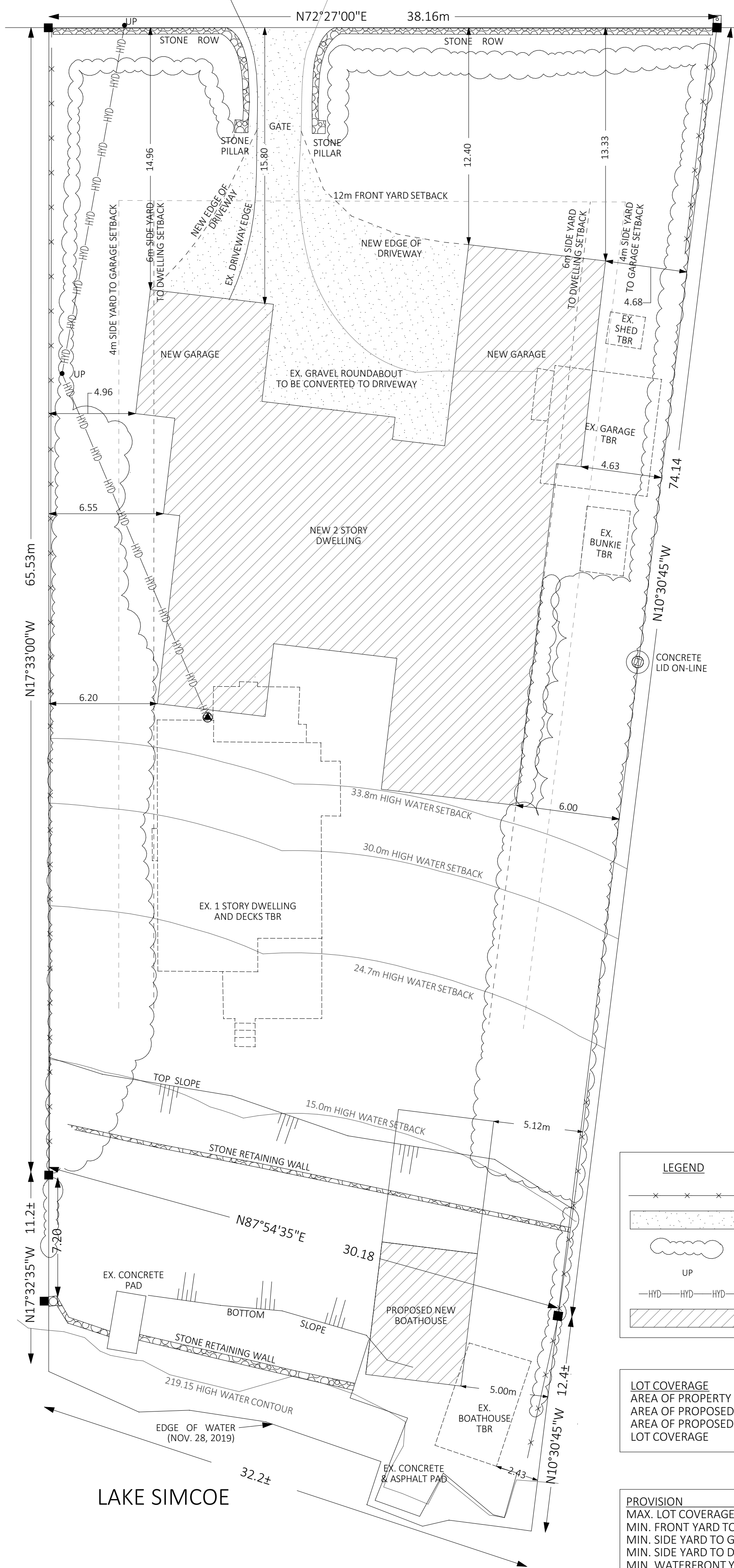
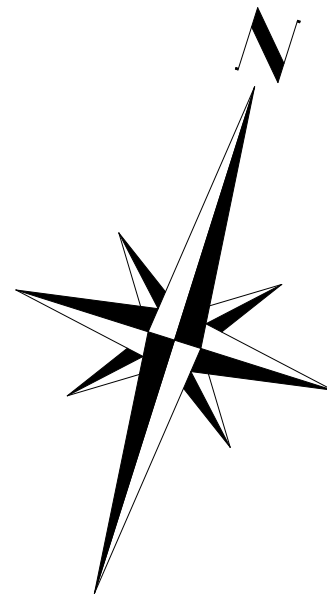


CRESCENT HARBOUR RD.



