

**Seed Mix Information (TERRASEED, Hydroseed, or Broadcast Seed Application)**

- Application Rates:**
- The specified seed mix(es) should be applied at a rate of 22-25 kg/ha or at a rate of 125 g/45 m<sup>2</sup> for smaller areas.
- Cover Crop:**  
**ANNUAL RYE NURSE CROP**  
 • A cover crop should be utilized with each of the seed mixes. The cover crop will act as a nurse crop, provide short term erosion control and weed control.  
 • The cover crop should be applied at a **maximum** rate of 20 kg/ha and should be mixed with the proposed seed blend for a single application.  
 • Mix annual rye with the proposed native seed mixes to provide quick germination and help reduce weed seed germination, stop soil from blowing away and reduce erosion damage from run-off.  
 NOTE: do not over apply annual rye when using it as a nurse crop.
- Installations Notes:**
- Ideally, sowing should take place in the fall, between Oct 15th to late November. An early spring sowing will work but not as effectively. If moisture is not present, some of the seed may go dormant and not germinate until the following spring.
  - Whenever possible, work up the soil a little to ensure good seed-to-soil contact for improved germination. Call OSC Ltd for more information: 519-886-0557.

**S1**

Common Name	Scientific Name	Percentage of Mix
Black-eyed Susan	Rudbeckia hirta	10%
Canada Poppy	Eschscholzia affinis	1%
Canada Goldenrod	Solidago canadensis	1%
Early Goldenrod	Solidago serotina	1%
Green Leaved Goldenrod	Solidago nemoralis	1%
Common Milkweed	Asclepias tuberosa	2%
Evening Primrose	Oenothera biennis	20%
Green Leaved Goldenrod	Solidago nemoralis	1%
Meadow Sedge	Carex granularis	1%
New England Sedge	Carex lasiocarpa	1%
Virginia Wild Rice	Zizania verticillata	40%
Wild Yam	Dioscorea villosa	1%
Wild Bergamot	Monarda mollis	1%

**CVC 7 - Upland Native Meadow Mix\***

Common Name	Scientific Name	Percentage of Mix
Red Top	Lolium perenne	30%
White Clover	Trifolium repens	30%
Red Clover	Trifolium pratense	20%
White Trifolium	Trifolium repens	1%
White Clover	Trifolium repens	1%

\*Note: Developed by OSC (Ontario Seed Company)

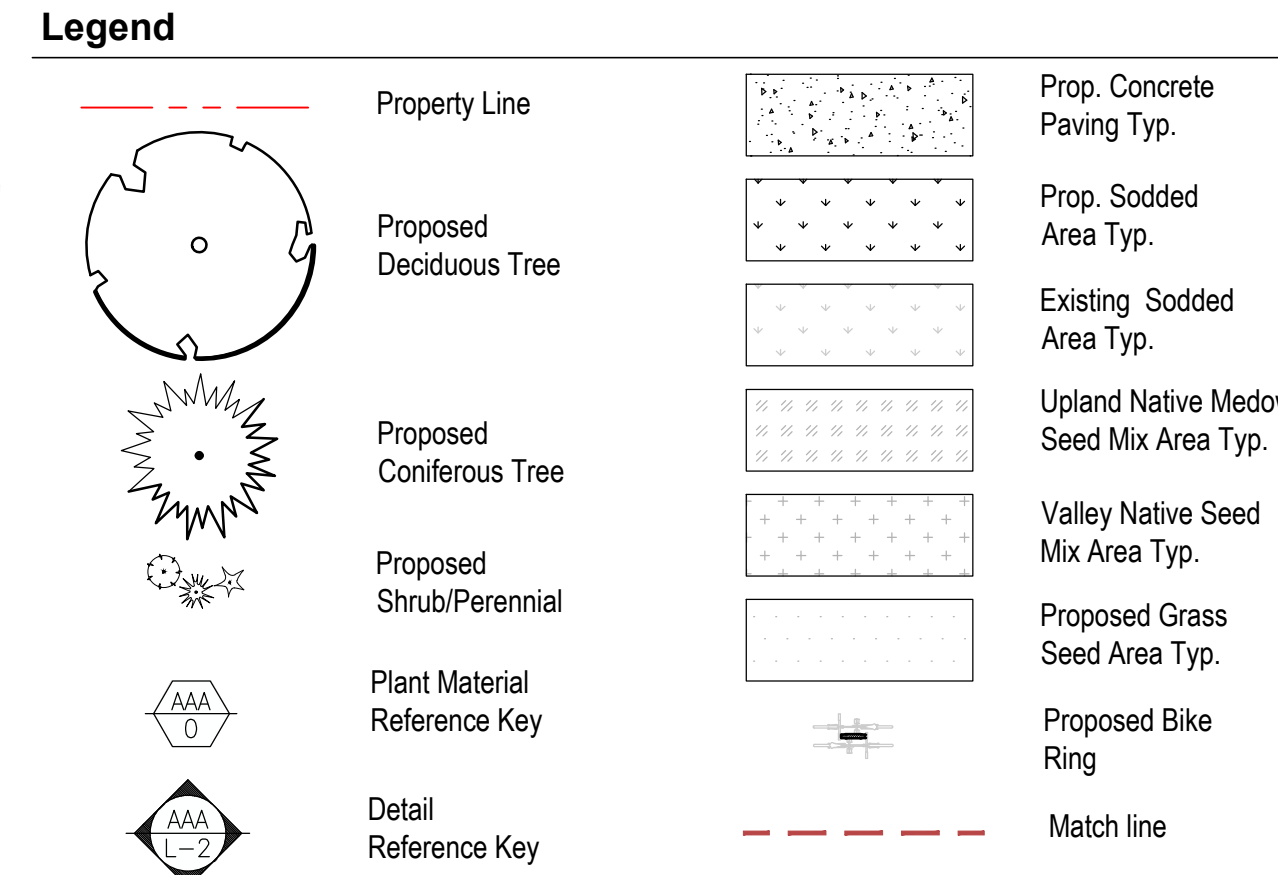
**S2**

Common Name	Scientific Name	Percentage of Mix
Red Top	Lolium perenne	30%
White Clover	Trifolium repens	30%
Red Clover	Trifolium pratense	20%
White Trifolium	Trifolium repens	1%
White Clover	Trifolium repens	1%

**CVC 3 - Valley Land Mixture**

Common Name	Scientific Name	Percentage of Mix
Red Top	Lolium perenne	30%
White Clover	Trifolium repens	30%
Red Clover	Trifolium pratense	20%
White Trifolium	Trifolium repens	1%
White Clover	Trifolium repens	1%

- General Notes:**
- In general, a minimum of 30 cm of topsoil should be applied to disturbed areas prior to terracing applications.
  - All disturbed areas should be seeded as soon as possible following the completion of works. Erosion controls must remain in place until seeding has sufficiently stabilized the site (i.e. more than 80% cover).
  - Seeding should not be executed during the drought-prone season (i.e. June through August), unless adequate irrigation can be supplied.
  - Survey site for invasive species & remove. Clean away surface debris. This increases sunlight penetration to the soil surface and eases sowing. Lightly cultivate soil to accept seed and improve aeration & water retention.
  - Make sure the soil and seed are in close contact by gently tamping or rolling the seedbed. Do not compact. Excessive force will destroy soil structure and inhibit germination.



