

MEMO

TO: Sandy Acchione, CPA, CA-MBS, Chief Financial Officer, Principal
AMA Investments Inc.
37 Claridge Drive, Richmond Hill, ON L4C 6G8

FROM: Lisa Cullen, OALA, AAPQ, ISA
Associate Partner, Landscape Architecture (CIMA+)
ISA Certified Arborist ON-0741A

DATE: June 25, 2019

SUBJECT: Forest Edge Management for 84 Nancy St, Bolton

PROJECT: C14-0252

CIMA Canada Inc. (CIMA+) was retained to prepare a Forest Edge Management Plan, for the property at 84 Nancy Street in Bolton, Ontario. The figure below indicates the location of the property.



84 Nancy Street

This memo provides an overview of the proposed buffer area. A full member of the OALA (Ontario Association of Landscape Architects) has been utilized for the development of the Forest Edge Management Plan for the 10.0m buffer.

CIMA+ has prepared this report for the sole use of the client. Any use of this report by a third party, or any decision based on this report, is the singular responsibility of the third party. CIMA+ will not be held responsible for eventual damages towards a third party resulting from decisions taken, or based, on this report.

The most current air photo (2018) was used to delineate the dripline edge of the wooded area at the south-west and west limits of the subject site. A 10.0m buffer was applied from the edge of the dripline. No grading, structures or parking is allowed within the buffer area.

The dripline and 10.0m buffer were integrated into the topographic survey and then coordinated with the architectural and engineering consultants associated with the project.

Trees, shrubs and seeding have been proposed for the buffer area (shown on Drawing FE-1). Only native species have been proposed. Following is a list of the proposed species:

Deciduous Trees:

- Sugar Maple, *Acer saccharum*
- Paper Birch, *Betula papyrifera*
- Beech, *Fagus grandifolia*
- Ironwood, *Ostrya virginiana*
- Red Oak, *Quercus rubra*

Coniferous Trees:

- Norway Spruce, *Picea abies*
- White Spruce, *Picea glauca*
- White Pine, *Pinus strobus*
- White Cedar, *Thuja occidentalis*

Shrubs:

- Gray Dogwood, *Cornus racemose*
- Red Osier Dogwood, *Cornus sericea*
- Alpine Currant, *Ribes alpinum*
- Rugosa Rose, *Rosa rugosa*
- Staghorn Sumac, *Rhus typhina*
- Flowering Raspberry, *Rubus odoratus*
- Snowberry, *Symphoricarpos albus*

Seeding:

- Native Bank Seed Mix OSC #8215
(Big Bluestem, Black Eyed Susan,
Bottlebrush Grass, Fowl Bluegrass,
Fowl Manngrass, Fox Sedge, New
England Aster)

Proposed trees and shrubs shall be planted as per Town of Caledon specifications (as shown on Drawing FE-2).

Site Reference Photos



Forest Edge – South Corner



Forest Edge – South and South-West



Forest Edge – South



Forest Edge – South-West



Forest Edge – South-West Corner

Conclusion

The proposed trees, shrubs and seeding will provide a buffer of native vegetation to protect and enhance the forest edge. It is our opinion that all trees located within the forested area can be successfully retained. Special care shall be taken when working within the forest edge dripline and 10.0m buffer area to plant the proposed trees and shrubs, to minimize damage to the existing vegetation.