SITEPLAN OF
 LOT 9
 REGISTERED PLAN 675
 TOWN OF INNISFIL
 COUNTY OF SIMCOE
 ROLL NUM. 431601004907600

DISTANCES SHOWN ON THIS PLAN
 ARE IN METRES UNLESS SPECIFIED OTHERWISE

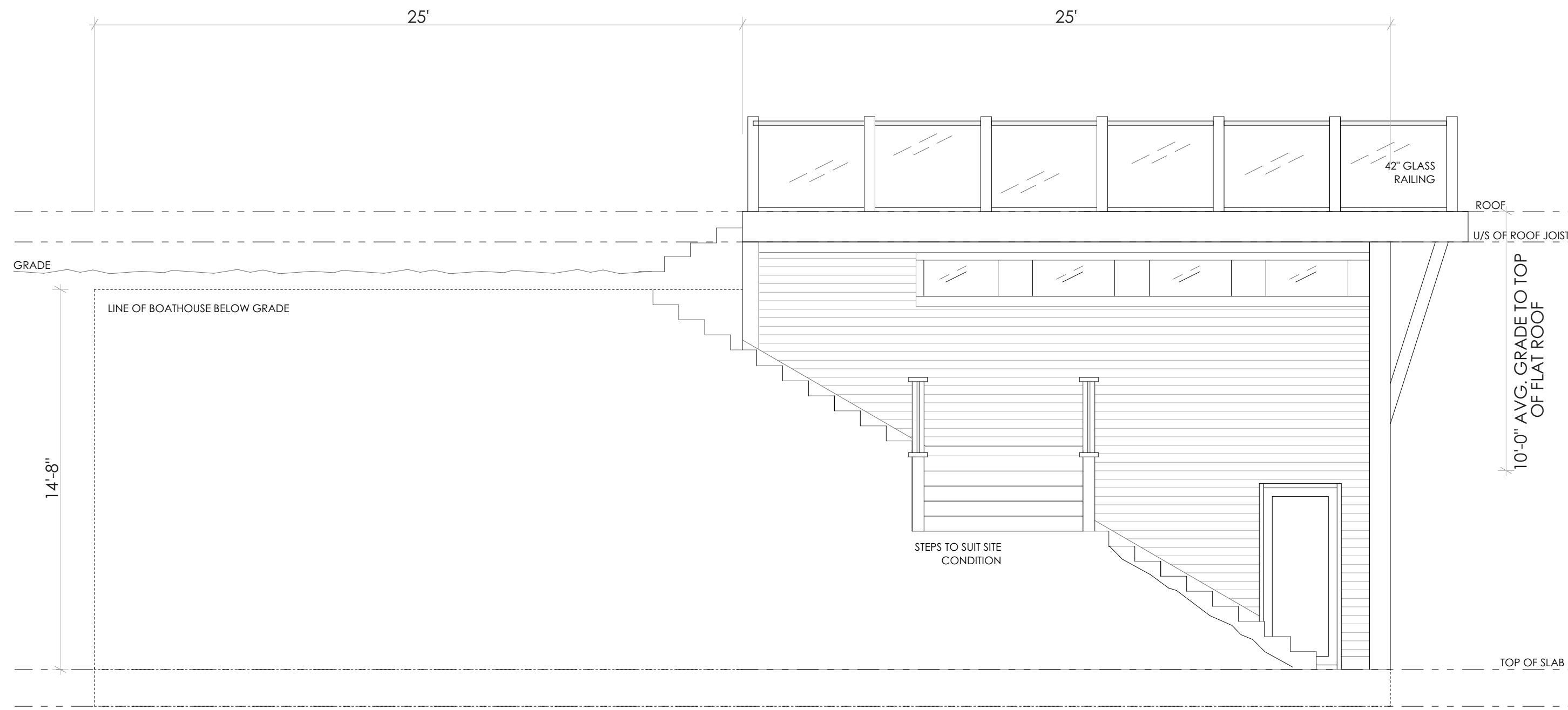


LEGEND	
	POST & WIRE FENCE
	GRAVEL DRIVEWAY
	CEDAR HEDGES
	UTILITY POLE
	HYDRO LINE
	PROP. NEW STRUCTURE

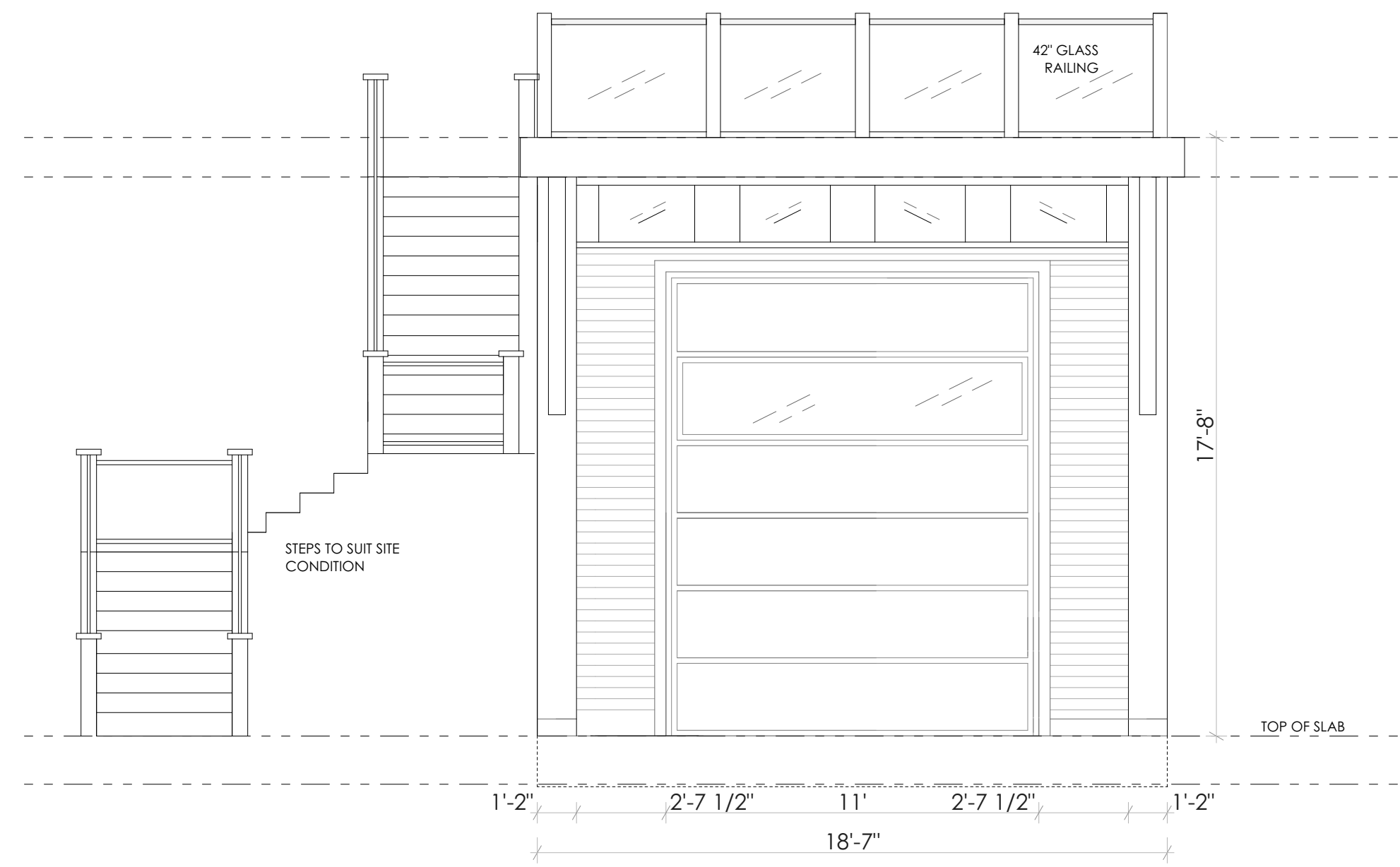
LOT COVERAGE	
AREA OF PROPERTY	2696 m ²
AREA OF PROPOSED DWELLING & GARAGE	500.0 m ²
AREA OF PROPOSED BOATHOUSE	41.8 m ²
LOT COVERAGE	541.8 m ²

PROVISION	REQUIRED	PROPOSED
MAX. LOT COVERAGE	15%	20.0%
MIN. FRONT YARD TO GARAGE	12m	15.66m
MIN. SIDE YARD TO GARAGE	4m	4.19m
MIN. SIDE YARD TO DWELLING	6m	6m
MIN. WATERFRONT YARD TO DWELLING	30m	33.8m
MIN. SIDE YARD TO BOATHOUSE	5.0m	5.0m
MAX. BOATHOUSE HEIGHT	3.6m	3.17m
MAX. BOATHOUSE WIDTH	7.0m	6.7m
MAX. BOATHOUSE LENGTH	12.0m	15.2m