**Proposed Plant Material List**

KEY	QTY	BOTANICAL NAME	COMMON NAME	HGTICAL	SPREAD	ROOT	PROP/CLONED	NATIVE	REMARKS
ABD 2	1	Asteroides alpinus	Swamp Aster	80 mm	8.8B	High	Yes	Yes	Full Form
ABD 2	1	Asteroides alpinus	Swamp Aster	70 mm	8.8B	High	Yes	Yes	Full Form
ABD 12	1	Fagus grandifolia	American Beech	70 mm	8.8B	High	Yes	Yes	Full Form
ABD 1	1	Thuja occidentalis 'Sentry'	Privet Sentry Hedgehog Tree	80 mm	8.8B	High	Yes	Yes	Full Form
ABD 4	1	Quercus macrocarpa 'Dorchester'	Dorchester Honey-Locust	70 mm	8.8B	High	Yes	Yes	Full Form
ABD 3	1	Liquidambar styraciflua	Striped Maple	70 mm	8.8B	High	Yes	Yes	Full Form
ABD 4	1	Thuja occidentalis	Bonewood Linden	70 mm	8.8B	High	Yes	Yes	Full Form
ABD 3	1	Pinus strobus	White Pine	200 cm	8.8B	High	Yes	Yes	Full Form
ABD 4	1	Pinus strobus	Red Pine	200 cm	8.8B	High	Yes	Yes	Full Form
ABD 31	1	Buddleia 'Lo & Behold Blue Chip'	Dwarf Butterfly Bush	50 cm	C.C.	High	Yes	Yes	Full Form
ABD 104	1	Conium maculatum 'Tyrone'	Wine Flax Dogwood	80 cm	C.C.	High	Yes	Yes	Full Form
ABD 2	1	Thuja occidentalis	Witchery (Decorative Holly)	70 cm	C.C.	High	Yes	Yes	Full Form
ABD 23	1	Liquidambar styraciflua	Golden Pileat	80 cm	C.C.	High	Yes	Yes	Full Form
ABD 16	1	Physocarpus opulifolius 'Summer Wine'	Summer Wine Weiborn	80 cm	C.C.	High	Yes	Yes	Full Form - Purple leaf
ABD 31	1	Silene spaldingii 'Whisper Willow'	Whisper Willow Spirea	80 cm	C.C.	High	Yes	Yes	Full Form
ABD 128	1	Taxus media 'Hicksii'	H&V Tree	80 cm	C.C.	High	Yes	Yes	Full Form
ABD 28	1	Thuja occidentalis 'Tidaltree'	Tidaltree Cedar	180 cm	8.8B	High	Yes	Yes	Full Form
ABD 177	1	Euboea	Purple Cone Flower	2.5G	High	Yes	Yes	Yes	Full Form
ABD 112	1	Capnotherix occidentalis	Black Copper (Purple) Dogfles	1.5G	High	Yes	Yes	Yes	Full Form
ABD 33	1	Hemerocallis 'Stella d'Oro'	Stella d'Oro (Yellow) Dogfles	1.5G	High	Yes	Yes	Yes	Full Form
ABD 57	1	Hydrangea 'Purple Heart'	Dwarf Purple Hydrangea	2.5G	High	Yes	Yes	Yes	Full Form
ABD 29	1	Hebe 'Mistral'	Blue Cornet	2.5G	High	Yes	Yes	Yes	Full Form
ABD 80	1	Centogenia occidentalis 'Wolf Fenster'	Wolf Fenster Feather Reed Grass	2.5G	High	Yes	Yes	Yes	Full Form (PPOY View)
ABD 122	1	Sporobolus heterostachyus	Purple Dogwood	2.5G	High	Yes	Yes	Yes	Full Form - Native

**Proposed Stormwater Pond Naturalization Plant Material List**

KEY	QTY	BOTANICAL NAME	COMMON NAME	HGTICAL	SPREAD	ROOT	PROP/CLONED	NATIVE	REMARKS
ABD 35	1	Capnotherix occidentalis	Buttercup	70 cm	C.C.	High	Yes	Yes	Full Form
ABD 15	1	Conium maculatum	Drop Dogwood	80 cm	C.C.	High	Yes	Yes	Full Form
ABD 14	1	Hebe 'Mistral'	Blue Cornet	80 cm	C.C.	High	Yes	Yes	Full Form
ABD 25	1	Sambucus canadensis 'Madame'	Elmberry	80 cm	C.C.	High	Yes	Yes	Full Form
ABD 20	1	Yucca filamentosa	Nargary	80 cm	C.C.	High	Yes	Yes	Full Form
ABD 68	1	Callitriche hemisphaerica	Water Starwort	2.5G	High	Yes	Yes	Yes	Full Form
ABD 11	1	Nymphaea odorata	White Water Lily	2.5G	High	Yes	Yes	Yes	Full Form
ABD 31	1	Nymphaea odorata	Common Water Lily	2.5G	High	Yes	Yes	Yes	Full Form
ABD 42	1	Nymphaea odorata	Top Green	2.5G	High	Yes	Yes	Yes	Full Form

03 Issued for Review 07/29/22  
 02 Issued for SPA submission 11/28/19  
 01 Issued for Review 11/27/19  
 No. Revision Date  
 North: Stamp:  
 PROJECT:  
**Proposed Mixed Use Development**  
 14027 Hurontario Street  
 Caledon, Ontario  
 Scale: 1:400 Date: Nov. 2019  
 Drawn By: J.B. Checked By: L.M.  
 Drawing Title:  
**Landscape Master Plan**  
 Project No. Sheet No.  
**19185 L1-01**

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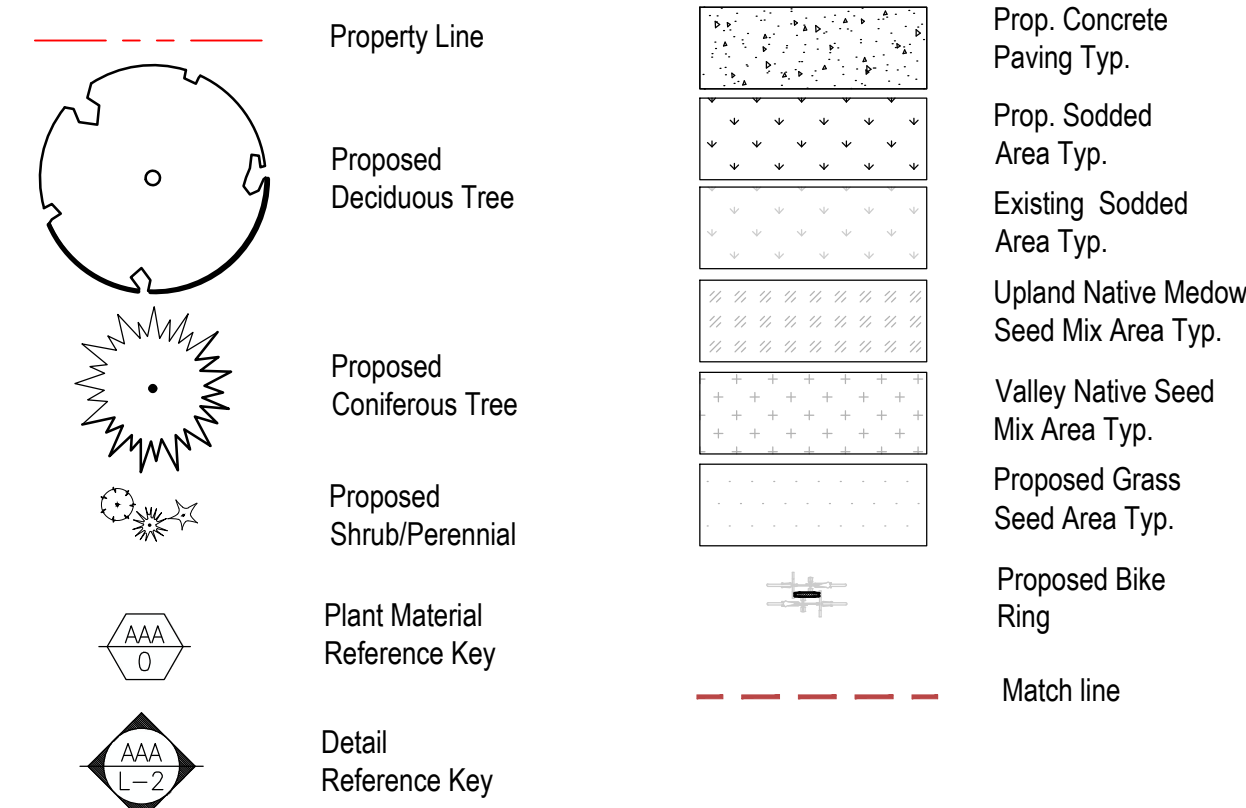
**Proposed Plant Material List**