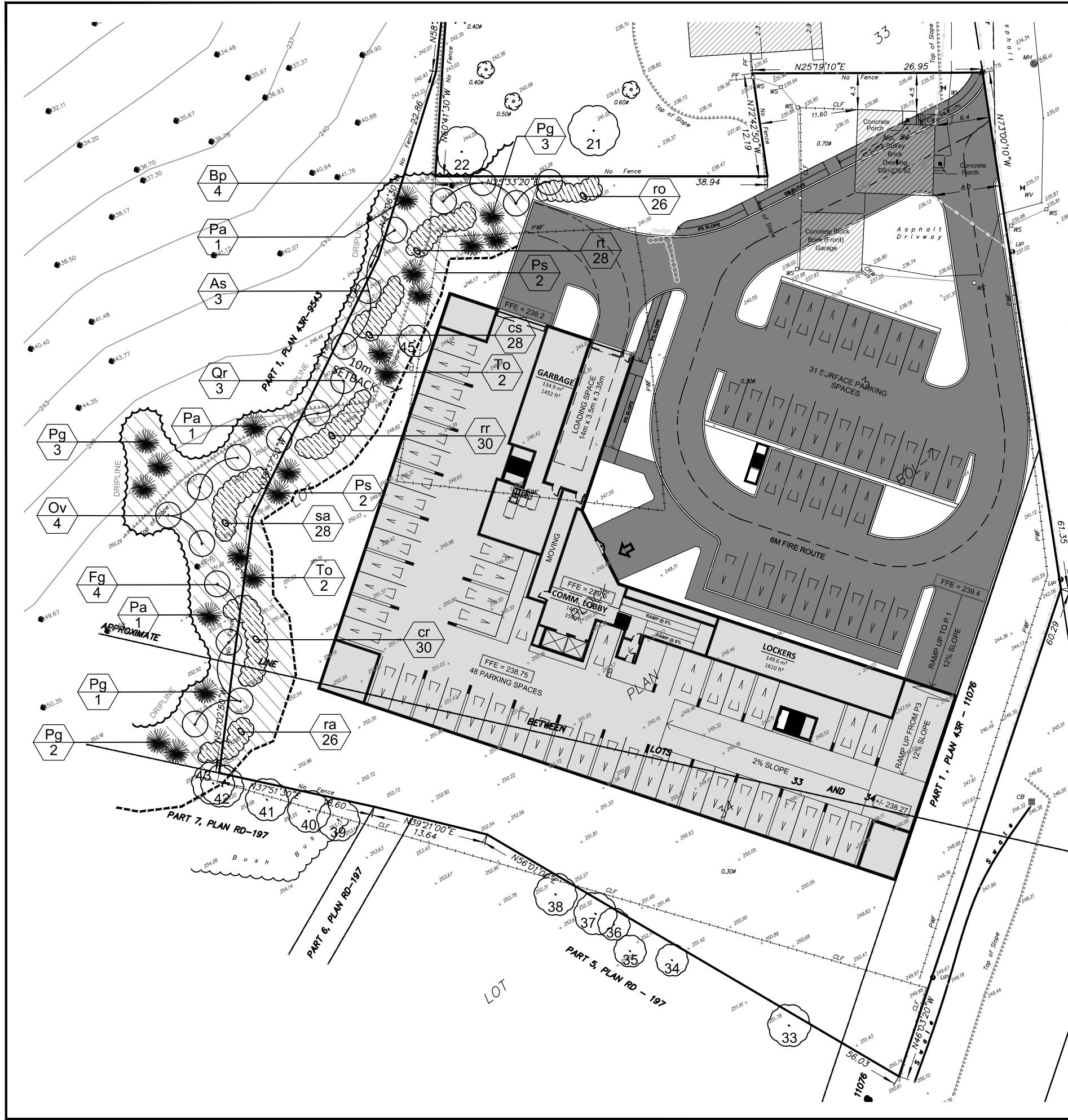
Should you have any questions regarding this memo, please contact the undersigned directly.