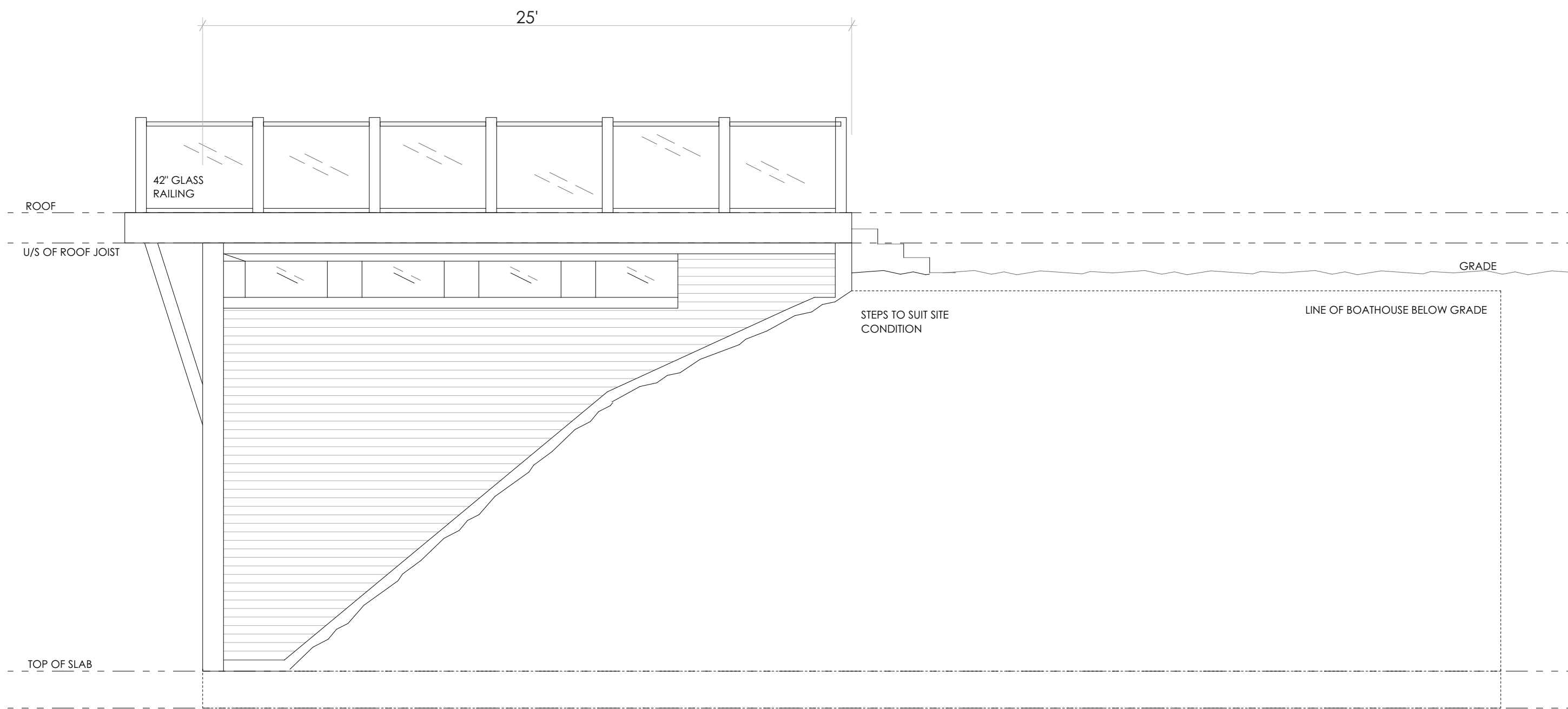
LAKE SIMCOE



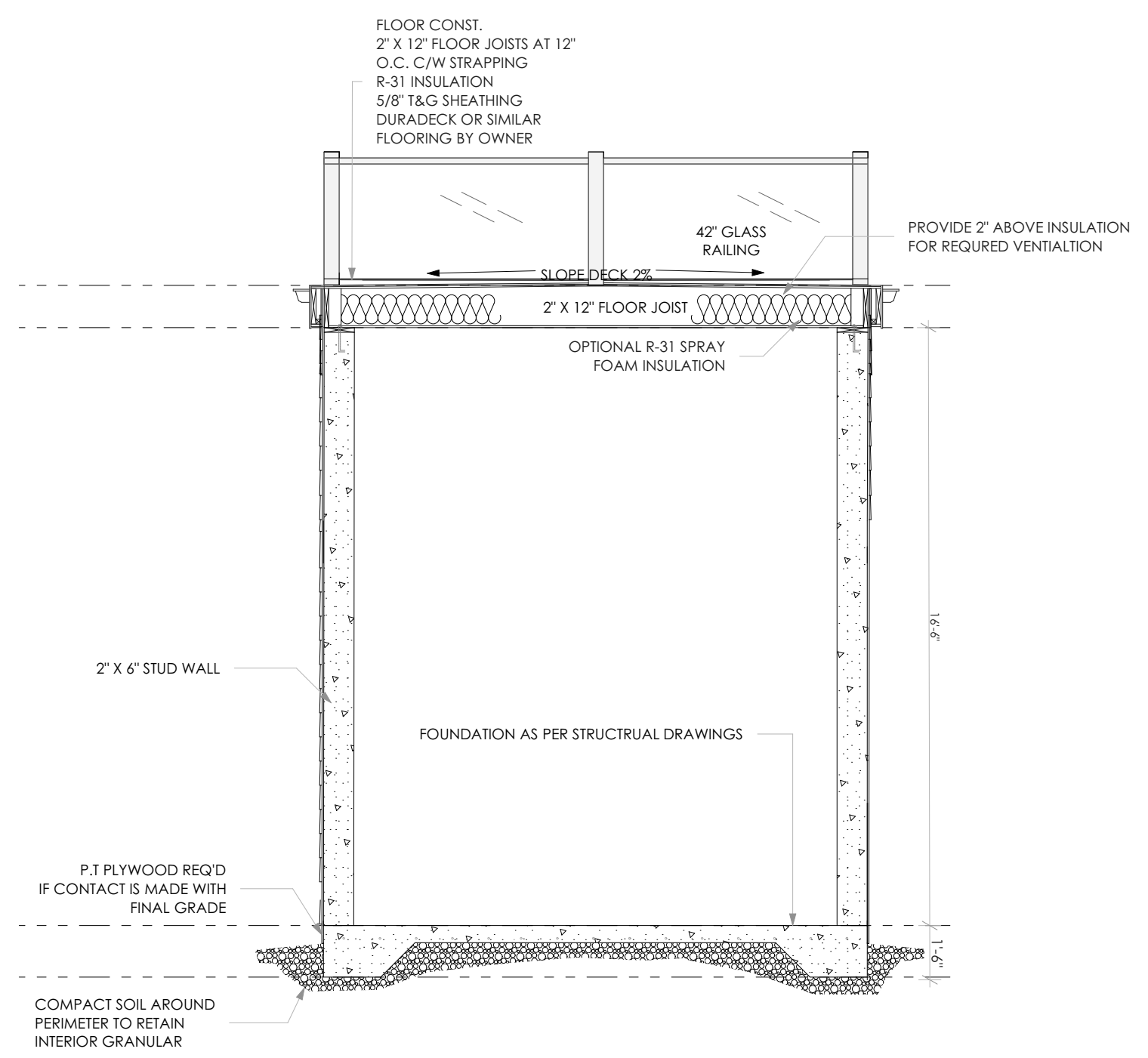
1 SIDE ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



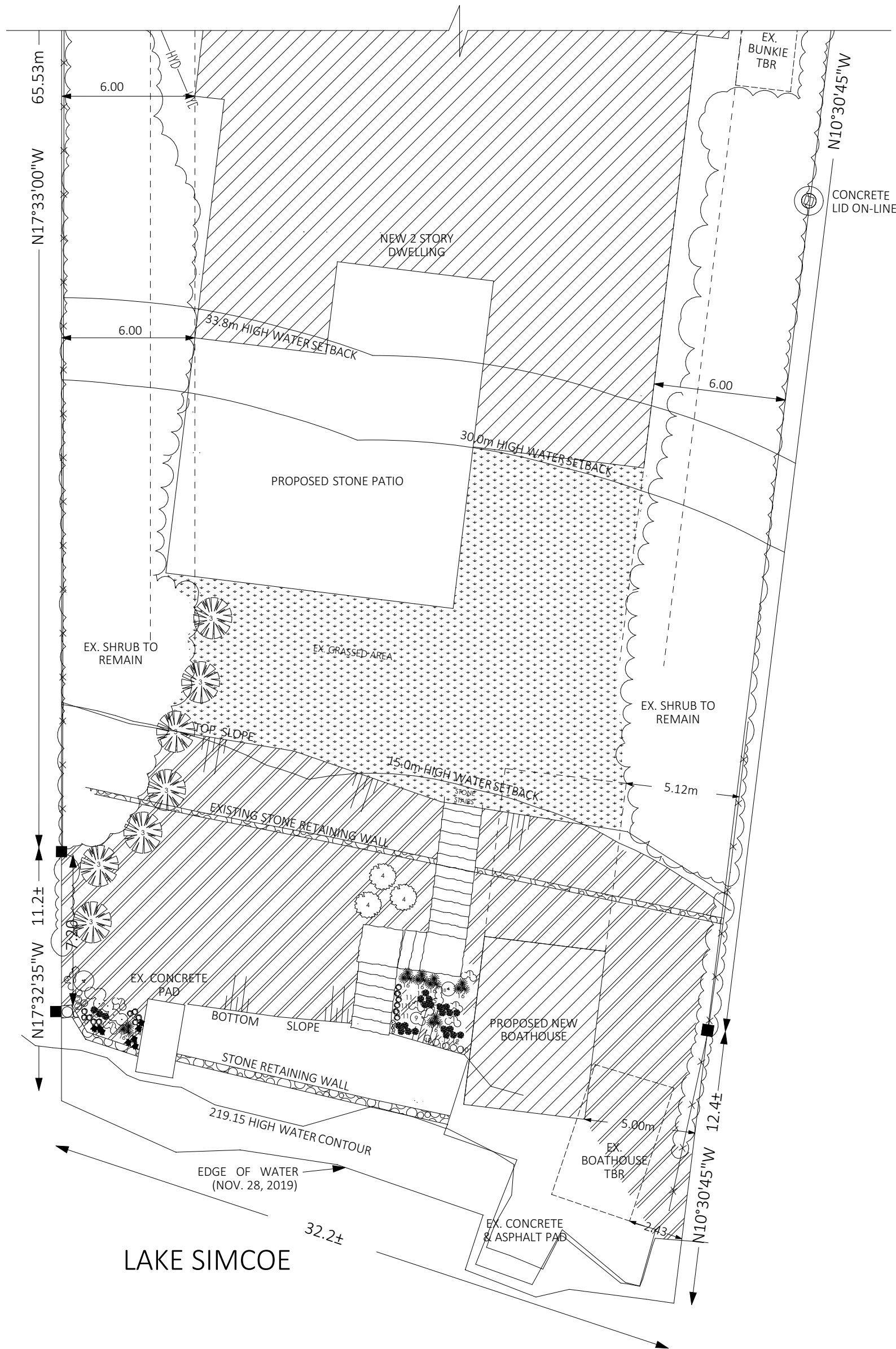
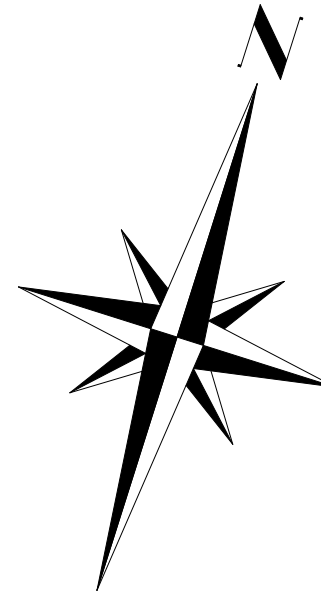
1 SIDE ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



2 CROSS SECTION
A2.0 SCALE: 1/4" = 1'-0"

SITEPLAN OF
 LOT 9
 REGISTERED PLAN 675
 TOWN OF INNISFIL
 COUNTY OF SIMCOE
 ROLL NUM. 431601004907600

DISTANCES SHOWN ON THIS PLAN
 ARE IN METRES UNLESS SPECIFIED OTHERWISE



LEGEND	
	POST & WIRE FENCE
	GRAVEL DRIVEWAY
	CEDAR HEDGES
	UTILITY POLE
	HYDRO LINE
	PROP. NEW STRUCTURE

LOT COVERAGE	
AREA OF PROPERTY	2628 m ²
AREA OF PROPOSED DWELLING & GARAGE	500.0 m ²
AREA OF PROPOSED BOATHOUSE	41.8 m ²
LOT COVERAGE	541.8 m ²