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HTICAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
<b>DECIDUOUS TREES</b>									
AD	2	Asteriscer orbosus	Dovey Serviceberry	60 mm		B.A.B.	High	Yes	Tree Form
AR	32	Acer rubrum 'Savaf'*	Red Maple	70 mm		B.A.B.	High	Yes	Fall Form
FR	12	Fragaria virginiana	Wild Strawberry	70 mm		B.A.B.	High	Yes	Fall Form
GP	9	Crataegus 'Princeton Sentry'	Princeton Sentry Hawthorn Tree	80 mm		B.A.B.	High	Yes	Fall Form
GS	6	Crataegus 'Shoemaker'	Shoemaker Honey-Locust	70 mm		B.A.B.	High	Yes	Fall Form
LTP	3	Liquidambar styraciflua	Star Tree	70 mm	cream	B.A.B.	High	Yes	Fall Form
TM	4	Tilia americana	Beechwood Linden	70 mm		B.A.B.	High	Yes	Fall Form
<b>CONIFEROUS TREES</b>									
PR	3	Pinus strobus	White Pine	200 cm		B.A.B.	High	Yes	Fall Form
PR	6	Pinus resinosa	Red Pine	200 cm		B.A.B.	High	Yes	Fall Form
<b>DECIDUOUS SHRUBS</b>									
WC	31	Wickstroemia 'L.A. & Robert Blue Chip'	Dwarf Butterfly Bush	50 cm		C.G.	High	Yes	Fall Form
CF	106	Cornus sericea 'Yarrow'	ATC Fire Dogwood	60 cm		C.G.	High	Yes	Fall Form
NE	99	Neon Verticillata	Winterberry (Diospyros Holly)	70 cm		C.G.	High	Yes	Fall Form
LVC	23	Ligustrum vicifolium	Golden Privet	60 cm		C.G.	High	Yes	Fall Form
FW	16	Physocarpus opulifolius 'Summer Wine'	Summer Wine Diobotry	60 cm		C.G.	High	Yes	Dwarf - Purple leaf
SA	36	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	60 cm		C.G.	High	Yes	Fall Form
<b>CONIFEROUS SHRUBS</b>									
TM	128	Taxus media 'Hickat'	Hick's Yew	80 cm		C.G.	High	No	Fall Form
TP	28	Thuja occidentalis 'Tastytan'	Pyramidal Cedar	180 cm		B.A.B.	High	Yes	Fall Form
<b>PERENNIALS</b>									
ED	177	Echinacea	Purple Cone Flower	2 Gal.		High	Yes	Fall Form	
HE	110	Hemerocallis 'Black Emperor'	Black Emperor (Purple) Daylilies	2 Gal.		High	No	Fall Form	
HSD	33	Hemerocallis 'Shady D'ors'	Shady D'ors (White) Daylilies	2 Gal.		High	No	Fall Form	
PP	57	Phlox paniculata 'Dorsey'	Dorsey Phlox Tree	2 Gal.		High	No	Fall Form	
NM	29	Nepeta munita	Blue Catmint	2 Gal.		High	No	Fall Form	
<b>GRASSES</b>									
GC	60	Colostragium scutellifolium 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 Gal.		High	No	Fall Form (PPO) Winter	
SP	157	Sporobolus heterostachys	Parrot Grass	2 Gal.		High	Yes	Fall Form - Native	

**Proposed Stormwater Pond Naturalization Plant Material List**

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HTICAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
<b>NATIVE SHRUBS</b>									
OR	19	Cornus canadensis	Red Dogwood	70 cm		C.G.	High	Yes	Fall Form
DR	15	Cornus rostrata	Drop Dogwood	80 cm		C.G.	High	Yes	Fall Form
LD	51	Lythrum hyssagifolium	Bush Hempnettle	80 cm		C.G.	High	Yes	Fall Form
SC	20	Solidago canadensis 'Mudpie'	Fireweed	80 cm		C.G.	High	Yes	Fall Form
ME	30	Milvium latifolium	Nannyberry	80 cm		C.G.	High	Yes	Fall Form
<b>AQUATIC PERENNIALS</b>									
OW	18	Lythrum salicaria	Water Smartweed	2 Gal.		High	Yes	Fall Form	
NO	11	Najas orbata	Wet Water Lily	2 Gal.		High	Yes	Fall Form	
TC	31	Typha latifolia	Common Cattail	2 Gal.		High	Yes	Fall Form	
VE	42	Vallisneria spiralis	Turtle grass	2 Gal.		High	Yes	Fall Form	

**Legend**



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Cover Crop:  
**ANNUAL RYE NURSE CROP**  
 (OSC 7115 or approved equal)  
 • A cover crop should be utilized with each of the seed mixes. The cover crop will act as a nurse crop, provide short term erosion control and weed control.  
 • The cover crop should be applied at a maximum rate of 20 kg/ha and should be mixed with the proposed seed blend for a single application.  
 • Mix annual rye with the proposed native seed mixes to provide quick germination and help reduce weed germination, stop soil from blowing away and reduce erosion damage from run-off.  
 NOTE: do not over apply annual rye when using it as a nurse crop.

Installations Notes:  
 • Ideally, sowing should take place in the fall, between Oct 15th to late November. An early spring sowing will work but not as effectively. If moisture is not present, some of the seed may go dormant and not germinate until the following spring.  
 • Whenever possible, work up the soil a little to ensure good seed-to-soil contact for improved germination. Call OSC Ltd for more information: 519-886-0557.

General Notes:  
 • In general, a minimum of 30 cm of topsoil should be applied to disturbed areas prior to terraseeding applications.  
 • All disturbed areas should be seeded as soon as possible following the completion of works.  
 • Erosion controls must remain in place until seeding has sufficiently stabilized the site (i.e. more than 80% cover).  
 • Seeding should not be executed during the drought-prone season (i.e. June through August), unless adequate irrigation can be supplied.  
 • Survey site for invasive species & remove. Clean away surface debris. This increases sunlight penetration to the soil surface and eases sowing. Lightly cultivate soil to accept seed and improve aeration & water retention.  
 • Make sure the soil and seed are in close contact by gently tamping or rolling the seedbed. Do not compact. Excessive force will destroy soil structure and inhibit germination.