Respectfully submitted,

CIMA+



Lisa Cullen, OALA, AAPQ, ISA
Associate Partner – Landscape Architecture
ISA Certified Arborist ON-0741A



Plant List

DECIDUOUS TREES					
Key	Qty	Botanical Name	Common Name	Size	Condition
As	3	Acer saccharum	Sugar Maple	200 cm	B.R./pot
Bp	4	Betula papyrifera	Paper Birch	200 cm	B.R./pot
Fg	4	Fagus grandifolia	Beech	150 cm	B.R./pot
Ov	4	Ostrya virginiana	Ironwood	150 cm	B.R./pot
Qr	3	Quercus rubra	Red Oak	200 cm	B.R./pot

CONIFEROUS TREES					
Key	Qty	Botanical Name	Common Name	Size	Condition
Pa	3	Picea abies	Norway Spruce	250 cm	B.R./pot
Pg	9	Picea glauca	White Spruce	250 cm	B.R./pot
Ps	4	Pinus strobus	White Pine	250 cm	B.R./pot
To	4	Thuja occidentalis	White Cedar, nursery grown	250 cm	B.R./pot

SHRUBS					
Key	Qty	Botanical Name	Common Name	Size	Condition
cr	30	Cornus racemosa	Gray Dogwood	60 cm	container
cs	28	Cornus sericea	Red Osier Dogwood	60 cm	container
ra	26	Ribes alpinum	Alpine Currant	60 cm	container
rr	30	Rosa rugosa	Rugosa Rose	60 cm	container
rt	28	Rhus typhina	Staghorn Sumac	60 cm	container
ro	26	Rubus odoratus	Flowering Raspberry	60 cm	container
sa	28	Symphoricarpos albus	Snowberry	60 cm	container

NOTE:
FINAL EXTENT OF RESTORATION MAY CHANGE DUE TO SITE CONDITIONS AND WILL BE FINALIZED BY THE LANDSCAPE ARCHITECT ON SITE.

NOTE:
ALL SEED MIXES TO BE APPROVED BY TRCA (TORONTO AND REGION CONSERVATION AUTHORITY) AND TORONTO RNFP (RAVINE AND NATURAL FEATURES PROTECTION).

NATIVE BANK SEED MIX OSC #8215

BOTANNICAL NAME	COMMON NAME	% OF MIX
Andropogon gerardii	Big Bluestem	Specified by
Rudbeckia hirta	Black Eyed Susan	OSC (Ontario
Elymus hystrix	Bottlebrush Grass	Seed Company)
Poa palustris	Fowl Bluegrass	
Glyceria striata	Fowl Manngrass	
Carex vulpinoidea	Fox Sedge	
Aster novae-angliae	New England Aster	

How To Sow
Native mixes do best when planted in the fall, between Oct. 15th and Nov. 15th. Late fall sowings additionally stratify the seed. An early spring sowing in April will work but not as effectively. If ideal growing conditions are unavailable, the seed may go dormant and not germinate until the spring of the following year.

Site Preparation
Remove weeds by hand or apply an organic non-selective herbicide. Loosen soil to 2.5 cm (1") depth with a stiff rake, cultivator or hoe. Prairie flowers and grasses will germinate and establish themselves much better when planted into a bed of well drained soil, rather than compost or dense compacted topsoil. Broadcast the seed and let mother nature do the rest. Smaller seeds can be mixed with dry sand to improve distribution when sowing. Rain, snow and frost-heaving of the soil will work the seed down into the soil bed. If you choose to do a spring planting, make sure the seed comes into good contact with the soil & irrigate as needed.

Life Cycle Perennial
Propagation Direct Sow in Spring However Direct Sow in Fall is Preferred
Light Full Sun
Frost Tolerance Winter Hardy
Degree of Difficulty Prior Experience Beneficial
Heritage Native of Ontario
Suggested uses. Native habitat restoration and creation
Erosion control
Wildlife food and shelter

NOTES

- ALL SEED MIXTURES TO BE AS SUPPLIED BY ONTARIO SEED COMPANY, WATERLOO, ONTARIO (OR APPROVED EQUAL).
- MIXES ARE DESIGNED TO BE PLANTED AT 16kg/ha (15lbs/acre) OR 250g/90sq M (1lb/1000sq ft).
- PREPARE ALL AREAS TO BE SEEDED WITH MIN 100mm OF SOIL/COMPOST MIXTURE