PLANT MATERIAL LEGEND				
			SIZE	QTY
1	WILD SWEET WILLIAM	PHLOX DIVARICATA	3 1/2" Ø POT	21
2	BIG BLUESTEM	ANDROPOGON GERARDII	3.5" Ø POT	3
3	RED MAPLE	ACER RUBRA	6" TALL	7
4	WHITE CEDAR	THUJA OCCIDENTALIS	6" TALL	3
5	RED-OSIER DOGWOOD	CORNUS SERICEA	1 GALLON POT	10
6	PURPLE CONEFLOWER	ECHINACEA	50 / 50 CELL	7
7	MEADOWSWEEP	SPIREA ALBA	4" Ø POT	6
8	NINEBARK	PHYSOPARPUS OPULIFOLIUS	1 GALLON POT	3
9	WILD GINGER	ASARUM CANADENSE	3" Ø POT	4
10	SWAMP ROSE	ROSA PALUSTRIS	1 GALLON POT	5
11	BLACK EYED SUSAN	RUDBECKIA HIRTA	3 1/2" Ø POT	3
12	CYLINDRIC BLAZING STAR	LIATRUS CYLINDRACEA	3" Ø POT	5
13	EVENING PRIMROSE	OENOTHERA BIENNIS	3 1/2" Ø POT	15
14	FOXGLOVE BEARD TONGUE	PENSTEMON DIGITALIS	4" Ø POT	8
15	WILD GERANIUM	GERANIUM MACULATUM	3" Ø POT	18
16	WILD LUPINE	LUPINUS PERENNIS	3" Ø POT	18
EXISTING SHORLINE RETAINING WALL TO REMAIN				
NATURALIZED VEGETATION AREA (TO REMAIN UNMOWED)				

PLANT SPACING
 GENERAL= 40-60cm (1.5'-2')
 SMALL PLANTS= 15cm (6")
 Trees= 1.2m (4')

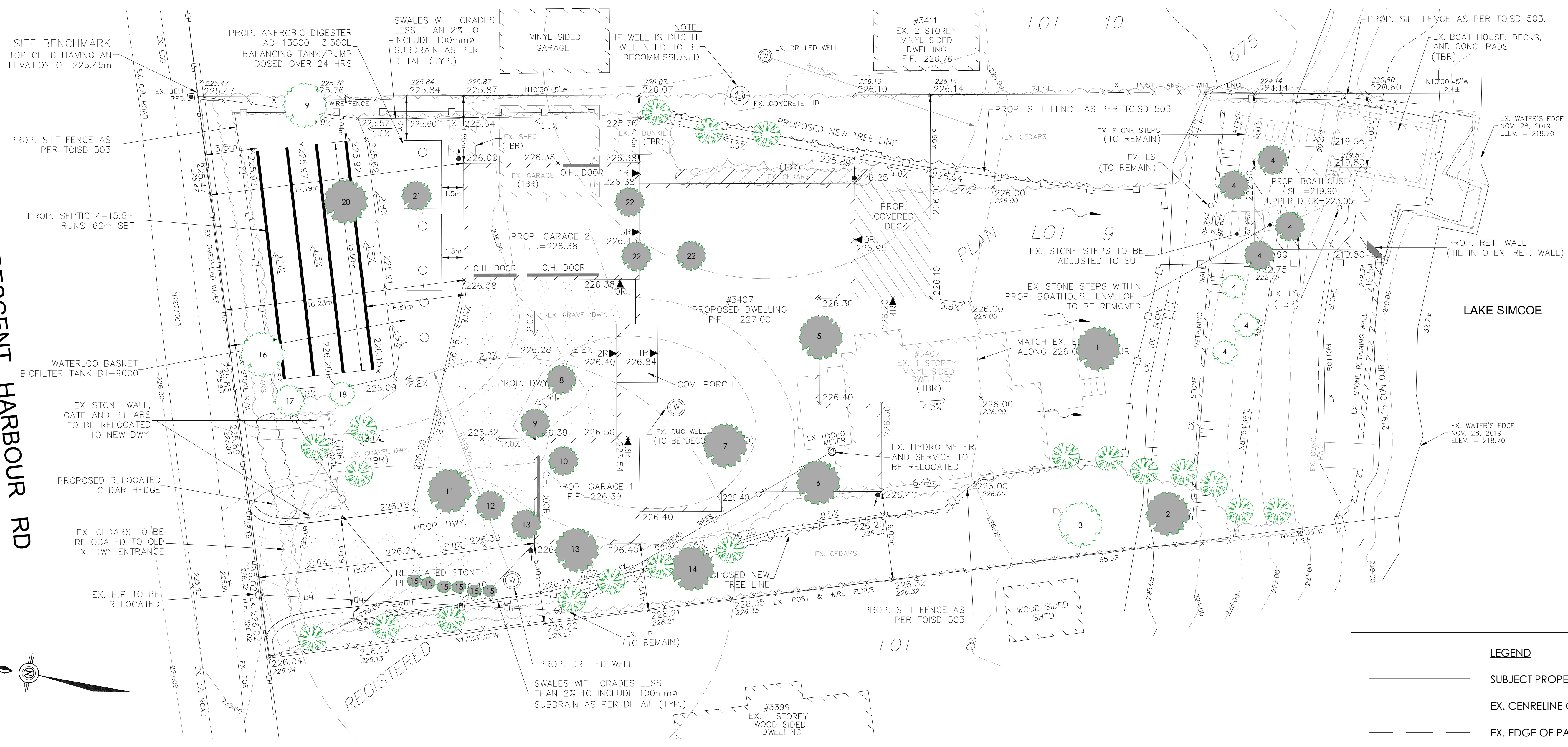
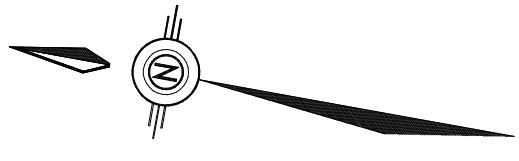
All plant material should be installed by hand to minimize damage & disturbance to existing vegetation.

In steep areas that will be seeded, a biodegradable soil stabilizing geotextile should be used, such as jute or coir cloth, to hold soil and seed in place until it becomes established. This type of geotextile can remain in place and will break down naturally over time.

Areas within the naturalized vegetation area without designated rooted plants will be seeded with a Lake Simcoe native plant see mixture. Some native plants to be included in this mixture are: black-eyed susan, butterfly milkweed, spotted Joe-Pye weed, purple coneflower, little bluestem and nannyberry.

PROVISION	REQUIRED	PROPOSED
MAX. LOT COVERAGE	15%	20.6%
MIN. FRONT YARD TO GARAGE	12m	16.23m
MIN. SIDE YARD TO GARAGE	4m	4.45m
MIN. SIDE YARD TO DWELLING	6m	6.0m
MIN. WATERFRONT YARD TO DWELLING	30m	30.0m
MIN. SIDE YARD TO BOATHOUSE	5.0m	5.0m
MAX. BOATHOUSE HEIGHT	3.6m	3.15m
MAX. BOATHOUSE WIDTH	7.0m	6.7m
MAX. BOATHOUSE LENGTH	12.0m	15.2m

CRESCENT HARBOUR RD
(BY R.P.1016)