**S1**

Common Name	Scientific Name	Percent of Mix
Black Knot Grass	Anthoxanthum odoratum	10%
Canada Anemone	Anemone canadensis	1%
Canada Goldenrod	Solidago canadensis	1%
Early Goldenrod	Solidago juncea	1%
Great Lakes Goldenrod	Solidago graminifolia	1%
Common Milkweed	Asclepias syriaca	2%
Evening Primrose	Oenothera biennis	25%
Great Lakes Goldenrod	Euthamia graminifolia	1%
Meadow Sedge	Carex granularis	15%
New England Aster	Aster novae-angliae	1%
Virginia Wild Eye	Elymus virginicus	40%
Verticillata	White Yarrow	1%
Wild Bergamot	Monarda fistulosa	1%

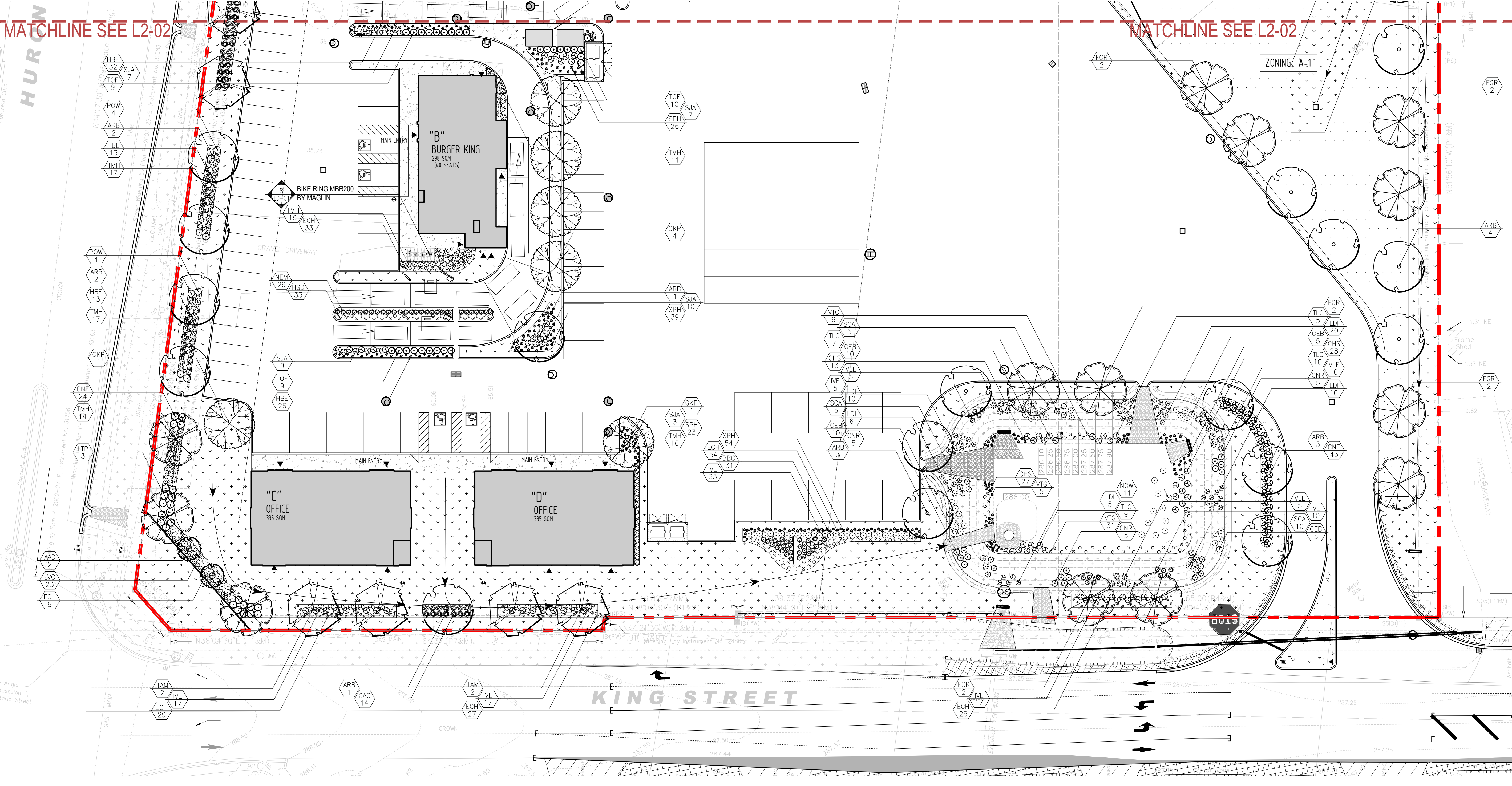
\*Note: Developed by OSC (Ontario Seed Company)

**S2**

Common Name	Scientific Name	Percentage of Mix
Fox Sedge	Carex vulpocarpa	30%
Virginia Wild Eye	Elymus virginicus	30%
Fox Meadow Grass	Cyperus setosus	2%
Path Rush	Juncus tenuis	8%
Fox-Bergamot	Monarda fistulosa	30%

**CVC 7 - Upland Native Meadow Mix\***

**CVC 3 - Valley Land Mixture**



**MARTON SMITH LANDSCAPE ARCHITECTS**  
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 tel. 416.492.9966 | email. info@msla.ca

Architect:

Municipality:

City File Number: SPA 19-0065  
 Notes:

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 01 Issued for Review 11/27/19

No. Revision Date

North:

Stamp:

Project:  
**Proposed Mixed Use Development**  
 14027 Hurontario Street  
 Caledon, Ontario

Scale: 1:300 Date: Nov. 2019  
 Drawn By: J.B. Checked By: L.M.  
 Drawing Title:  
**Landscape Enlargement A**

Project No. 19185 Sheet No. L2-01

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**Proposed Plant Material List**

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	BROWNT/COLOUR	NATIVE	REMARKS
<b>DECIDUOUS TREES</b>									
AND	2	<i>Aesculus sphenoloba</i>	Downy Sycamore	80 mm		B.B&L	High	Yes	Tree Form
ARB	32	<i>Acer rubrum 'Spectol'</i>	Red Maple	70 mm		B.B&L	High	Yes	Full Form
FR	12	<i>Fagus grandifolia</i>	American Beech	70 mm		B.B&L	High	Yes	Full Form
GFP	9	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo Tree	80 mm		B.B&L	High	Yes	Full Form
OS	6	<i>Quercus macrocarpa 'Statenis'</i>	Statenis Oak	70 mm		B.B&L	High	Yes	Full Form
LIP	5	<i>Liriodendron tulipifera</i>	Tulip Tree	70 mm	Green	B.B&L	High	Yes	Full Form
TAM	4	<i>Tilia americana</i>	Basswood Linden	70 mm		B.B&L	High	Yes	Full Form
<b>CONIFEROUS TREES</b>									
PSB	2	<i>Pinus strobus</i>	White Pine	200 cm		B.B&L	High	Yes	Full Form
PSB	6	<i>Pinus resinosa</i>	Red Pine	200 cm		B.B&L	High	Yes	Full Form
<b>DECIDUOUS SHRUBS</b>									
BBC	31	<i>Buddleia 'Lo &amp; Behold Blue Chip'</i>	Dwarf Butterfly Bush	50 cm		C.C.	High	Yes	Full Form
CNF	106	<i>Cornus sericea 'Yarrow'</i>	Arc. Fire Dogwood	60 cm		C.C.	High	Yes	Full Form
HC	99	<i>Hamamelis virginiana</i>	Witchhazel (Deciduous Holly)	70 cm		C.C.	High	Yes	Full Form
LUC	23	<i>Ligustrum vicifolium</i>	Golden Privet	60 cm		C.C.	High	Yes	Full Form
POW	16	<i>Physocarpus opulifolius 'Summer Wine'</i>	Summer Wine Newbark	60 cm		C.C.	High	Yes	Dwarf - Purple leaf
SA	35	<i>Spiraea japonica 'Anthony Waterer'</i>	Anthony Waterer Spiraea	60 cm		C.C.	High	Yes	Full Form
<b>CONIFEROUS SHRUBS</b>									
NH	128	<i>Thuja occidentalis 'Mica'</i>	H&B's Yew	80 cm		C.C.	High	No	Full Form
TF	28	<i>Thuja occidentalis 'Tallitops'</i>	Pyramidal Cedar	180 cm		B.B&L	High	Yes	Full Form
<b>PERENNIALS</b>									
EN	137	<i>Linum catharticum</i>	Purple Creeper	2 Gal.		High	Yes	Full Form	
HE	110	<i>Hemerocallis 'Black Emperor'</i>	Black Emperor (Purple) Daylily	2 Gal.		High	No	Full Form	
HD	33	<i>Hemerocallis 'Shilo D'Or'</i>	Shilo D'Or (Yellow) Daylily	2 Gal.		High	No	Full Form	
IP	57	<i>Impatiens 'Purple'</i>	Dwarf Purple Iris	2 Gal.		High	No	Full Form	
HE	29	<i>Hemerocallis 'Mazzini'</i>	Blue Giant	2 Gal.		High	No	Full Form	
<b>GRASSES</b>									
CAC	60	<i>Cortaderia selloana 'Nort Foerster'</i>	Karl Foerster Feather Reed Grass	2 Gal.		High	No	Full Form (PPOF Winner)	
SPH	157	<i>Sporobolus heterostachyus</i>	Pale Dropseed	2 Gal.		High	Yes	Full Form - Native	

**Legend**

Property Line

Proposed Deciduous Tree

Proposed Coniferous Tree

Proposed Shrub/Perennial

Plant Material Reference Key

Area Enlargement

Prop. Concrete Paving Typ.