01 SEEDING N.T.S.

- GENERAL NOTES**
- LANDSCAPE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE ISSUED DURING THE CONTRACT.
 - CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, QUANTITIES AND SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR FAILURE TO DO SO.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND STAKING OUT THE LOCATION OF ALL EXISTING UTILITIES AND SERVICES. CONTRACTOR SHALL GIVE UTILITIES ADVANCE NOTICE PRIOR TO DIGGING.
 - CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT MINIMUM 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE INSPECTION SCHEDULES. CONTRACTOR TO CONFIRM LAYOUT OF ALL LANDSCAPE AND PLANTINGS WITH LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 - CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STREETS, SIDEWALKS, STRUCTURES, AND TREES TO REMAIN DURING CONSTRUCTION OF THIS PROJECT AND SHALL REPAIR SUCH DAMAGE AND CLEAN UP CONSTRUCTION DEBRIS TO THE SATISFACTION OF THE OWNER AND THE MUNICIPALITY AT NO ADDITIONAL COST.
 - THE CONTRACTOR, UPON ACCEPTANCE OF THE CONTRACT, ASSUMES COMPLETE RESPONSIBILITY AND LIABILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUCTION, AND SHALL ENSURE PUBLIC SAFETY AND CLEARLINESS OF MUNICIPAL ROADS NEAR THE SITE.

LEGEND

- # EXISTING TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- ▨ PROPOSED SHRUB PLANTING
- ▩ SEED RESTORATION AREA



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WITH THE SOLE EXCEPTION OF THE BENCHMARK(S) SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE MUNICIPALITY BEFORE COMMENCING THE WORK. DRAWINGS ARE NOT TO BE SCALED.



No.	DATE	BY	ISSUES / REVISIONS
1	June 25-19	SN	Issued for Review

PROJECT:

84 NANCY STREET
Bolton, Ontario
Town of Caledon

DRAWING:

FOREST EDGE MANAGEMENT PLAN

DRAWN BY:	CHECKED BY:	PROJECT
S. NAILER	L. CULLEN	C14-0252
DESIGNED BY:	APPROVED BY:	DRAWING No.
	L. CULLEN	
SCALE:	DATE:	
1:500	JUNE 2019	FE-1

SPECIFICATIONS

A. GENERAL

- i) These Specifications are to be read in conjunction with the General Conditions of the contract, as prepared by and available at the offices of...
- ii) Prior to commencing work, the Contractor shall:
 1. Become familiar with the plans, details, and specifications of this project.
 2. Visit the site to ascertain and take account of existing conditions and any deviations from the plans in work by others, and
 3. Finalize all design alternatives in consultation with the Landscape Architect.
- iii) Prior to excavating, the Contractor shall verify the location of all underground utilities. In the event of a conflict between a proposed tree location and an underground service, the exact location of the tree shall be determined on site by the Landscape Architect and/or the Town's representative.
- iv) The Contractor shall, at his or her own expense, repair any damage to existing utilities, structures, facilities, etc. done in the performance of his work.
- v) All site work shall conform to the Canadian National Master Construction Specifications, a copy of which can be obtained from Construction Specifications Canada, 100 Lombard St., Suite 200, Toronto, Ontario M5C 1M3; Tel: (416) 777-2198; Fax: (416) 777-2197. It is the responsibility of the Contractor to be thoroughly familiar with these specifications and their implications for this project.