TREE INVENTORY

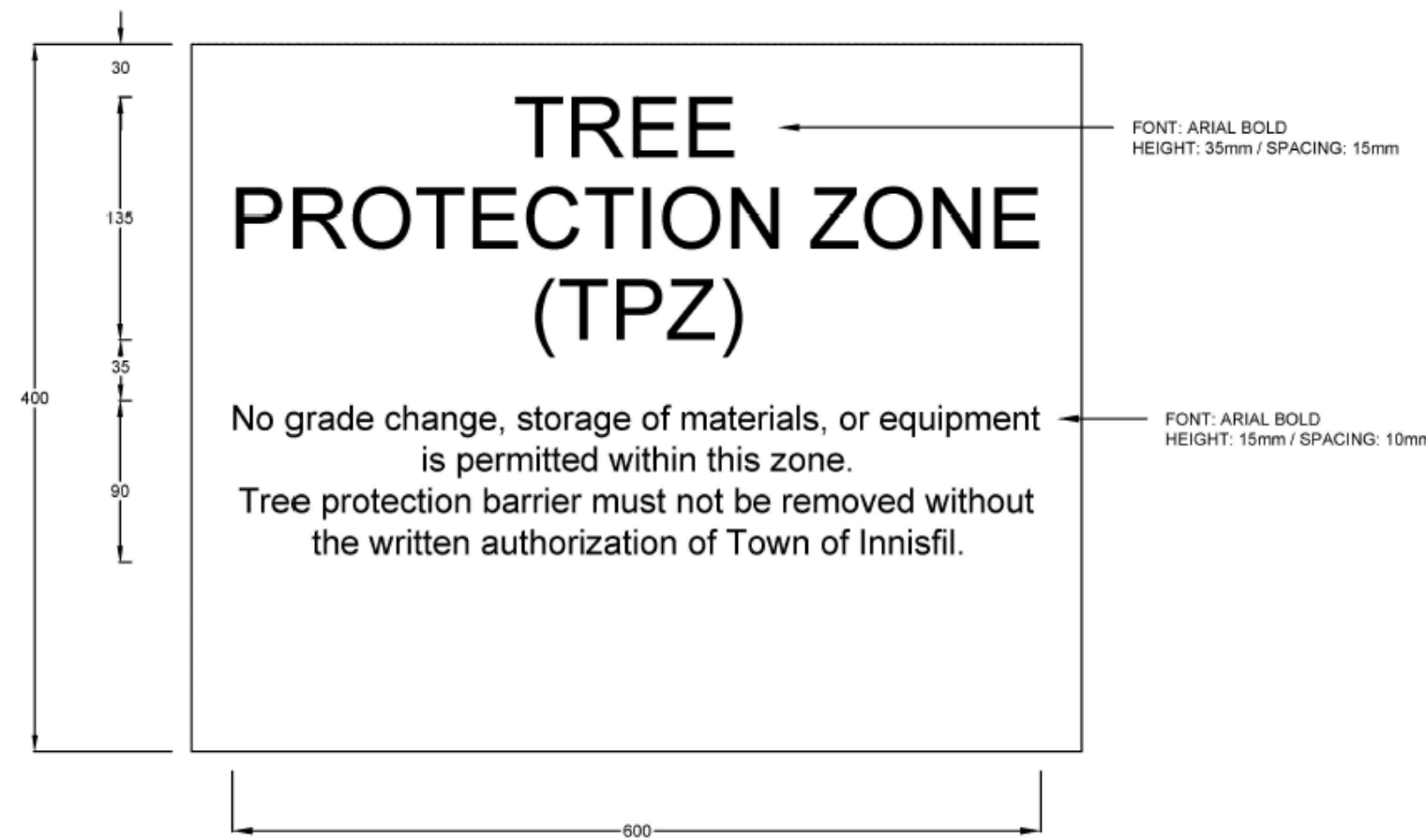
Tree #	Nr. of Trees	Botanical Name	Common Name	DBH (mm)	Maturity	Health Coefficient & Condition	Location	Recommended Action	Nr. of Replacement
Trees									
1	1	Picea	Spruce	610	Mature	Poor	On Site as shown	Remove	4 x 0.25 = 1
2	1	Pinus	Pine	457	Mature	Dead	On Site as shown	Remove	1 x 0 = 0
3	1	Pinus	Pine	457	Mature	Healthy	On Site as shown	Keep	NA
4	7	Cedrus	Cedar	203	Mature	Healthy	On Site as shown	Remove 4	4 x 2 = 8
5	1	Cedrus	Cedar	203	Mature	Healthy	On Site as shown	Remove	2 x 1 = 2
6	1	Cedrus	Cedar	254	Mature	Healthy	On Site as shown	Remove	2 x 1 = 2
7	1	Taxus	Yew	203	Mature	Poor	On Site as shown	Remove	2 x 0.25 = 0.5
8	1	Syringa	Lilac	50	Mature	Poor	On Site as shown	Remove	NA
9	1	Picea	Spruce	152	Mature	Dead	On Site as shown	Remove	1 x 0 = 0
10	1	Syringa	Lilac	50	Mature	Poor	On Site as shown	Remove	1 x 0.25 = 0.25
11	1	Pinus	Pine	406	Mature	Dead	On Site as shown	Remove	1 x 0 = 0
12	1	Rhus	Sumac	50	Mature	Healthy	On Site as shown	Remove	NA
13	2	Syringa	Lilac	50	Mature	Healthy	On Site as shown	Remove	NA
14	1	Pinus	Pine	406	Mature	Dead	On Site as shown	Remove	1 x 0 = 0
15	6	Acer	Maple	50	Sapling	Healthy	On Site as shown	Remove	NA
16	2	Pinus	Pine	762	Mature	Healthy	On Site as shown	Keep	NA
17	1	Acer	Maple	457	Mature	Healthy	On Site as shown	Keep	NA
18	1	Pinus	Pine	254	Mature	Healthy	On Site as shown	Keep	NA
19	1	Acer	Maple	914	Mature	Healthy	On Site as shown	Keep	NA
20	1	Cedrus	Cedar	254	Mature	Healthy	On Site as shown	Remove	1 x 2 = 2
21	3	Cedrus	Cedar	254	Mature	Healthy	On Site as shown	Keep	NA
22	3	Picea	Spruce	203	Mature	2 healthy, 1 dead	On Site as shown	Remove	2 x 2 = 4
Total									20

LEGEND

- SUBJECT PROPERTY LINE
- EX. CENTRELINE OF ROAD
- EX. EDGE OF PAVEMENT
- EX. HYDRO POLE
- EX. TREELINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING DWELLING
- PROPOSED ELEVATION
- EXISTING ELEVATION
- SURFACE DRAINAGE & GRADE
- PROP. DIRECTION OF OVERLAND FLOW
- INDICATES SWALE HIGH POINTS
- PROPOSED NUMBER OF RISERS
- PROPOSED DOWNSPOUT LOCATION
- PROPOSED DWELLING/BOAT HOUSE
- PROPOSED SILT FENCE
- PROPOSED SLOPE
- TREE TO REMAIN
- TREE TO BE REMOVED
- REPLACEMENT TREE

TREE PRESERVATION PROCESS

1. PROTECTION AREA IS INITIALLY IDENTIFIED IN THE FIELD BY A LICENSED ONTARIO SURVEYOR. THIS LINE APPROXIMATELY ESTABLISHES THE LIMITS OF TREE PRESERVATION SUBJECT TO AN ON-SITE MEETING WITH TOWN OF INNISFIL PARKS PLANNING & DEVELOPMENT STAFF AND THE LANDSCAPE ARCHITECT/ARBORIST.
2. THE LANDSCAPE ARCHITECT/ARBORIST AND THE TOWN OF INNISFIL PARKS PLANNING & DEVELOPMENT STAFF MEET TO REVIEW THE SURVEYED LINE PRIOR TO ANY TREE REMOVAL OCCURRING, AND TO ADJUST THE LINE WHERE APPROPRIATE TO REFLECT THE ACTUAL NATURE OF A TREE AREA AS OPPOSED TO A STRAIGHT CUT LINE.
3. TREES THAT ARE SUSCEPTIBLE TO FALLING ONTO PRIVATE PROPERTY OR MUNICIPAL PROPERTY FROM WITHIN THE TREE PRESERVATION ZONE WILL BE IDENTIFIED FOR REMOVAL. REMOVAL WILL TAKE PLACE AS PRESCRIBED IN ITEM #6 BELOW.
4. ONCE THE SITE VISIT HAS CONCLUDED, THEN TREE PRESERVATION FENCING WILL BE ERECTED ALONG THE AGREED TREE PRESERVATION LINE.
5. FULL TREE REMOVAL OUTSIDE OF THE TREE AREAS MAY OCCUR ONCE THE PRESERVATION FENCING HAS BEEN ERECTED, TREE REMOVAL PERMIT ISSUED, AND SIGNAGE POSTED A MINIMUM OF 7 DAYS PRIOR TO COMMENCING TREE REMOVAL ACTIVITIES ON SITE (AS PER BY-LAW 2014-115).
6. TREES ARE TO BE FELLED IN SUCH A MANNER AS TO NOT DISTURB VEGETATION TO REMAIN. NO MACHINERY OR EQUIPMENT SHALL BE OPERATED OR STORED WITHIN THE DRIPLINE OF PROTECTED TREES.
7. STUMP REMOVALS ARE TO BE IMPLEMENTED AS TO NOT TO DISTURB THE GROUND WITHIN THE TREE PRESERVATION ZONE.
8. ONCE TREE REMOVAL HAS OCCURRED, AND PRIOR TO THE ISSUANCE OF THE UNDERGROUND CERTIFICATE, A RE-INSPECTION OF THE TREE PRESERVATION AREAS MUST OCCUR WITH TOWN OF INNISFIL STAFF AND THE LANDSCAPE ARCHITECT/ARBORIST. ANY ADDITIONAL TREES TO BE REMOVED WILL BE NOTED BY THE TOWN OF INNISFIL PARKS PLANNING & DEVELOPMENT STAFF AND LANDSCAPE ARCHITECT/ARBORIST.
9. ALL TREES ON ADJACENT PRIVATE LAND SHALL RECEIVE DRIPLINE PROTECTION.