Prop. Sodded Area Typ.

Existing Sodded Area Typ.

Upland Native Meadow Seed Mix Area Typ.

Valley Native Seed Mix Area Typ.

Proposed Grass Seed Area Typ.

Detail Reference Key

Proposed Bike Ring

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**Cover Crop:**

**ANNUAL RYE NURSE CROP** (OSC 7115 or approved equal)

- A cover crop should be utilized with each of the seed mixes. The cover crop will act as a nurse crop, provide short term erosion control and weed control.
- The cover crop should be applied at a **maximum** rate of 20 kg/ha and should be mixed with the proposed seed blend for a single application.
- Mix annual rye with the proposed native seed mixes to provide quick germination and help reduce weed seed germination, stop soil from blowing away and reduce erosion damage from run-off.
- NOTE: do not over apply annual rye when using it as a nurse crop.

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**S1**

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Black Flyer Susan	<i>Rudbeckia hirta</i>	10%
Canada Anemone	<i>Anemone canadensis</i>	1%
Canada Goldenrod	<i>Solidago canadensis</i>	1%
Early Goldenrod	<i>Solidago juncea</i>	1%
Great Leaved Goldenrod	<i>Solidago serotina</i>	1%
Common Milkweed	<i>Asclepias syriaca</i>	2%
Evening Primrose	<i>Oenothera biennis</i>	2%
Grass Leaved Goldenrod	<i>Euthamia graminifolia</i>	1%
Meadow Sedge	<i>Carex granularis</i>	15%
New England Aster	<i>Aster novae-angliae</i>	1%
Virginia Wild Rye	<i>Elymus virginicus</i>	40%
Vernonia urticoides	<i>Vernonia urticoides</i>	1%
Wild Bergamot	<i>Monarda fistulosa</i>	1%

**CVC 7 - Upland Native Meadow Mix\***

Common Name	Scientific Name	Percentage of Mix
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Common Milkweed	<i>Asclepias syriaca</i>	2%
Evening Primrose	<i>Oenothera biennis</i>	2%
Grass Leaved Goldenrod	<i>Euthamia graminifolia</i>	1%
Meadow Sedge	<i>Carex granularis</i>	15%
New England Aster	<i>Aster novae-angliae</i>	1%
Virginia Wild Rye	<i>Elymus virginicus</i>	40%
Vernonia urticoides	<i>Vernonia urticoides</i>	1%
Wild Bergamot	<i>Monarda fistulosa</i>	1%

\*Note: Developed by OSC (Ontario Seed Company)

**S2**

Common Name	Scientific Name	Percentage of Mix
For Setge	<i>Carex stricta</i>	30%
Virginia Wild Rye	<i>Elymus virginicus</i>	30%
Four Manna Grass	<i>Cyperus shrevei</i>	2%
Pink Top	<i>Hordeum jubatum</i>	8%
Four Bluegrass	<i>Poa palustris</i>	30%

**CVC 3 - Valley Land Mixture**

Common Name	Scientific Name	Percentage of Mix
For Setge	<i>Carex stricta</i>	30%
Virginia Wild Rye	<i>Elymus virginicus</i>	30%
Four Manna Grass	<i>Cyperus shrevei</i>	2%
Pink Top	<i>Hordeum jubatum</i>	8%
Four Bluegrass	<i>Poa palustris</i>	30%



**MARTON SMITH LANDSCAPE ARCHITECTS**  
 170 The Donway W Suite 206  
 Toronto, Ontario, Canada. M3C 2G3  
 tel. 416.492.9966 | email. info@msla.ca

Architect:

Municipality:



City File Number: SPA 19-0065

Notes:

03	Issued for Review	07/29/22
02	Issued for SPA submission	11/28/19
01	Issued for Review	11/27/19

No.	Revision	Date
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North:

Stamp:

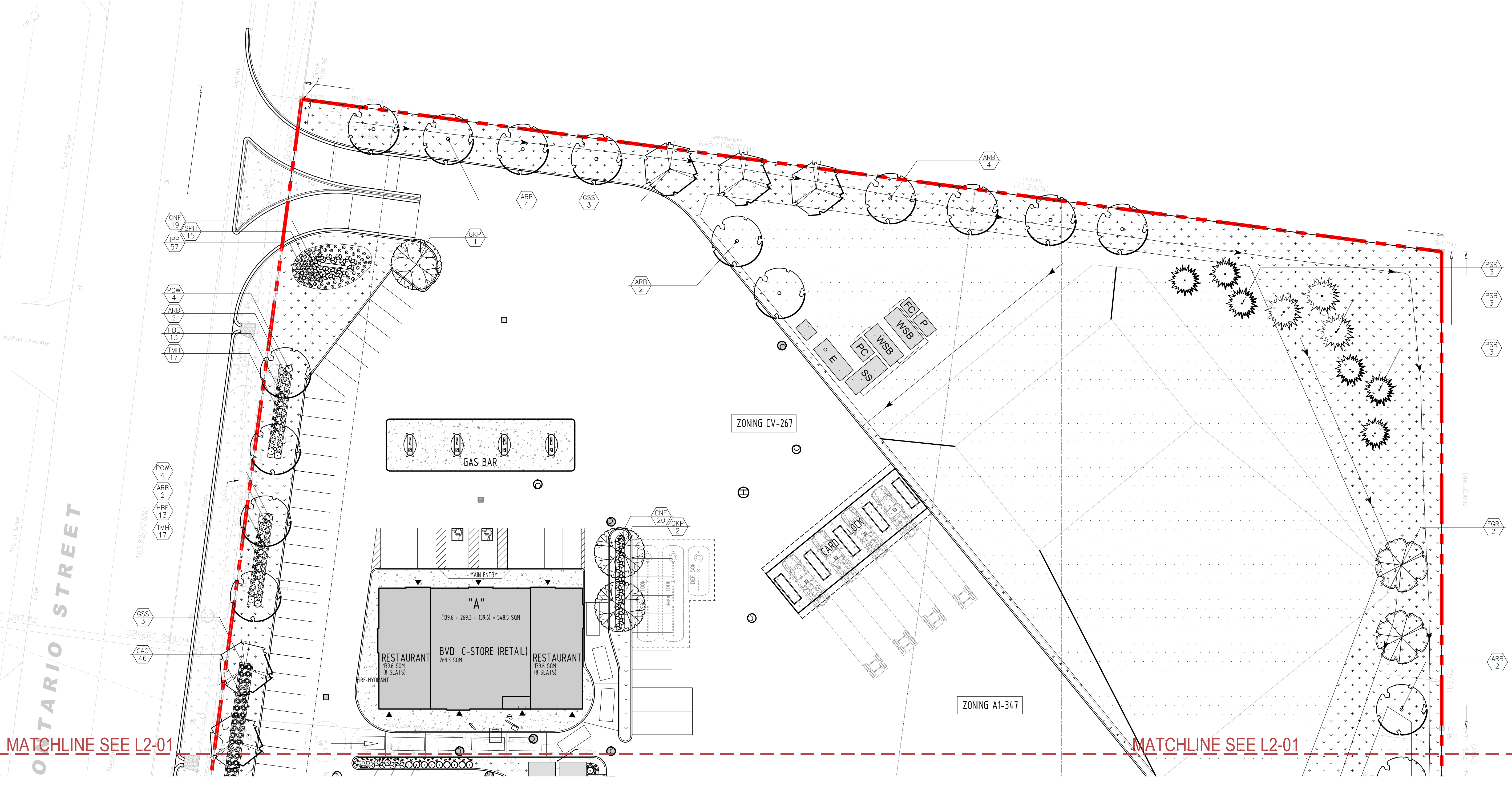
Project:  
**Proposed Mixed Use Development**  
 14027 Hurontario Street  
 Caledon, Ontario