B. PLANT MATERIAL

- i) All plants shall be installed true to specified names, sizes, grades, etc., and shall conform to the standards of the Canadian Nursery Landscapes Association.
- ii) All plants shall be nursery grown in a hardiness zone appropriate to site conditions, as published by Agriculture Canada, titled "Map of Plant Hardiness Zones in Canada".
- iii) In the event of a discrepancy in plant quantity between the Planting Plan and the Plant List, the Planting Plan shall govern.
- iv) The Contractor shall make plants available for inspection by the Landscape Architect and/or the Town's representative prior to shipping to the site. This does not limit the right of the Landscape Architect and/or the Town's representative to later reject plant material that is of poor quality, damaged during shipping or installation, performing poorly while the guarantee period is still in effect, or otherwise does not conform to the specifications.
- v) Plant substitutions must be approved in writing by the Town and the Landscape Architect prior to delivery of the material to the site.
- vi) The Contractor shall use standard industry methods for planting trees and shrubs. Trees shall be turned to give the best appearance; they shall also be guyed or staked immediately after planting and as detailed on the drawings.

specifications continued on next panel...

TOWN OF CALEDON					APRD:	C.C.	DATE:	JUNE 08
NATURALIZATION SPECIFICATIONS STANDARD NOTES PART 1					DRAWN:	abal	SCALE:	NTS
NO.	REVISION	APRD	DATE	STANDARD No.	715			
1	NOTES EDIT. STANDARD No. 1175.01 NOW 715		JUNE 08					

SPECIFICATIONS continued from previous panel

C. BED PREPARATION

- i) The Contractor shall scarify the sides and bottom of excavated tree pits and shrub beds prior to backfilling. Due to the heavy clay soil in the Bolton area, tree and planting beds shall be backfilled to the specified depths with:
 - 2 Parts "triple mix," delivered to the site, to be well-mixed with...
 - 1 Part local topsoil (viz., subdivision topsoil that has been removed and stockpiled.) If topsoil is unavailable, topsoil with clay content shall be imported and mixed with triple mix.
- ii) Tree pits shall be constructed with saucers and mulch as detailed.

D. TOPSOIL AND FINE GRADING

- i) The Contractor shall place 100mm of rich topsoil on approved subgrades. Topsoil shall be imported when insufficient amounts are available on site.
- ii) Minor grade deficiencies and irregularities shall be eliminated prior to seeding.

E. HYDROSEEDING

- i) The Contractor shall apply 2280 kg/ha fibre mulch over the newly seeded area to form a uniform, blotter-like ground cover that allows the absorption and percolation of water.
- ii) The area seeded in a single day shall not exceed the area that can be mulched that same day.
- iii) The Contractor shall apply the specified seed mixture using accepted industry methods for hydroseeding and at rates recommended by the seed supplier. The type and rate of fertilizer application shall be as recommended in the topsoil test report for the particular area being seeded.

F. PRELIMINARY ACCEPTANCE

- i) When landscaping is completed, the Landscape Architect shall submit a Certificate of Completion to the Town of Caledon certifying that all landscape works have been completed in accordance with the approved plans.
- ii) Upon receipt of the Certificate of Completion, the Planning Department will conduct a preliminary inspection of the site and, provided that the works are in a satisfactory condition, will grant preliminary acceptance of the landscaping.

specifications continued on next panel...

TOWN OF CALEDON					APRD:	C.C.	DATE:	JUNE 08
NATURALIZATION SPECIFICATIONS STANDARD NOTES PART 2					DRAWN:	abal	SCALE:	NTS
NO.	REVISION	APRD	DATE	STANDARD No.	716			
1	STANDARD No. 1175.02 NOW 716		JUNE 08					

SPECIFICATIONS continued from previous panel

G. GUARANTEE

- i) All naturalized landscaping shall carry a guarantee/maintenance of THREE (3) years, commencing from the date that preliminary acceptance is granted by the Municipality. The Owner shall provide the Municipality with a copy of the maintenance agreement between the Owner and the Contractor. In each of the next three summers, the Landscape Architect shall conduct an inspection and prepare a report, recommending the replacements and/or works needed to achieve the intent of the approved landscape plan. The Landscape Architect shall file a copy of the report with the Municipality. Replacement plant material shall be guaranteed for a period of time determined by the Municipality.

