due to access barriers.	The species is documented as no longer occurring in the ecoregion
Negligible	Negligible habitat potential, or low habitat potential and the project would not be anticipated to alter the habitat.	Negligible occurrence potential for presence, or absence during the entire span of the project.
Low	Low habitat potential, or medium habitat potential and the project would not be anticipated to alter the habitat.	Low occurrence potential for presence, or the project design excludes individuals in a non-harassing manner by default.
Moderate	Medium habitat potential, or high habitat potential and the project would not be anticipated to alter the habitat (as expressed by MECP).	Medium occurrence potential for presence, or the project design excludes individuals in accordance with agency guidelines/directives by default (i.e., outside of mitigation measures prescribed in this report).
High	The project area will alter identified habitat.	The project will interact with individuals.

Element occurrence references from Regional Species at Risk Screening

a. ORAA: Ontario Nature (2019)
b. OBBA; Birds Canada et al., 2009)
c. NHIC (MNRF, 2023a)
d. LIO (MNRF, 2023b)
e. DFO (DFO, 2023)
f. eBird (Cornell Lab of Ornithology, 2023)
g. iNaturalist (California Academy of Sciences and National Geographic Society, 2023)
h. Bumble Bee Watch (Wildlife Preservation Canada et al., 2023)
i. Ontario Butterfly Atlas (Toronto Entomologists' Association, 2023)
j. Bats (Humphrey, 2017 and Humphrey and Fotherby, 2019)

Appendix E Site Plan



SITE PLAN SYMBOLS

ICON	DESCRIPTION
	Existing Buildings
	Proposed Buildings
	Property Lines
	Setback Lines
	Overhead Wires
	Fence
	Road Lanes
	Parking Lines to be Repainted
	Existing Concrete Curb
	Proposed Concrete Curb
	Depressed Concrete Curb
	Existing Concrete Sidewalk
	Proposed Concrete Sidewalk
	Existing Concrete Pavers
	Proposed Concrete Pavers
	Existing Concrete Pad
	Proposed Concrete Pad
	Proposed Asphalt Driving Surface
	Sawcut Asphalt
	Exterior Rooftop Terrace
	Extent of Roof Projection
	Soft Landscaping
	Existing Landscape Area
	Proposed Landscape Area
	Proposed Infill
	Watercourse
	Barrier Free Parking Space
	Exterior Bicycle Parking Spot with Bollard Style Bike Rack
	Two Way Vehicle Circulation
	Principal Entrance Door
	Exterior Door ("O/H" indicates Overhead Door)
	Exterior 6m Wide Fire Route (12m centerline radius on all turns, TYP.)

SITE PLAN NOTES

NOTE#	NOTE

1 A010 SITE PLAN - PARKING LAYOUT 01
1 : 300

REVISIONS

No.	DATE	DESCRIPTION
0	16 Oct 2023	Issued for Client Review

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and / or omissions to the Architect.
All contractors must comply with all pertinent codes and by-laws.
Do not scale drawings.
This drawing may not be used for construction until signed by KWC Architects Inc. and shall not be used without the Architect's consent.

north

architect's seal

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www.bbsconstruction.ca

owner
ZENA INVESTMENT CORP.

project
Myers Bankfield Chrysler

drawing title
SITE PLAN

project no. **kwc 2230**
scale **As indicated**
drawn by **AK**
date **16 OCTOBER 2023**

drawing no.
A010