Scale: **1:300** Date: **Nov. 2019**

Drawn By: **J.B.** Checked By: **L.M.**

Drawing Title:  
**Landscape Enlargement B**

Project No. **19185** Sheet No. **L2-02**



MATCHLINE SEE L2-01

MATCHLINE SEE L2-01

All information contained in these plans shall be checked by the contractor. All discrepancies shall be reported to the Landscape Architect. L.A. below commencing with construction. All drawings have copyright and shall remain the property of the Landscape Architect. Copying or any reproduction in part or whole and/or in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the Landscape Architect is strictly prohibited. ANY AND ALL GRADING INFORMATION REFER TO SITE GRADING ENGINEERING DRAWINGS. NO S.D.P.E. ARE TO EXCEED 31. PROPERTY LINES AND SETBACKS MUST BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY AND ALL RETAINING WALLS MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY L. ARCHITECT. SIGNED DATE

Architect:

Municipality:



City File Number: SPA 19-0065

Notes:

All information contained in these plans shall be checked by the contractor. All discrepancies shall be reported to the Landscape Architect (L.A.) before commencing work. At drawings have copyright and shall remain the property of the Landscape Architect. Copying or any reproduction in part or whole shall only be permitted with written consent of L.A. A drawing plan not used for construction unless marked SIGNED. NOTE FOR ANY AND ALL GRADING INFORMATION REFER TO SITE GRADING ENGINEERING DRAWINGS. NO SLOPES ARE TO EXCEED 3:1. PROPERTY LINES AND SETBACKS MUST BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY AND ALL RETAINING WALLS MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. ANY AND ALL RETAINING WALLS MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

**LANDSCAPE SPECIFICATIONS**

General

- These specifications are to be read in conjunction with the general conditions of the contract as prepared by and available at the office of (msla) Marton Smith Landscape Architect.
- Prior to commencing work, the contractor shall:
  - Familiarize themselves with the plans, details and specifications of this project.
  - Visit the site to ascertain and take account of existing conditions and any discrepancies from the plans in work by other, and.
  - Finalize all design alternatives in consultation with the Landscape Architect.
- 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. The contractor shall, at his/her own expense, repair any damage to existing utilities, structures, facilities, etc. done in the performance of their work.
- Soft Landscaping Plant Materials
- All plants shall be installed true to specified names, sizes, grades, etc. and shall conform to the standards of the Canadian Nursery Landscaping Association.
- All plants shall be nursery grown in a hardiness zone appropriate to site conditions, as published by Agriculture Canada, entitled "Map of Plant Hardiness Zones in Canada".
- In the event of a discrepancy in plant quantity between the landscape plan and the plant list, the landscape plan shall govern.
- The contractor shall make plants available for inspection by the Landscape Architect prior to shipping to the site. This does not limit the right of the Landscape Architect and/or Town's representative to later reject plant material that is of poor quality, damaged during shipping or installation, performing poorly within the guarantee period is still in effect, or otherwise does not conform to the specifications.
- Plant substitutions must be approved in writing by the owner, the Landscape Architect and the Town prior to delivery of the material on-site. The Landscape Architect may, upon completion of the work and notwithstanding prior approval at source, reject plant material not conforming to the specifications.
- The contractor shall use standard industry methods for planting trees. Trees shall be turned to give the best appearance. They shall also be girdled and staked immediately after planting and as detailed on the drawings and "Soil Preparation".
- Prior to backfilling, scarify the sides and bottom of the excavated tree pits and shrub beds.
- Where heavy clay soil conditions prevail, backfill to the specified depths with Standard Notes and Details Page 18.
- 2 parts "Triple Mix" delivered to the site well-mixed with 1 part local topsoil (topsoil that was removed from the site and stockpiled; if unavailable, a topsoil with clay content must be imported).
- Tree pits must be constructed with saucers and mulch as detailed Maintenance.
- Maintenance of all landscape installations throughout to include:
  - Proper irrigation to ensure optimum growth and development of installed plant material.
  - Cultivation, weeding and fertilization of the tree pits and planting beds.
  - Insect and disease control using Integrated Pest Management practices.
  - Pruning and maintenance to further promote visibility and vitality of its intended use, as directed by the Landscape Architect or the Town.
- Guarantee
- All plant materials shall be guaranteed for a minimum of 1 year from date of written Landscape Certification for Commencement of Plant Warranty as granted by the Town, and until final certification is granted by the Town. Plants which do not survive satisfactorily during the guarantee period shall be replaced at no extra cost to the owner. Plant material which is replaced due to unsatisfactory performance shall, in turn, be guaranteed for another minimum of 1 year, or until final certification is granted by the Town.
- Similarly, all other landscape work performed under this contract shall be fully guaranteed for the above specified period.
- All work shall be inspected at the end of the warranty period, at which time a final certificate will be issued by the Landscape Architect and submitted to the Town for their inspection and approval of the site work securities.
- At the end of the guarantee period, the contractor shall remove all tree stakes, rodent guards and bark wrap and all extra mulch where necessary.
- Acceptance
- Work will be accepted by the owner or their representative upon completion and at the end of the specified maintenance period, provided that all plant material is alive and in healthy growing conditions.
- Written preliminary and final certification must be submitted to the Town by the Landscape Architect. The Certifications shall be signed and stamped with the seal of the OALA.
- Preliminary Certification of the project shall serve as the start of the guarantee period.
- Final acceptance of the landscape works for this project is granted by the Town of Caledon upon conducting a satisfactory final site inspection Continued Responsibility of the Owner
- The owner has a responsibility to maintain the approved landscape in a well cared for manner that promotes plant vitality and healthy appearance. Any dead or dying plants are to be replaced within the season to sustain a neat landscape. The owner is reminded that future site plan applications for this site will be reviewed with regard to the conformity of the existing landscaping to the approved Landscape Plan registered with the Town of Caledon.

**LANDSCAPE SPECIFICATIONS**  
SCALE: N.T.S. DATE: LD-01

**PLANT MATERIAL INSTALLATION**

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE PLANTED AS DETAILED & AS SHOWN ON THE PLANTING PLAN. ALL BEDS TO RECEIVE A COVER OF CLEAN MULCH TO A DEPTH OF 75mm(3"). FOR GUYING AND STAKING TREES, REFER TO PLANTING DETAILS. WRAP ALL DECIDUOUS TREES UNDER EXPERIENCED SUPERVISION ONLY TO THE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.

PLANT MATERIAL SIZES AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING.

THE INDIVIDUAL PLANT GROUPING TOTAL AS ILLUSTRATED ON THE PLANTING PLAN SUPERSEDES THE ESTIMATED QUANTITY ON THE MASTER PLANT LIST. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IN WRITING BEFORE COMMENCING ANY WORK. CONTRACTOR WILL ASSUME FULL RESPONSIBILITY IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF DISCREPANCIES.

\* MULCH - SHREDDED PINE MULCH BY "GRO-BARK" OR APPROVED EQUAL. LANDSCAPE ARCHITECT TO APPROVE MULCH BEFORE INSTALLATION.