TREE PROTECTION ZONE SIGN
(NOT TO SCALE - ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED)

TREE PRESERVATION ZONE SIGN TEMPLATE.
NOTE TO OWNER: THIS SIGN SHOULD INCLUDE THE TOWN OF INNISFIL LOGO AND POSTED AT 50 METRE INTERVALS ALONG HOARDING/PRESERVATION FENCING.

NOTES FOR TREE PRESERVATION AND PROTECTION

THE INTENT OF TREE PRESERVATION AND PROTECTION IS TO PROVIDE AN INVENTORY OF EXISTING TREES ON SITE. IT IS NOT A SURVEY AND THEREFORE THE EXACT LOCATION OF EXISTING TREES MUST BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.

ALL TREES TO BE PRESERVED SHALL BE INDICATED AND MARKED AS SUCH ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCING OF THE CLEARING AND GRUBBING CONTRACT.

AS PART OF THE CLEARING AND GRUBBING CONTRACTUAL WORK, TREES LOCATED AT THE EDGES OF ALL PRESERVATION AREAS REGARDLESS OF SIZE ARE TO BE PRUNED OF DEAD AND DISEASED LIMBS AND INDIVIDUAL SPECIMENS AND ARE TO BE REMOVED IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES AND TO THE SATISFACTION OF THE TOWN OF INNISFIL UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT.

IN THE EVENT THAT A TREE THAT HAS BEEN DESIGNATED FOR PRESERVATION IS DAMAGED OR REMOVED WITHOUT PRIOR WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT AND TOWN OF INNISFIL, THE LAND OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL AND OR DAMAGE AS OUTLINED IN BYLAW 2003-120, SECTION 15.

SPECIFICATIONS FOR PRESERVATION & PROTECTION

PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, ALL TREES OR BLOCKS OF TREES THAT HAVE BEEN DESIGNATED FOR PRESERVATION, AS INDICATED ON THE ACCOMPANYING PLAN SHALL BE FULLY PROTECTED BY THE ERECTION OF HOARDING OUTSIDE OF OR AT THE DRIP LINE (SEE DETAIL D2).

EQUIPMENT OR VEHICLES SHALL NOT BE PARKED, REPAIRED OR REFUELED WITHIN TREE PROTECTION ZONE. CONSTRUCTION MATERIALS SHALL NOT BE STORED AND EARTH MATERIALS SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE AREA OF ANY TREE NOT DESIGNATED FOR REMOVAL.

ANY TREES NOT DESIGNATED FOR REMOVAL SHALL NOT HAVE RIGGING CABLES ATTACHED OR WRAPPED AROUND THEM. NOR SHALL ANY CONTAMINANTS BE DUMPED WITHIN THE PROTECTIVE AREAS. FURTHER, NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE THEY MAY COME INTO CONTACT WITH THE FEEDER ROOTS OF THE TREES TO BE PRESERVED.

THE CONTRACTOR OR LAND OWNER SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO TREES OR SHRUBS THAT ARE NOT DESIGNATED FOR REMOVAL AS PER THE ACCOMPANYING PLAN.

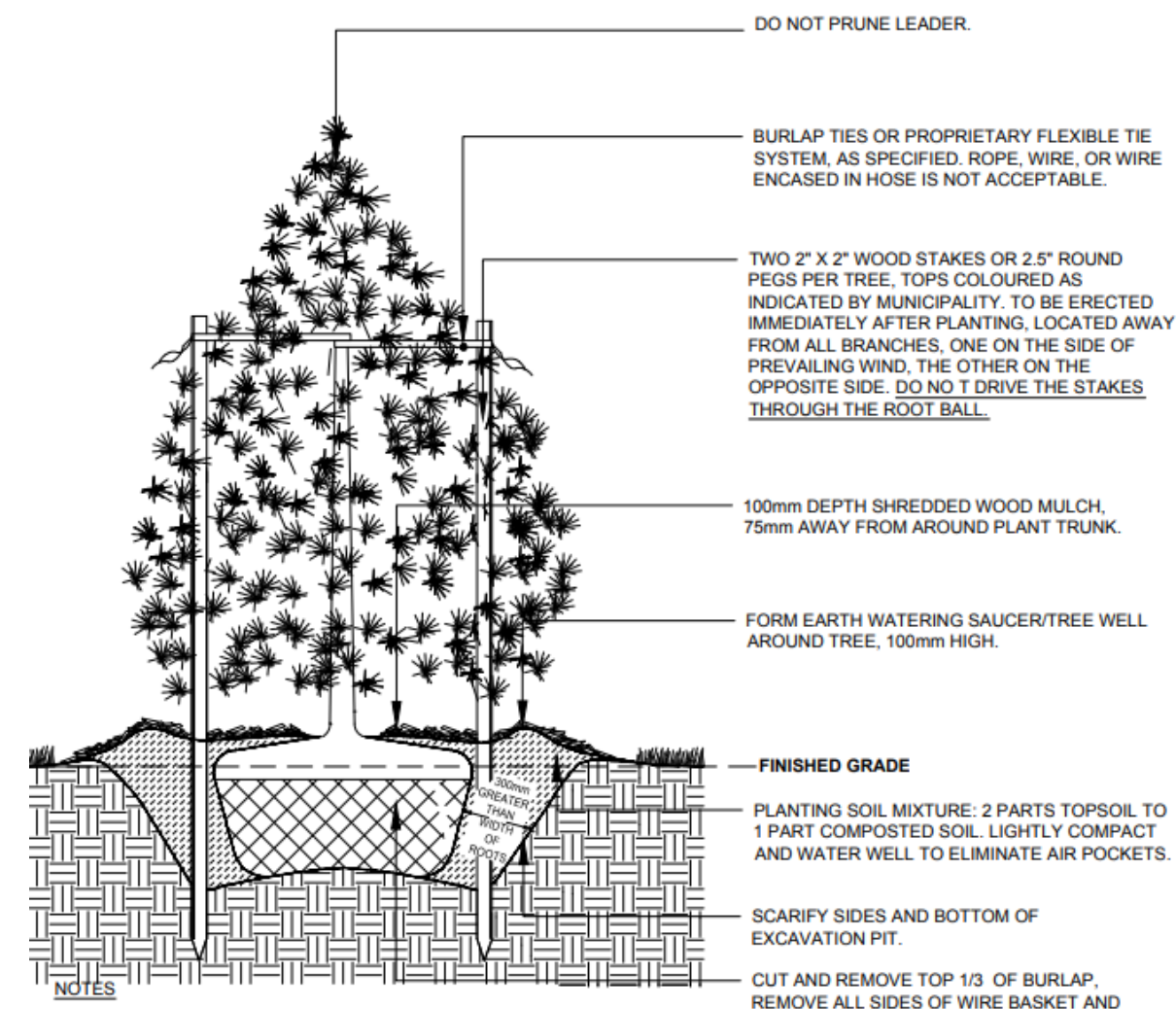
UNLESS THE CONTRACT WORK SPECIFICALLY REQUIRES WORK WITHIN THE DRIP LINE OF TREES NOT DESIGNATED FOR REMOVAL, EQUIPMENT SHALL NOT BE OPERATED WITHIN THAT DRIP LINE AREA. WHEN CONTRACT WORK MUST BE COMPLETED WITHIN THE DRIP LINE OF TREES NOT DESIGNATED FOR REMOVAL, OPERATION OF EQUIPMENT WITHIN THAT DRIP LINE SHALL BE KEPT TO THE MINIMUM AMOUNT REQUIRED TO COMPLETE THE WORKS. PRIOR TO THE COMMENCEMENT OF SUCH WORKS THE LANDSCAPE ARCHITECT AND TOWN OF INNISFIL MUST BE GIVEN WRITTEN NOTIFICATION AND WILL SUBSEQUENTLY BE REQUIRED TO INSPECT SAID WORKS.

THE CONTRACTOR'S OPERATION SHALL IN NO WAY CAUSE DAMAGE TO THE TRUNK OR BRANCHES OF TREES NOT DESIGNATED FOR REMOVAL.

IN THE EVENT THAT IT IS NECESSARY TO REMOVE LIMBS OR PORTIONS OF TREES NOT DESIGNATED FOR REMOVAL, WRITTEN APPROVAL AND DIRECTION MUST BE GIVEN BY THE LANDSCAPE ARCHITECT AND TOWN OF INNISFIL PRIOR TO ANY WORKS. THE REMOVALS MUST BE EXECUTED CAREFULLY AND IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND TECHNIQUES.