H. CERTIFICATE OF ASSUMPTION

- i) At the end of the guarantee period, the Contractor shall remove all tree stakes, rodent guards, and bark wrap, and shall add extra mulch where necessary.
- ii) When these final tasks have been completed, all landscape work will be inspected by the Municipality and, if satisfied that all work has been completed in accordance with the approved landscape plans, will issue a Certificate of Assumption and release any outstanding funds.

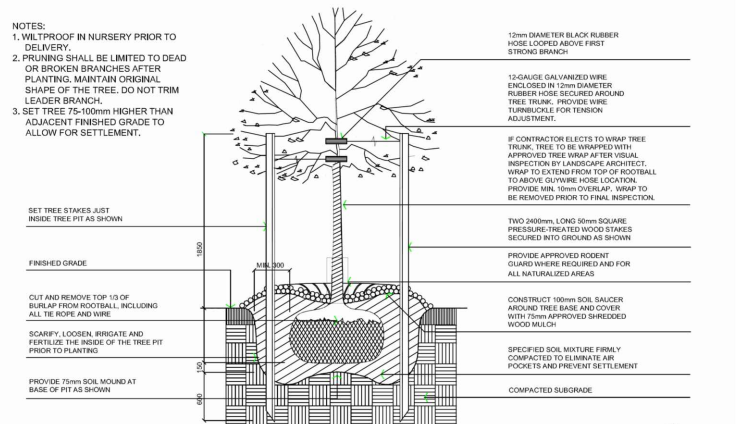
end of specifications

I. MAINTENANCE

- i) The maintenance of all landscape installations throughout the guarantee period shall include:
 - 1) applying appropriate fertilizer to promote growth,
 - 2) pruning dead or diseased tissue,
 - 3) removing dead plant material,
 - 4) replacing dead coniferous naturalization species to maintain a minimum live-stocking standard of 90%,
 - 5) replacing dead deciduous and shrub naturalization species to maintain a minimum live-stocking standard of 90%, and
 - 6) suppressing weed growth around newly planted trees and shrubs by adding more mulch and/or removing weeds by hand, not by cutting the weeds down with power trimmers.

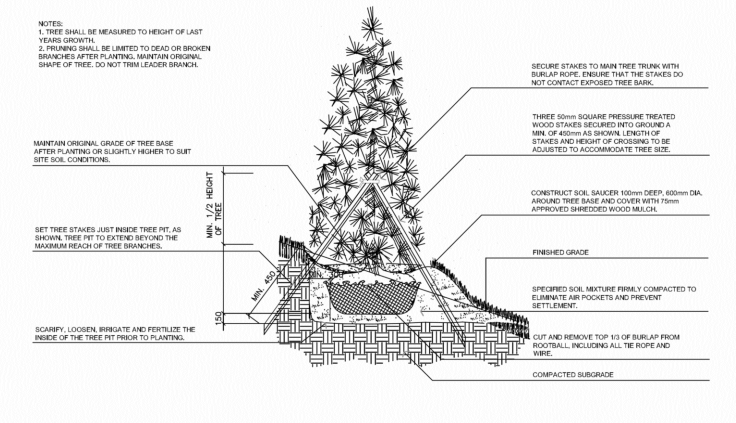
TOWN OF CALEDON					APRD:	C.C.	DATE:	JUNE 08
NATURALIZATION SPECIFICATIONS STANDARD NOTES PART 3					DRAWN:	abal	SCALE:	NTS
NO.	REVISION	APRD	DATE	STANDARD No.	717			
1	STANDARD No. 1175.03 NOW 717		JUNE 08					