**GENERAL MAINTENANCE**

PROPER MAINTENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK, IN ACCORDANCE WITH LANDSCAPE ONTARIO SPECIFICATIONS (SECTION 1E - MAINTENANCE WORK). THIS SHALL APPLY ONLY DURING THE CONSTRUCTION PERIOD, UNLESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SOD AND PLANTING UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

**RODENT PROTECTION**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FOR WINTER PROTECTION AND FROM RODENT INJURY FOR THE DURATION OF GUARANTY PERIOD. PROTECTIVE GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS TO BE 150MM DIA. PVC PIPE OR AS MUNICIPAL GUIDELINES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH AND SHOULD BE PLACED A MINIMUM OF 50MM (2") OUT FROM THE TREE TRUNK ON ALL SIDES.

ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SKOOTT" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

**GENERAL REQUIREMENTS**

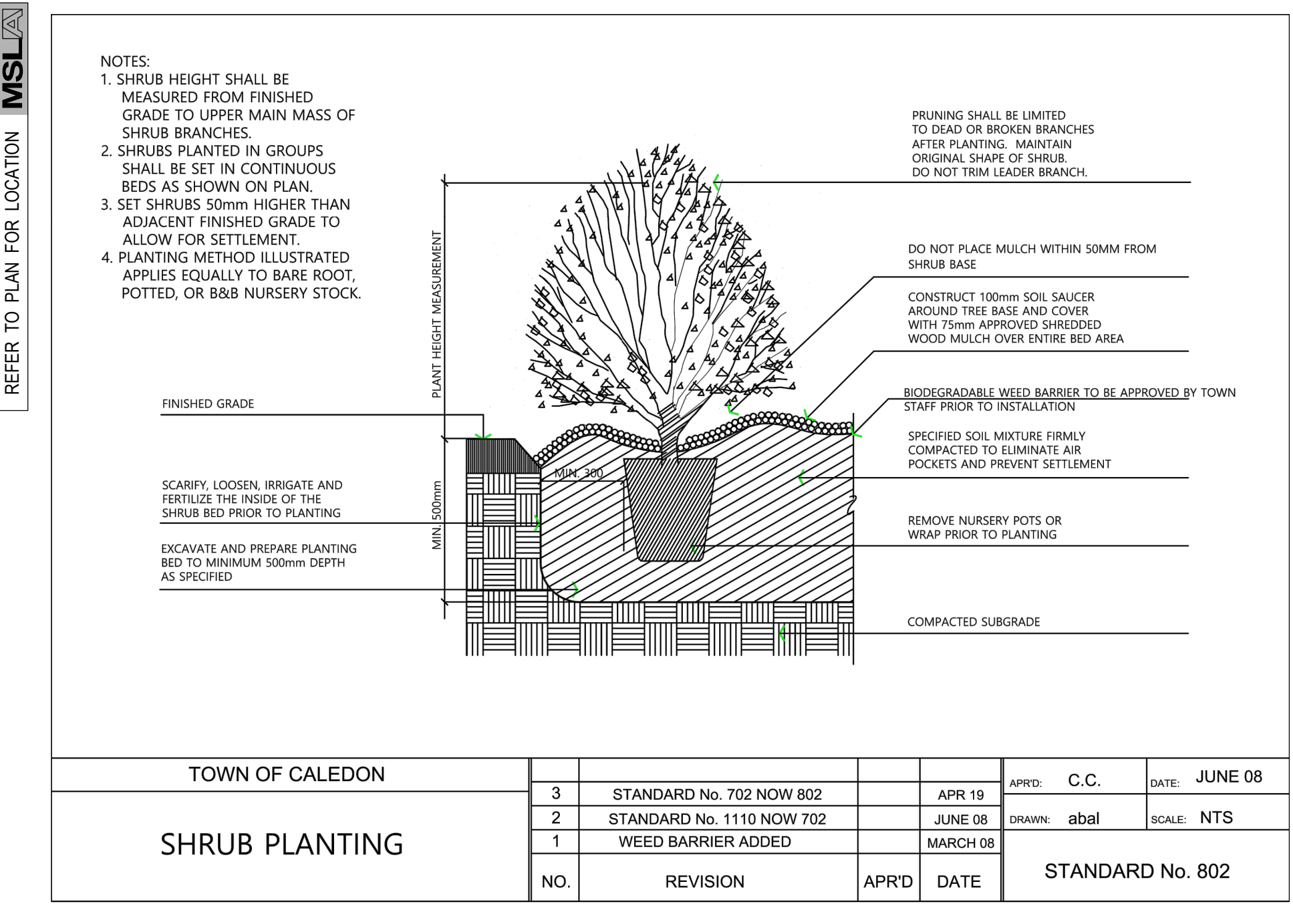
USE ABOVE SPECIFICATIONS IN CONJUNCTION WITH THE GENERAL LANDSCAPE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION, THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO AND WITH THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION. USE ONLY PLANT MATERIAL TRUE TO NAME, SIZE AND GRADE AS SPECIFIED ON PLANTING PLAN; PROVIDE SUFFICIENT LABELS OR MARKINGS TO INDICATE CLEARLY THE VARIETY, SIZE AND GRADE OF EACH SPECIMEN OR BUNDLE.

OBTAIN APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT. USE ONLY NURSERY STOCK GROWN UNDER PROPER HORTICULTURAL PRACTICES, VIABLE, FREE FROM PEST AND DISEASE AND UNDAMAGED. CHECK LOCATIONS AND OBTAIN STAKEOUTS OF ALL UTILITY LINES BEFORE EXCAVATION, OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF CONSTRUCTION. REPORT IN WRITING ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO THE LANDSCAPE ARCHITECT BEFORE THE END OF THE BIDDING PROCESS AND COMMENCEMENT OF CONSTRUCTION. THESE SPECIFICATIONS MAY BE SUPERCEDED BY ADDITIONAL SPECIFICATIONS SET OUT IN THE TENDER DOCUMENTS, CONTRACTOR TO REVIEW ALL DOCUMENTS.