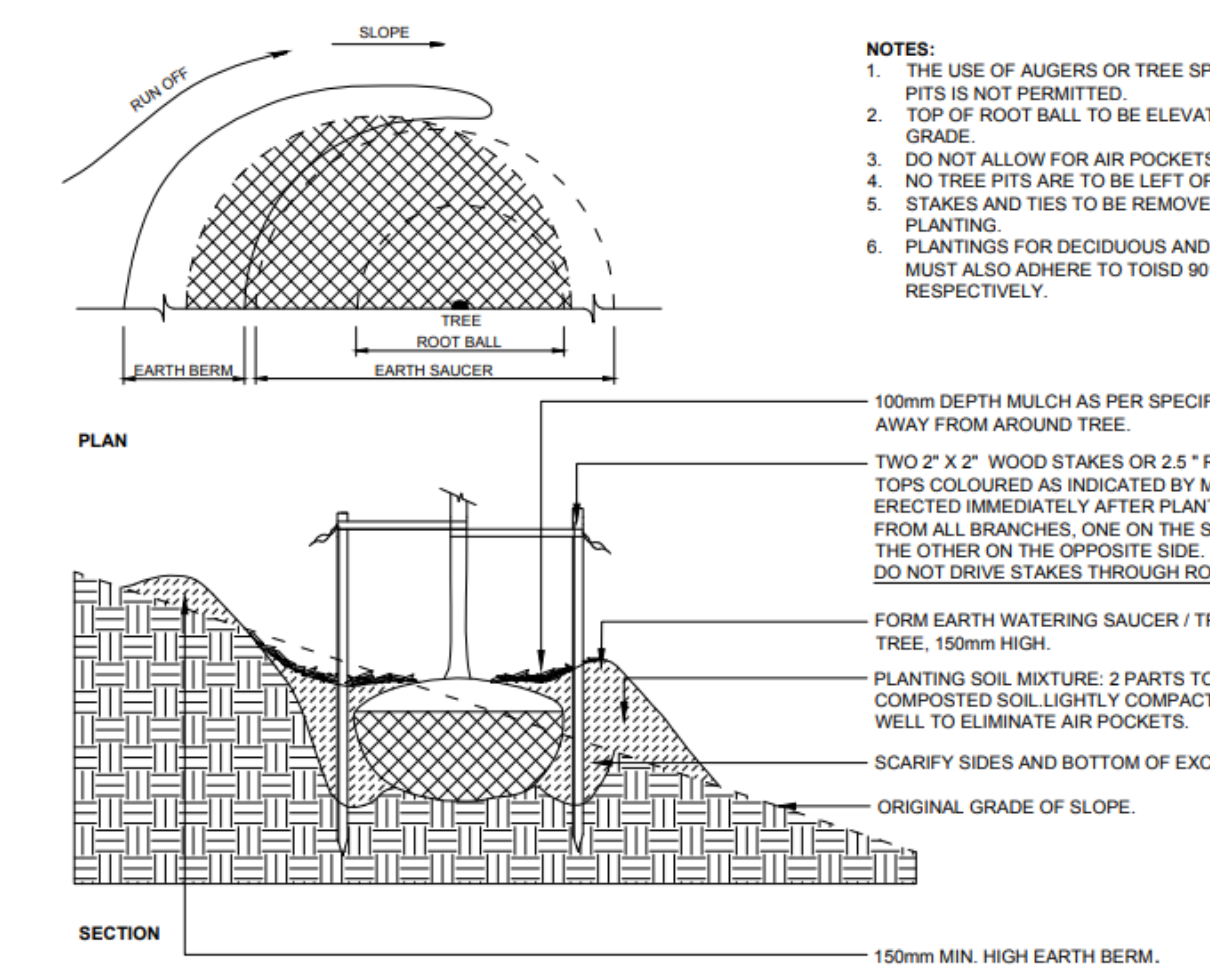
IN THE EVENT THAT GRADES AROUND A TREE DESIGNATED FOR PRESERVATION ARE TO BE CHANGED, THE DEVELOPER, AGENT OR LAND OWNER SHALL BE REQUIRED TO TAKE PRECAUTIONS TO PRESERVE THE TREE, SUCH AS DRY WELLING AND ROOT FEEDING. THE PROTECTION MEASURES MUST BE DONE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND TOWN OF INNISFIL.

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND/OR REMOVAL OF DEAD, DYING, DISEASED TREES WITHIN THE LIMIT OF THIS PLAN UNTIL END OF GENERAL MAINTENANCE.

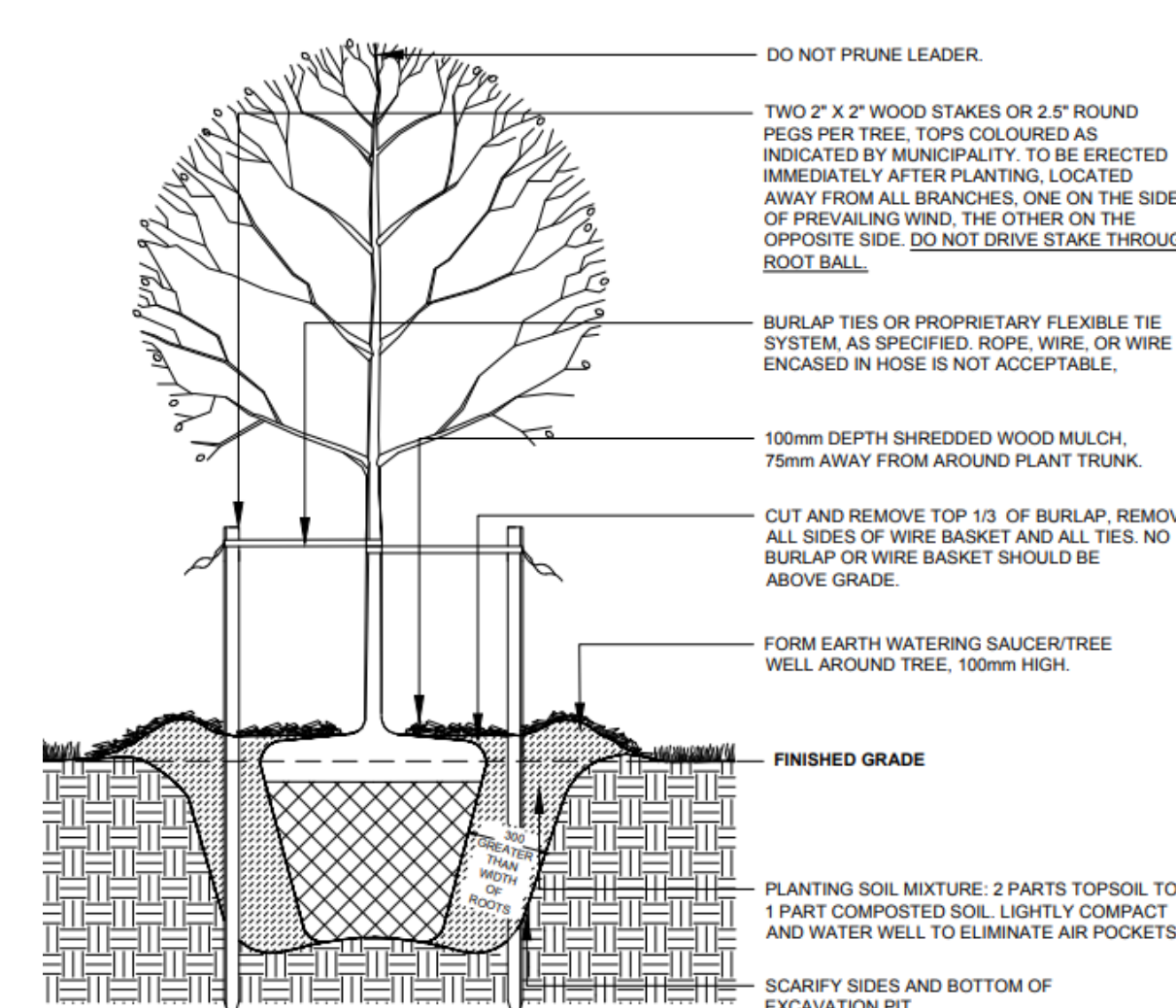


1. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
2. POSITION CROWN OF ROOT BALL 100mm ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
3. DO CORRECTIVE PRUNING TO RETAIN NATURAL FORM OF TREE AS DIRECTED BY THE ARBORIST OR LANDSCAPE ARCHITECT, INCLUDING REMOVAL OF DEAD, BROKEN, OR CROSSING BRANCHES OR CODOMINANT LEADERS. DO NOT REMOVE MORE THAN 20% OF LIVE CANOPY.
4. PRUNE GIRDLING ROOTS.
5. WHEN TREES ARE PLANTED ON SLOPES, SEE DRAWING TOISD 903.
6. NO TREE PITS SHALL BE LEFT OPEN OVERNIGHT.
7. STAKES AND TIES TO BE REMOVED ONE YEAR AFTER PLANTING.
8. TREE SHOULD BE STRAIGHT AND BE A MINIMUM OF 200mm TALL.
9. TREE SHOULD HAVE A STRONG LEADER.
10. BARE ROOT STOCK WILL NOT BE ACCEPTED.