01 NATURALIZATION SPECIFICATIONS N.T.S.



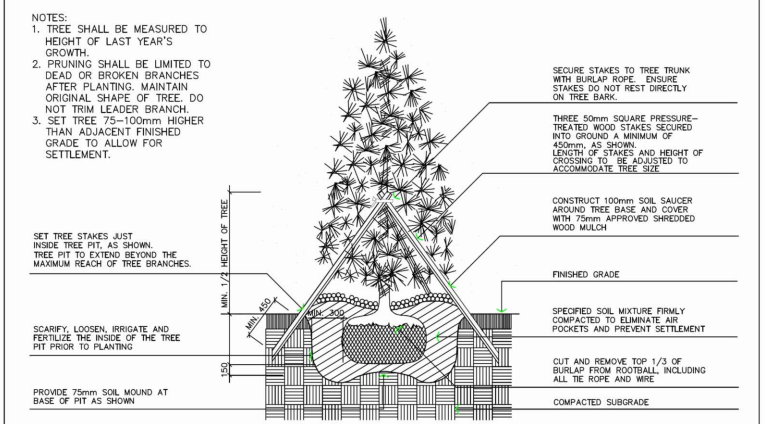
TOWN OF CALEDON					APRD:	C.C.	DATE:	JUNE 08
DECIDUOUS TREE PLANTING (80mm O OR LESS)					DRAWN:	abal	SCALE:	NTS
NO.	REVISION	APRD	DATE	STANDARD No.	700			
1	STANDARD No. 1100 NOW 700		JUNE 08					

02 DECIDUOUS TREE PLANTING N.T.S.



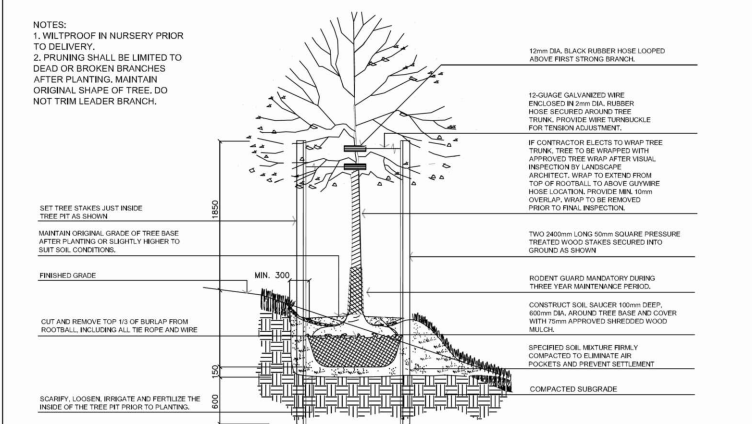
TOWN OF CALEDON					APRD:	C.C.	DATE:	JUNE 08
CONIFEROUS TREE ON SLOPE PLANTING					DRAWN:	abal	SCALE:	NTS
NO.	REVISION	APRD	DATE	STANDARD No.	705			
1	STANDARD No. 1125 NOW 705		JUNE 08					

05 CONIFEROUS TREE ON SLOPE PLANTING N.T.S.



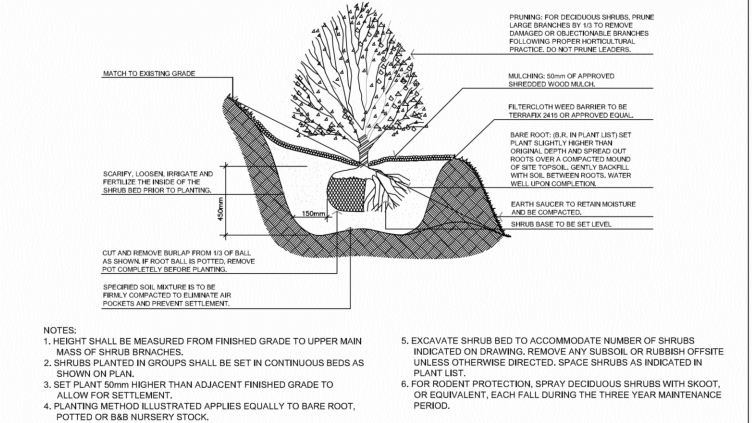
TOWN OF CALEDON					APRD:	C.C.	DATE:	JUNE 08
CONIFEROUS TREE PLANTING					DRAWN:	abal	SCALE:	NTS
NO.	REVISION	APRD	DATE	STANDARD No.	701			
1	STANDARD No. 1105 NOW 701		JUNE 08					

03 CONIFEROUS TREE PLANTING N.T.S.



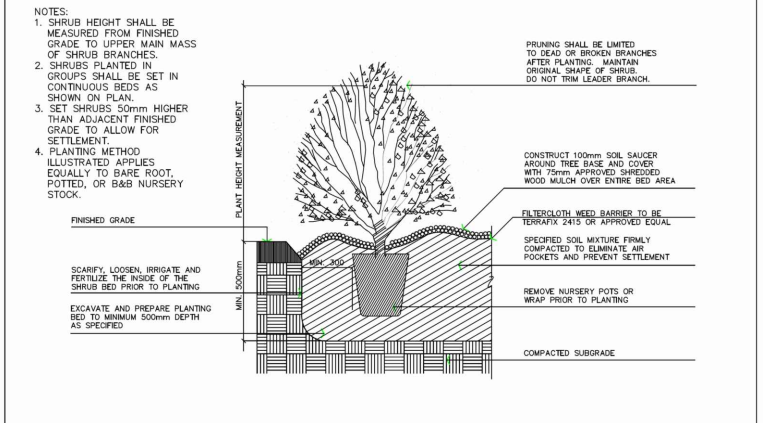
TOWN OF CALEDON					APRD:	C.C.	DATE:	JUNE 08
DECIDUOUS TREE ON SLOPE PLANTING (80mm & LESS)					DRAWN:	abal	SCALE:	NTS
NO.	REVISION	APRD	DATE	STANDARD No.	704			
1	STANDARD No. 1120 NOW 704		JUNE 08					

04 DECIDUOUS TREE ON SLOPE PLANTING N.T.S.



TOWN OF CALEDON					APRD:	C.C.	DATE:	JUNE 08
SHRUB AND CONIFEROUS SEEDLING ON SLOPE PLANTING					DRAWN:	abal	SCALE:	NTS
NO.	REVISION	APRD	DATE	STANDARD No.	706			
2	STANDARD No. 1130 NOW 706		JUNE 08					
1	WEED BARRIER ADDED		MARCH 08					

07 SHRUB AND CONIFEROUS SEEDLING ON SLOPE PLANTING N.T.S.



TOWN OF CALEDON					APRD:	C.C.	DATE:	JUNE 08
SHRUB PLANTING					DRAWN:	abal	SCALE:	NTS
NO.	REVISION	APRD	DATE	STANDARD No.	702			
2	STANDARD No. 1110 NOW 702		JUNE 08					
1	WEED BARRIER ADDED		MARCH 08					

06 SHRUB PLANTING N.T.S.

GENERAL NOTES

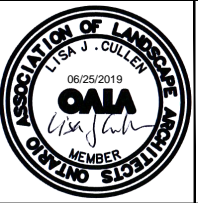
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1	June 21-19	SN	Issued for Draft Review
No.	DATE	BY	ISSUES / REVISIONS

PROJECT:

84 NANCY STREET
Bolton, Ontario
Town of Caledon

DRAWING: FOREST EDGE MANAGEMENT PLAN PLANTING DETAILS

DRAWN BY:	CHECKED BY:	PROJECT
S. NAILER	L. CULLEN	C14-0252
DESIGNED BY:	APPROVED BY:	DRAWING No.
	L. CULLEN	
SCALE:	DATE:	
	JUNE 2019	FE-2

Z:\Common\Projects\C14-0252-84 Nancy Street (ES - Main Investment)\A00-Drawings and Sketches\A10-APP-A10-010-C14-0252-Forest Edge Management- June 22-2019.dwg