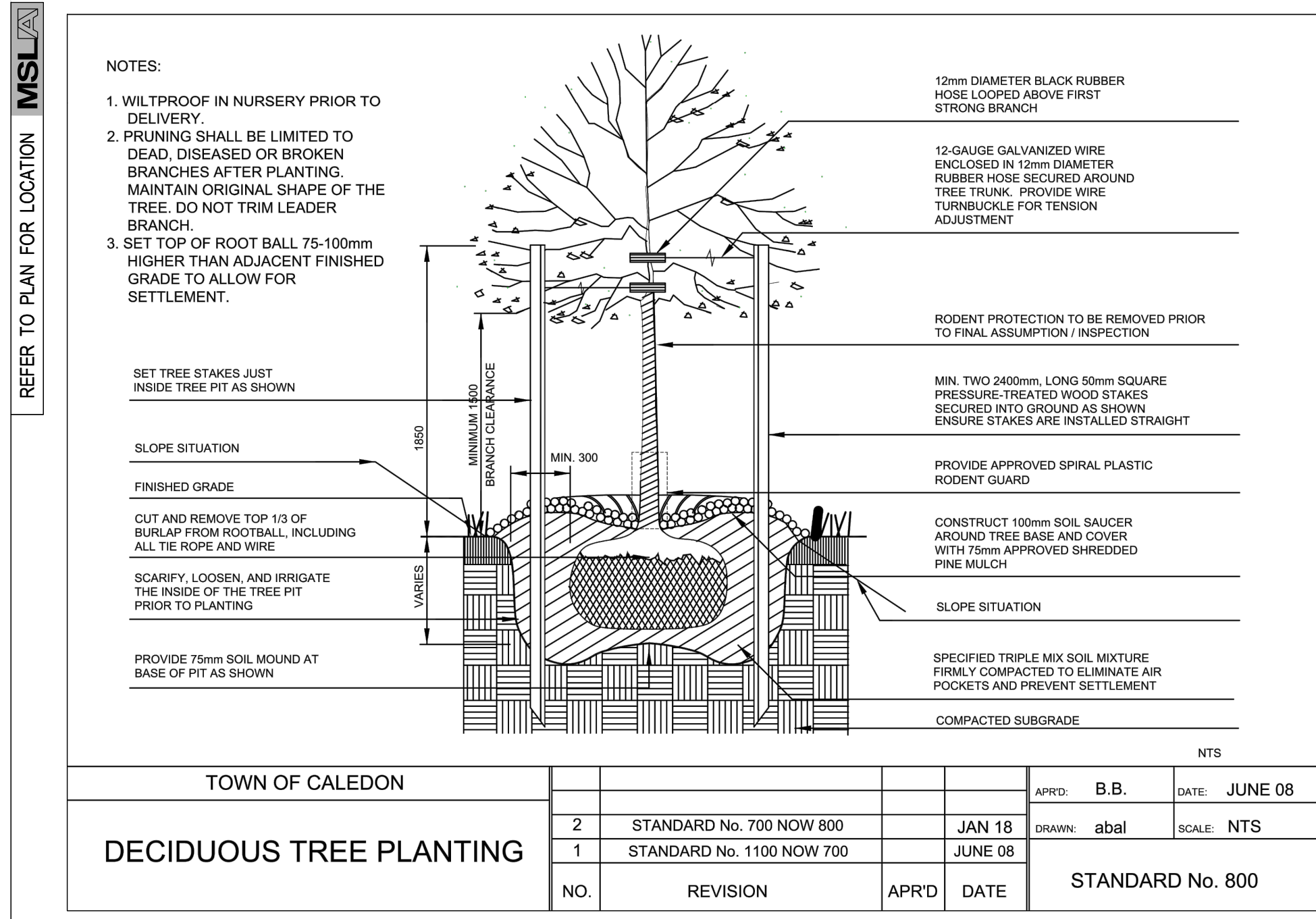
**GUARANTEE PERIOD**

PROVIDE ONE FULL YEAR GUARANTEE ON ALL LANDSCAPE WORK FROM DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. GUARANTEE PERIOD MAY BE EXTENDED TO TWO FULL YEARS DEPENDING ON MUNICIPAL STANDARDS, CONTRACTOR TO VERIFY WITH OWNER AND LANDSCAPE ARCHITECT.

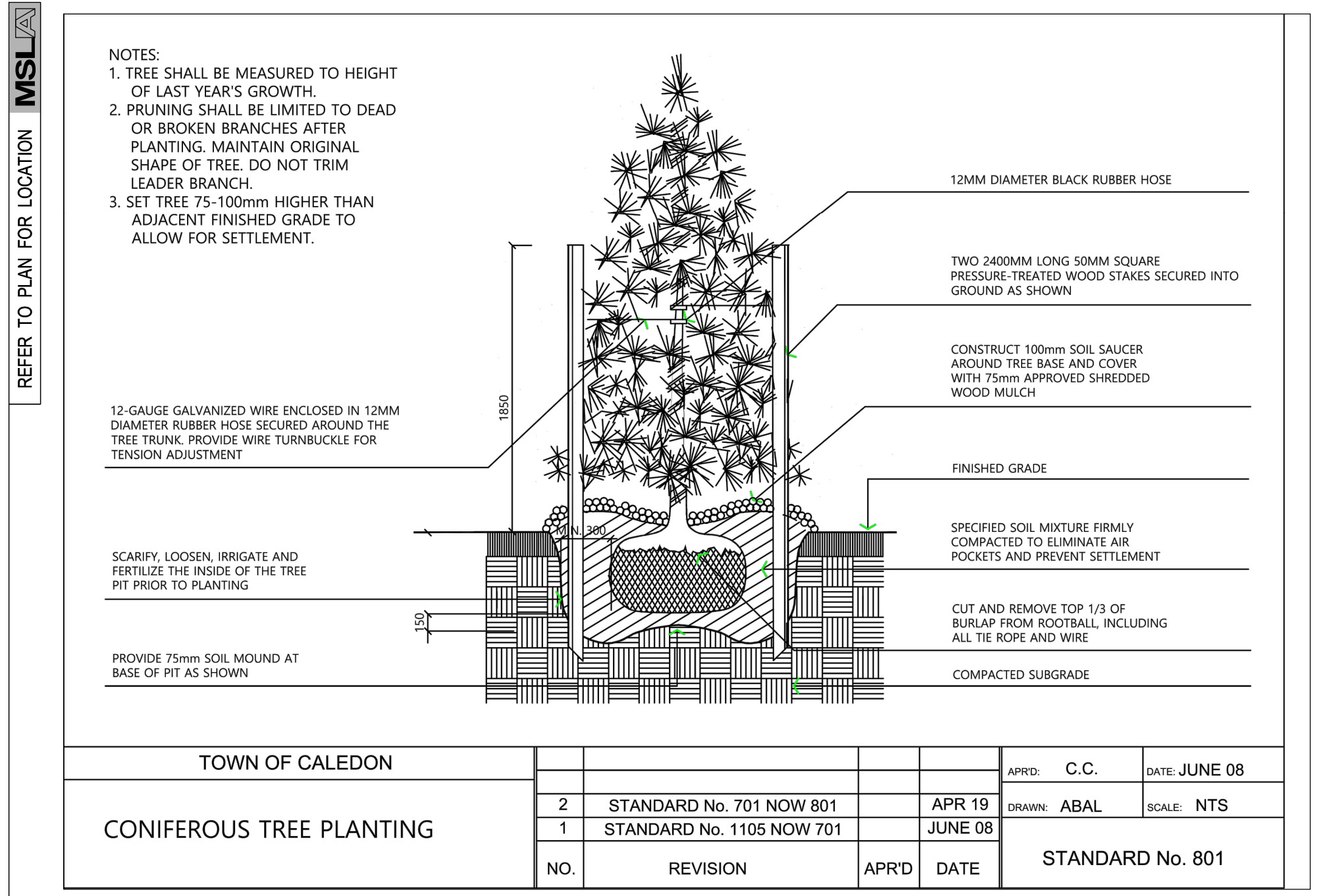
**PLANT MATERIAL INSTALLATION**  
SCALE: N.T.S. DATE: LD-01



**STANDARD SHRUB PLANTING DETAIL**  
SCALE: N.T.S. DATE: LD-01

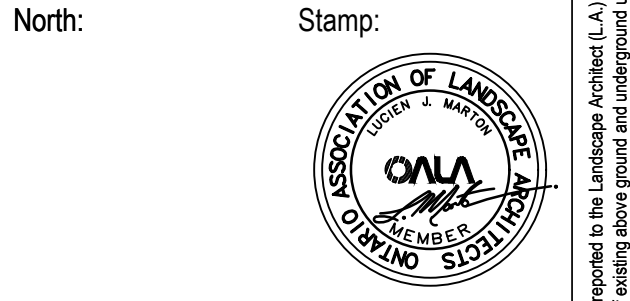


**STANDARD DECIDUOUS TREE PLANTING DETAIL**  
SCALE: N.T.S. DATE: LD-01



**STANDARD CONIFEROUS TREE PLANTING DETAIL**  
SCALE: N.T.S. DATE: LD-01

03	Issued for Review	07/29/22
02	Issued for SPA submission	11/28/19
01	Issued for Review	11/27/19
No.	Revision	Date



Project: **Proposed Mixed Use Development**  
14027 Hurontario Street  
Caledon, Ontario

Scale: **As Shown** Date: **Nov. 2019**

Drawn By: **J.B.** Checked By: **L.M.**

Drawing Title: **Landscape Details**

Project No. **19185** Sheet No. **LD-01**