CONIFEROUS TREE PLANTING
TOWNSHIP OF INNISFIL TOISD 902
(NOT TO SCALE - ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED)

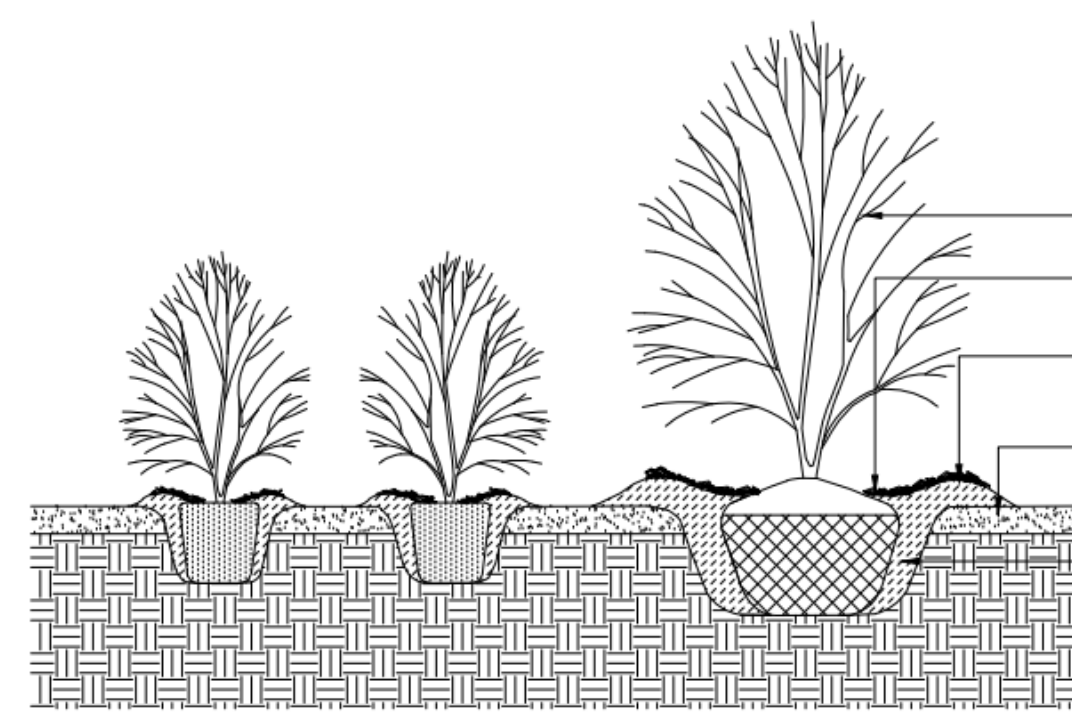


TREE PLANTING ON SLOPE
TOWNSHIP OF INNISFIL TOISD 903
(NOT TO SCALE - ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED)

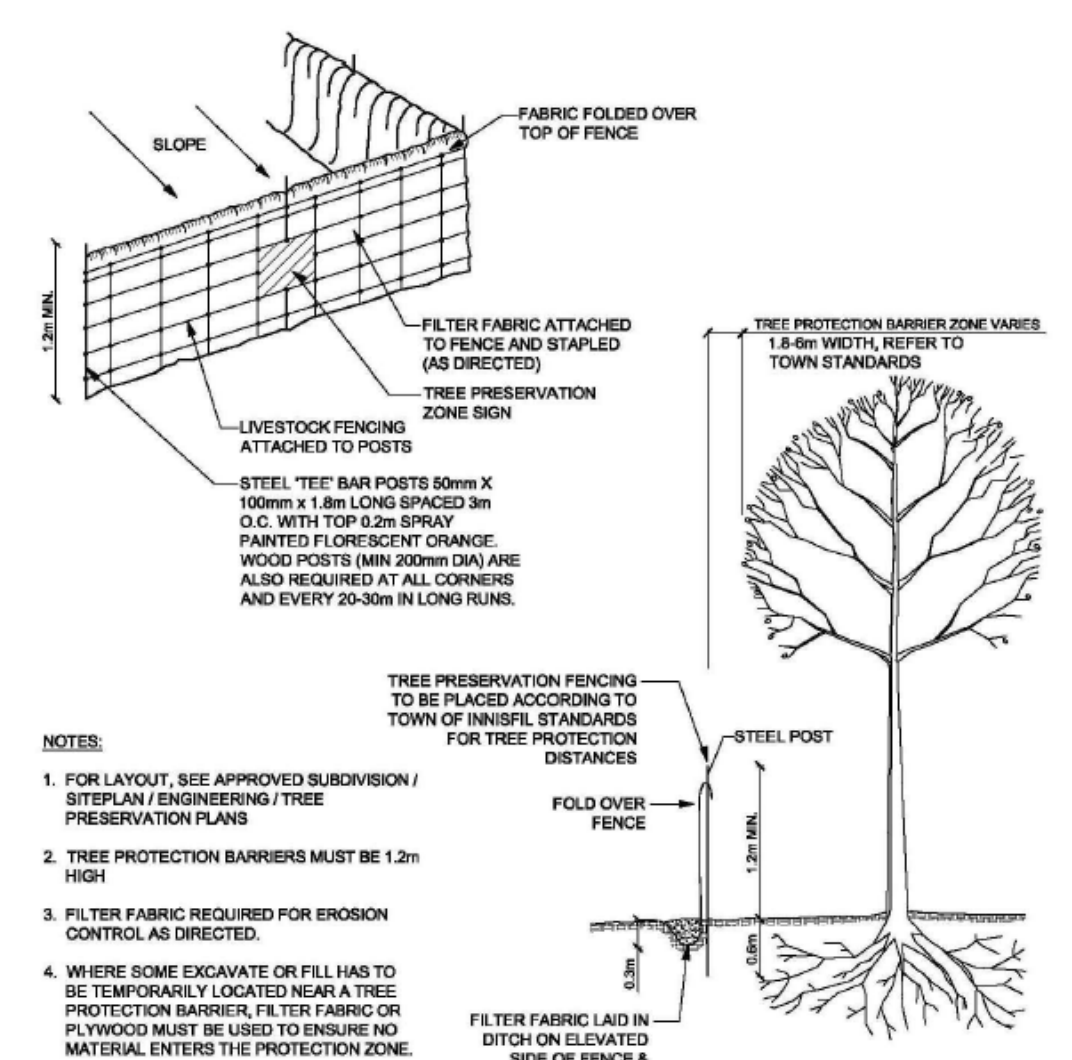


1. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
2. POSITION CROWN OF ROOT BALL 100mm ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
3. DO CORRECTIVE PRUNING TO RETAIN NATURAL FORM OF TREE AS DIRECTED BY THE ARBORIST OR LANDSCAPE ARCHITECT, INCLUDING REMOVAL OF DEAD, BROKEN, OR CROSSING BRANCHES OR CODOMINANT LEADERS. DO NOT REMOVE MORE THAN 20% OF LIVE CANOPY.
4. PRUNE GIRDLING ROOTS.
5. WHEN TREES ARE PLANTED ON SLOPES, SEE DRAWING TOISD 903.
6. NO TREE PITS SHALL BE LEFT OPEN OVERNIGHT.
7. STAKES AND TIES TO BE REMOVED ONE YEAR AFTER PLANTING.
8. TREE SHOULD BE STRAIGHT AND HAVE A MINIMUM OF 50mm DISH.
9. TREE SHOULD HAVE A STRONG LEADER.
10. BARE ROOT STOCK WILL NOT BE ACCEPTED.

DECIDUOUS TREE PLANTING
TOWNSHIP OF INNISFIL TOISD 901
(NOT TO SCALE - ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED)



SHRUB PROTECTION
TOWNSHIP OF INNISFIL TOISD 904
(NOT TO SCALE - ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED)



- NOTES:
1. FOR LAYOUT, SEE APPROVED SUBDIVISION / SITE PLAN (ENGINEERING / TREE PRESERVATION PLANS)
 2. TREE PROTECTION BARRIERS MUST BE 1.2m HIGH
 3. FILTER FABRIC REQUIRED FOR EROSION CONTROL AS DIRECTED.
 4. WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, FILTER FABRIC OR PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE PROTECTION ZONE.
 5. ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE PROTECTION BARRIER.
 6. NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND ARE PERMITTED WITHIN THE TREE PROTECTION ZONE.

TREE PROTECTION BARRIER
TOWNSHIP OF INNISFIL TOISD 905
(NOT TO SCALE - ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED)