TREE INVENTORY AND PRESERVATION PLAN

Newmarket Toyota

Township of East Gwillimbury, York Region

October 2024

RIVERSTONE
ENVIRONMENTAL SOLUTIONS INC.

RIVERSTONE
ENVIRONMENTAL SOLUTIONS INC.

October 31, 2024
RS# 2024-227

Newmarket Toyota
c/o Kayly Robbins, MPL, MCIP, RPP
Senior Planner
Weston Consulting

***SUBJECT*: Tree Inventory and Preservation Plan, 1656 Green Lanes, Town of East Gwillimbury, York Region**

Kayly:

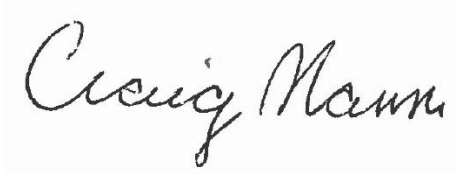
RiverStone Environmental Solutions Inc. is pleased to provide you with the attached report.

Please contact us if there are any questions regarding the report, or if further information is required.

Best regards,

RiverStone Environmental Solutions Inc.

Al Shaw, M.Sc.
Senior Ecologist/Principal



Craig Mann H.B.Sc.F., Dipl. IFRM.
Ecologist/ISA certified Arborist (ON-2369A)

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1 BACKGROUND

RiverStone Environmental Solutions Inc. (hereafter, "RiverStone") was retained by Newmarket Toyota, through Weston Consulting, to prepare a Tree Inventory and Preservation Plan as part of an application for development of the property located at 1656 Green Lanes in the Town of East Gwillimbury (hereafter, "subject property"; **Figure 1**). It is our understanding that the larger parcel was previously owned and separated to provide development opportunities on two separate parcels. At the time of the most recent site visit the subject lands had been essentially cleared and graded, in comparison to the initial site assessments.

It is RiverStone's understanding that the preparation of this Tree Inventory and Preservation Plan has been requested by the Town of East Gwillimbury as part of the approvals package for the site plan application. RiverStone's tree inventory includes trees on the subject property, as well as trees directly adjacent to the property. The inventory was conducted as outlined in the Town of East Gwillimbury Parks Design Standards Manual.

Cunningham Environmental Associates and RiverStone have also prepared a *Natural Heritage Evaluation* under a separate cover to characterize and assess potential impacts to ecological features and functions in association with the proposed development. The results of the *Natural Heritage Evaluation* have informed this Tree Inventory and Preservation Plan where applicable.

2 APPROACH AND METHODS

2.1 Methods

A tree inventory and health assessment were carried out on the subject property on September 17, October 1 and 5, 2021 and September 26, 2024, by Craig Mann (Ecologist/Certified ISA Arborist ON-2369A) and Al Shaw (Senior Ecologist/Principal). Trees inventoried included all trees assumed to be within the York Region road right-of-way (ROW) along Green Land and all trees 10 cm diameter at breast height (DBH) or greater located within the subject property and directly adjacent (within 6.0 m). All trees were inventoried and assessed from the ground. Trees were identified to species and assessed based on health and condition. Tree information recorded for each specimen included:

- Tag Number,
- Species (common and scientific name),
- Diameter at breast height – approximately 1.37 metres above ground (DBH),
- General visual assessment that included an assessed for defects and indicators of decline (e.g., open wounds, broken branches, etc.),
- Estimation of canopy radius,
- Comments, and
- GIS location.

Based on the information collected, an overall visual assessment of tree health and structural integrity as viewed from the ground is provided. The structural condition of the tree and the overall health of each tree were given a ratio of poor, fair or good. Notwithstanding the determinations of tree health and structural integrity made herein (e.g., good, fair, poor), it must be recognized that all trees (in good health or otherwise) have the potential for failure given adverse weather, damage due to mechanical injury, or other factors that cause stress.

In general, an individual tree was assessed if it was located within lands identified as being on the subject property or directly adjacent (within 6 m) to the property boundary. Trees located on adjacent lands without permission to entre were assessed to the extent possible without entering private property. No tags were installed on these trees or trees occurring on adjacent lands. Data from the inventory will be used to inform the detailed design and to prepare a tree protection plan that responds to the impacts of the detailed design.

3 DEFINITIONS

The following definitions have been utilized in this report, inventory table, or to assess trees in the field.

Tree Number – Tag number applied in the field used in referencing trees on maps and inventory tables

Species – The scientific and common names of each tree

DBH – The diameter in centimetres of a tree at breast height, measured at 1.37 m above the ground

Inclusion – Location where multiple stems meet and form a junction where a weak union may be present

Tree Health Condition – Overall health of the tree based on the crown

Tree Structure Condition – Overall condition of the tree based on the presence of defects, inclusions, and branching on the stem and in the crown

Good – The assessment of a tree with observed deficiencies less than 15% within a tree's health and structure condition

Fair – The assessment of a tree with observed deficiencies between 15%-40% within a tree's health and structure condition

Poor – The assessment of a tree with observed deficiencies greater than 40% within a tree's health and structure condition

4 TREE INVENTORY AND HEALTH ASSESSMENT

The results of the tree inventory and health assessment area provide in **Appendix 1** and summarized below. The location of all trees assessed is provided in **Figure 2**.

A total of one hundred and eighty (180) trees were assessed in this study with tree tags 101-143, 147, 148, 158-203, 602, 901-903, 919-1000, 1485, 1488, 1489, and 1493. Trees located on adjacent lands where permission was not granted were assessed through estimation and given tag numbers but not physically tagged. Trees inventoried consisted primarily of deciduous species with conifer species confined to a hedgerow along the east property boundary. Trees ranged from young to over-mature, with sizes that ranged from less than 10 cm DBH 54 cm DBH. Tree composition and abundance is summarized below in **Table 1**. Nine (9) different species were documented within the subject property and/or directly adjacent to the development boundary with the following species being present, American Elm (*Ulmus americana*), Balsam Poplar (*Populus balsamifera*), Black Walnut (*Juglans nigra*), Horse Chestnut (*Aesculus hippocastanum*), Kentucky Coffee Tree (*Gymnocladus diocus*), Manitoba Maple (*Acer negundo*), Northern Red Oak (*Quercus rubra*), White Spruce (*Picea glauc*a) and Willow Species (*Salix sp*.). A number of trees were noted as unknown due to level of decline. The complete inventory and health assessment of trees can be found in **Appendix 1**.

No Butternut, (*Juglans cinerea*), were observed during the tree inventory. There is potential for this species to be located on adjacent lands beyond the assessment area. If Butternut are located beyond the

assessment area and there is potential for impacts, a health assessment, submission to MECP and potential permitting may be required.

Kentucky Coffee Tree (*Gymnocladus diocus*) were inventoried as planted trees within the ROW of Green Lane. Kentucky Coffee Tree is considered Threatened within its native range that covers the County of Elgin, County of Esses, County of Lambton, County of Middlesex, County of Norfolk, County of Oxford and Municipality of Chatham-Kent. The native range for this species does not extend to the East Gwillimbury Area. In addition, protection of planted species does not fall under the Species as Risk Act.

There is potential that some of the unknown trees were Green Ash (*Fraxinus pennsylvanica*) that have been affected by Emerald Ash Borer (*Agrilus planipennis*; EAB).

Species within the study area show a broad range of conditions from poor to good. Observations of decline and defects present in trees inventoried on the property included:

- Shared stumps with inclusion wood
- Multiple stems
- Large branching
- Dieback
- Sever lean
- Wounds on stem or branches

Table 1. Composition and Abundance of Trees > 20 cm DBH within and/or adjacent to the Areas of Disturbance.

Species	Total Assessed	Percentage of Total (%)
Manitoba Maple (*Acer negundo*)	68	38
Willow Species (*Salix sp.*)	52	28
White Spruce (*Picea glauca*)	41	23
Black Walnut (*Juglans nigra*)	4	2
Kentucky Coffee Tree (*Gymnocladus diocus*)	4	2
Northern Red Oak (*Quercus rubra*)	2	1
American Elm (*Ulmus americana*)	1	1
Balsam Poplar (*Populus balsamifera*)	1	1
Horse Chestnut (*Aesculus hippocastanum*)	1	1
Unknown	6	3
TOTAL	**180**	**~100**

5 APPLICABLE BY-LAWS AND PERMITS

The Town of East Gwillimbury Parks Design Standards Manual (January 2022) provides guidance for the preservation and compensation of trees on both city and privately owned lands. This manual outlines the requirements of Tree Preservation Plans, the requirement and method of compensation for trees over 20 cm in DBH and protection standards drawings. Trees located along Green Lane are covered under the York Region Street Tree and Forest Preservation Guidelines. This guideline covers all street trees (trees that have been planted) and individual trees (naturally occurring trees) within York Region owned lands. All planted street trees and naturally occurring trees located along Green

Lane were assessed on York Region Lands. This study has been conducted following the above policies.

6 IMPACT ASSESSMENT AND RECOMMENDATIONS

6.1 Discussion

The assessment of tree impacts provided herein is based on a drawing of the proposed development plan provided to RiverStone by the consulting team. The proposed development plan is depicted graphically alongside the results of the tree inventory on **Figure 3**. The proposed development plan consists of a car dealership with a main commercial structure, parking to accommodate an inventory of vehicles and along with associated stormwater and servicing infrastructure (**Appendix 2).** It is anticipated that the proposed development will require the removal of a large majority of trees within the subject property.

6.2 Tree Removal

Existing trees within the proposed development area may be negatively affected by removal, grading, construction, and other activities associated with implementation of residential development via the following pathways:

- Direct tree removal in areas where trees conflict with building envelopes or areas of site alteration (e.g., grading of building site and driveways, etc.);
- Mechanical injury to the trunk, roots, branches, and/or foliage during construction activities;
- Soil compaction within the rooting zone; and
- Smothering or exposure of roots because of changes in grade.

As shown on **Figure 3**, a total of one hundred and eighty (180) inventoried trees require removal to implement the proposed development, of these trees all are located on private land with no trees located in York Region owned lands. This assessment includes all trees including those that were found to be dead. All trees within the main portion of the subject property are proposed to be removed with trees to remain along the west property boundary and on adjacent lands to the south and north. Given the proximity of the trees recommended for retention, the position of required tree protection fencing will be along the edge of the east and north development boundary where adjacent trees are present and around individual trees within York Region owned lands along Green Lanes. It is expected that the construction activities will result in disturbance to the root system of proximate trees. Recommendation for protection of these trees fall under the Region's Tree Preservation and Planting Design Guidelines and are outlined below.

Within lands owned by the client, one hundred and eighty (180) trees require removal for development of the car dealership and associated infrastructure. Tree species proposed for removal include Manitoba Maple, Willow Species, Balsam Poplar and White Spruce. All trees inventoried over 20 cm in DBH require compensation under the Town of East Gwillimbury Parks Design Standards Manual as detailed below.

6.3 Tree Protection

Figure 3 show trees to be protected. All trees have been documented using a high accuracy GPS, however this is not a substitute for a formal OLS survey of trees and property boundaries. To protect trees that will be retained along the west, north and south property boundaries and to verify ownership of trees, RiverStone recommends the following measures:

- **All trees on subject lands located adjacent to properties not owned by the client are to be surveyed by a qualified Ontario Land Survey to verify location prior to any removals.**
- **Prior to removal of any trees adjacent to lands not owned by the client, adjacent owners should be notified and**
- **All trees that are not to be removed are to be preserved, tree preservation fencing is outlined on Figure 3 .**
- **The barrier must be installed along the grading limit of the proposed development, according to the Tree Preservation Protection Fence (Standard Detail 507).**
- **If works are to occur within the TPZ of a retained tree, then the barrier is to be set as far from the base of the tree as possible and other tree protection measures implemented.**
- **Trees with overlapping barriers are to be grouped with a continues barrier, where feasible.**
- **All trees to be preserved shall conform to the following requirements:**
    - **All trees preservation shall be in accordance with the East Gwillimbury's Tree and Forest Preservation Guidelines.**
    - **Tree protection measures are to be installed according to an approved Tree Preservation Plan and inspected once measures are in place.**
    - **All tree protection fencing shall be installed prior to construction and must remain in good repair for the duration of construction.**
    - **Tree to be preserved are to be regularly monitored and if decline in health is observed maintenance measures completed or removed with compensation provided.**
- **The following activities are prohibited from within a TPZ prior to, during and following site work:**
    - **Installation or attachment of any items to the tree**
    - **Operation of equipment or machinery**
    - **Storage of equipment, machinery, or materials**
    - **Access by any personnel**
    - **Placement of trailer, temporary buildings, or structures**
    - **Flushing. Storage or dumping of fuels, chemicals, or other contaminants.**
    - **Stockpiling of soil**
    - **Digging, trenching or excavation**
    - **Change in existing grade**

- **Work required to occur within a TPZ shall conform to the following requirements:**
    - **The Tree Protection fencing shall not be moved at any time during construction unless with the oversight of a Qualified Arborist**
    - **Root sensitive excavation provisions must be followed when working in the TPZ's.**

6.4 Canopy Clearance Pruning

It is assumed that trees along new cleared edges will require canopy clearance pruning. If it is determined that a retained tree requires canopy pruning during site work the following is to be followed:

- **It is anticipated that some trees canopies may require pruning for clearance once clearing has occurred. It is recommended that canopy clearance pruning be undertaken by an ISA Certified Arborist or Ontario College of Trades 444A Arborist or Arborist apprentice and following good arboriculture practices.**

6.5 Root-sensitive Excavation and Root Pruning

While most trees inventoried are proposed for removal there are areas where trees on adjacent lands or within preservation area will require excavation within the root zones. In these areas root pruning is to occur. In addition, any roots that become excavated and/or exposed during implementation of the proposed road widening are to be pruned. The purpose for root-sensitive excavation and root pruning is to ensure roots are clearly severed and not torn, fractured by conventional exaction equipment. The following mitigation summarized below are outlined in the York Region Street Tree and Forest Preservation Guidelines:

- **Root-sensitive excavation shall be undertaken along the development where tree barrier fencing is located adjacent to retained trees, this included areas indicated on Figure 3 with barrier fencing.**
- **Root-sensitive excavation shall be undertaken through pneumatic soil excavation (e.g., AirSpade or similar) or hydro-vac excavation.**
- **Root-sensitive excavation shall be undertaken by excavating a trench ~20 cm wide and 1.0 m deep or to maximum depth of excavation (whichever is greater) along the edge of excavation as far from the base of tree as possible.**
- **Any exposed roots must be pruned back to the face of the trench wall to be retained (i.e., the back face of ditch). Any root greater than 6 cm in diameter will not be pruned without authorization of York Region or its designate.**
- **All roots must be pruned with clean and sharp hand tools only. Shovels, picks or other construction tools shall not be used, and wound dressing or paint not used to cover cut ends.**
- **Roots are to be pruned in a similar fashion as branches, in a manner that maintains the integrity of the root bark ridge, where present. Root should be pruned back to native soil with no rood stubs being left after root pruning.**

- **Avoid prolonged exposure of tree roots with all pruned roots being covered with native soil as soon as possible after root pruning.**

- **If conventional excavation is not scheduled to occur immediately after root-sensitive exaction and root pruning, the trench should be backfilled. The TPZ barrier should be set to the limit of the trench to ensure that excavation does not extend beyond the limit of root pruning.**

- **Conventional excavation must not encroach beyond the back face of the trench and limit of rood pruning in order to prevent further damage to pruned roots.**

6.6 Tree Transplanting

There are no trees proposed to be transplanted for this project.

6.7 Trees Posing Elevated Risk

Although there were trees inventoried that were noted to be in poor condition, all trees inventoried that are owned by York Region are proposed to be removed. Preserved trees are either on lands not owned by the client or in areas where an elevated risk level based on our detailed visual site assessment does not pose a hazard.

6.8 Species-at-Risk

As outlined above, Butternut trees were not observed during the tree inventory for the subject property. Kentucky Coffee Trees that have been planted within the Green Lane ROW are not considered threatened since they have been planted and are outside their native southwest Ontario range.

6.9 Compensation for Tree Removals

Within lands owned by the client that fall under the Parks Design Standards Manual, sixty-six (66) trees 20 cm DBH and greater require removal and compensation (not dead). These trees have a combined diameter of **2088** cm. Compensation calculations as outlined in Section 1 of the Town of East Gwillimbury Parks Design Standards Manual was used. The total calculated number of compensation trees is **348 Trees**. The total calculated compensation value, assuming $520.00 / tree (conifer and deciduous), is **$180,960.00.**

7 COMPLIANCE WITH RELEVANT POLICY AND LEGISLATION

7.1 Federal Migratory Birds Convention Act, 1994 (MBCA)

Part 1, Section 5 of the Migratory Birds Regulations under the *Migratory Birds Convention Act, 1994* (MBCA) prohibits the disturbance or destruction of nests, eggs, or nest shelters of a migratory bird. The provincial *Fish and Wildlife Conservation Act, 1997* (FWCA) extends the protection of bird nests and eggs to species that are not listed under the Migratory Birds Regulations (e.g., Corvids).
For most migratory bird species, nest protections under the MBCA apply for the duration of time that a nest is occupied; however, protections extend beyond the period of occupation for several species that may be common locally, including Pileated Woodpecker, Green Heron, and Great Blue Heron, amongst others (see Schedule 1 under the Act for full list). For the species listed under Schedule 1, specific conditions must be met in order to damage/remove a nest, including providing notice to the

minister in charge, and demonstrating that the nest has not been occupied by an applicable species for a time period specified under Schedule 1.

Based on our on-site assessment, there is evidence of nesting or suitable nesting habitat on the subject property/study area by any species listed under Schedule 1 to the MBCA. Restricting clearing of vegetation for any development to times outside of the period of April 1 to August 31, inclusive, will avoid destruction of other species' nests and prevent contravention of Section 5 of the regulations. If vegetation removal must occur during this period, a nest survey should be conducted by a qualified avian biologist prior to commencement of construction activities to identify and locate active nests of migratory bird species covered by the MBCA or FWCA. If a nest is located or evidence of breeding noted, then a mitigation plan should be developed to address any potential impacts on migratory birds or their active nests. Mitigation may require establishing appropriate buffers around active nests or delaying construction activities until the conclusion of the nesting season.

7.2 Provincial *Endangered Species Act*, S.O. 2007, c. 6

The *Endangered Species Act* (ESA) protects designated endangered and threatened species in Ontario from being killed, harmed, or harassed (s. 9) or having their habitat damaged or destroyed (s. 10). No individuals of tree species listed as endangered or threatened under the ESA were observed during the re proposed to be removed to accommodate development. Encroachment into the protected habitat radius of a single Butternut may be required. Mitigation planning pertaining to this Butternut (and other applicable species) is discussed in further detailed within the Natural Heritage Evaluation (RiverStone, 2023).

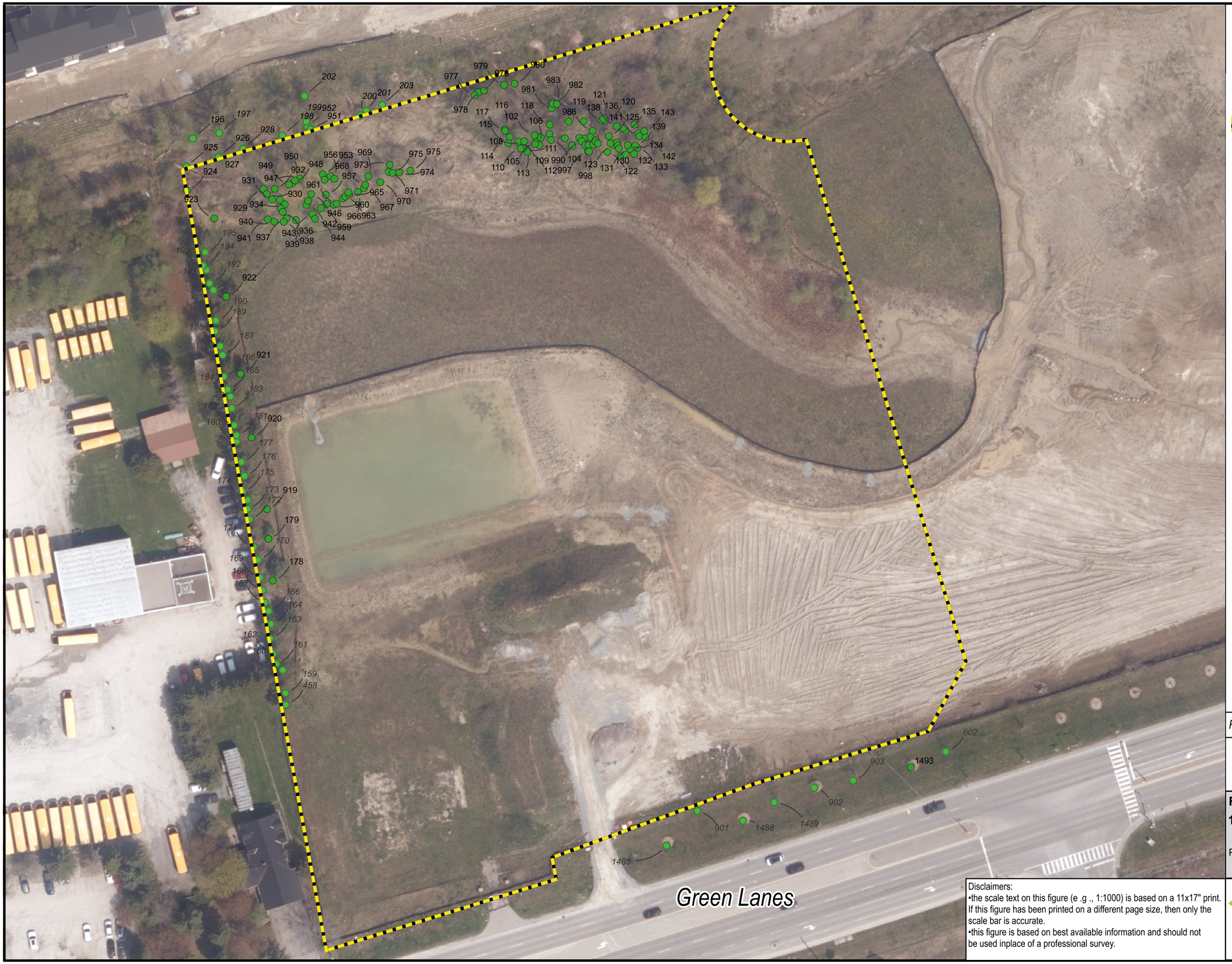
The proposed development plan requires the removal of trees for the development plan. Several trees proposed to be removed provide potential habitat for endangered bat species. For the protection of endangered bats, the following is recommended:

- **Any tree removals required to accommodate potential future development take place outside of the season in which endangered bats may be active, *i.e.*, April 1 – September 30. Note: this timing window extends further than the timing window recommended to avoid impacts to nesting migratory birds (see Section 7.1).**

8 CONCLUSIONS

This study has been conducted in accordance with the Town of East Gwillimbury policy outlined in the Parks Design Standards Manual and the Region of York Street Tree and Forest Preservation Guidelines. It is anticipated that one hundred and nineteen (119) trees will require removal on lands owned by the client for the proposed development. Of these trees, all trees are located on the client's land. Based on Town of East Gwillimbury policy compensation is **348 trees planted or $180,960.00 in monetary compensation.**

Provided that RiverStone's proposed recommendations and mitigation measures outlined in this report are implemented in full, we believe that trees beyond the proposed development areas can be maintained and protected.



Legend

Subject Property

Subject Property

Tree Inventory

Trees on Subject Property and Adjacent Lands

N

Orthorectified Aerial Photograph 2023

RS Project No. 2024-227	Oct 28, 2024	By: AS

0 25 50 75 m

Scale 1:1,300

Figure 2. Tree Inventory and Protection Plan
1656 Green Lanes, Newmarket

Prepared for: Newmarket Toyota

Disclaimers:
•the scale text on this figure (e .g ., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
•this figure is based on best available information and should not be used inplace of a professional survey.

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Legend

N

Subject Property

Subject Property

Tree Inventory

- Trees to Retain - adjacent lands
- Trees to be Removed
- Trees to Retain

Orthorectified Aerial Photograph 2023

RS Project No. 2024-001	Oct 28, 2024	By: AS

0 25 50 75 m

Scale 1:1,300

Figure 3. Tree Inventory and Protection Plan
1656 Green Lanes, Newmarket

Prepared for: Newmarket Toyota

Disclaimers:
•the scale text on this figure (e .g ., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
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Appendix 1. Tree Inventory and Health Assessment.

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Appendix 1. Tree Inventory, Newmarket Toyota

RS Job #: 2024-227
Client: Newmarket Toyota

Date of On-site Inventory: September 17, 2021, October 1 and 5, 2021, September 26, 2024

Weather: Clear, Sunny, humid

Staff

Certified Arborist: Craig Mann — CERT ID: ON-2369A

Assessment Criteria and Condition

Trunk Integrity (TI): defects of weakness in trunk, etc.
Canopy Structure (CS): scaffold branches, unions, multiple stems, insect damage, etc.
Canopy Vigour (CV): health of tree based on crown

Good (G): tree displays less than 15% deficiency or defect
Fair (F): tree displays 15-40% deficiency or defect
Poor (P): tree displays greater than 40% deficiency or defect

Tag No.	Scientific Name	Common Name	DBH (cm)	Condition TI	Condition CS	Condition CV	Canopy Radius (m)	Summary Comments	Tree Protection Zone (m)	Location of Tree	Proposed Action	Compensation Size
101	Acer negundo	Manitoba Maple	13				dead		Dead	Client Land	Remove - Site Works	Dead
102	Acer negundo	Manitoba Maple	18	Poor	Poor	Poor	2.0	most of canopy dead, stem wound at 3.0m, lean, dieback	2.4	Client Land	Remove - Site Works	Too small
103	Acer negundo	Manitoba Maple	14				dead		Dead	Client Land	Remove - Site Works	Dead
104	Acer negundo	Manitoba Maple	20				dead		Dead	Client Land	Remove - Site Works	Dead
105	Acer negundo	Manitoba Maple	18				dead		Dead	Client Land	Remove - Site Works	Dead
106	Unknown	Unknown	24				dead		Dead	Client Land	Remove - Site Works	Dead
107	Acer negundo	Manitoba Maple	10	Poor	Fair	Fair	1.0	severe lean, dieback	2.4	Client Land	Remove - Site Works	Too small
108	Acer negundo	Manitoba Maple	13	Poor	Poor	Poor	0.5	mushrooms present, top dead	2.4	Client Land	Remove - Site Works	Too small
109	Acer negundo	Manitoba Maple	13	Poor	Poor	Poor	1.0	top broken off at 5.0m, stem rub wound	2.4	Client Land	Remove - Site Works	Too small
110	Acer negundo	Manitoba Maple	16	Poor	Good	Fair	2.0	severe lean	2.4	Client Land	Remove - Site Works	Too small
111	Acer negundo	Manitoba Maple	11	Fair	Good	Fair	1.5	lean, stem rub wound	2.4	Client Land	Remove - Site Works	Too small
112	Acer negundo	Manitoba Maple	18	Poor	Fair	Poor	2.0	severe lean, dieback, branch rubbing	2.4	Client Land	Remove - Site Works	Too small
113	Acer negundo	Manitoba Maple	11	Poor	Fair	Poor	1.0	severe lean, dieback	2.4	Client Land	Remove - Site Works	Too small
114	Acer negundo	Manitoba Maple	16	Good	Fair	Good	2.5	dieback	2.4	Client Land	Remove - Site Works	Too small
115	Acer negundo	Manitoba Maple	12	Fair	Good	Good	2.0	lean	2.4	Client Land	Remove - Site Works	Too small
116	Acer negundo	Manitoba Maple	16	Good	Good	Good	3.0		2.4	Client Land	Remove - Site Works	Too small
117	Acer negundo	Manitoba Maple	10	Good	Good	Good	1.0		2.4	Client Land	Remove - Site Works	Too small
118	Acer negundo	Manitoba Maple	18	Fair	Good	Good	2.5	lean	2.4	Client Land	Remove - Site Works	Too small
119	Acer negundo	Manitoba Maple	15				dead		Dead	Client Land	Remove - Site Works	Dead
120	Unknown	Unknown	12				dead		Dead	Client Land	Remove - Site Works	Dead
121	Unknown	Unknown	20				dead		Dead	Client Land	Remove - Site Works	Dead
122	Acer negundo	Manitoba Maple	23	Poor	Poor	Poor	dead		Dead	Client Land	Remove - Site Works	Dead
123	Acer negundo	Manitoba Maple	12	Good	Poor	Poor	dead		Dead	Client Land	Remove - Site Works	Dead
124	Acer negundo	Manitoba Maple	11	Good	Poor	Poor	dead		Dead	Client Land	Remove - Site Works	Dead
125	Unknown	Unknown	19				dead		Dead	Client Land	Remove - Site Works	Dead
126	Acer negundo	Manitoba Maple	19				dead		Dead	Client Land	Remove - Site Works	Dead
127	Salix sp.	Willow Species	26	Good	Good	Good	4		2.6	Client Land	Remove - Site Works	26
128	Acer negundo	Manitoba Maple	12				dead		2.4	Client Land	Remove - Site Works	Too small
129	Acer negundo	Manitoba Maple	21				dead		2.4	Client Land	Remove - Site Works	Too small
130	Acer negundo	Manitoba Maple	11				dead		2.4	Client Land	Remove - Site Works	Too small
131	Salix sp.	Willow Species	22	Good	Good	Good	4.0		2.4	Client Land	Remove - Site Works	22
132	Acer negundo	Manitoba Maple	10	Poor	Poor	Poor	1.0	barely alive, top dead only lower portion alive	2.4	Client Land	Remove - Site Works	Too small
133	Salix sp.	Willow Species	32				dead		Dead	Client Land	Remove - Site Works	Dead
134	Acer negundo	Manitoba Maple	12	Poor	Poor	Poor	0.5	stem wound, top dead	2.4	Client Land	Remove - Site Works	Too small
135	Acer negundo	Manitoba Maple	11				dead		Dead	Client Land	Remove - Site Works	Dead
136	Acer negundo	Manitoba Maple	14				dead		Dead	Client Land	Remove - Site Works	Dead
137	Acer negundo	Manitoba Maple	14				dead		Dead	Client Land	Remove - Site Works	Dead
138	Acer negundo	Manitoba Maple	11				dead		Dead	Client Land	Remove - Site Works	Dead
139	Acer negundo	Manitoba Maple	12	Poor	Poor	Poor	1.5	top dead, dieback, severe lean	2.4	Client Land	Remove - Site Works	Too small
140	Unknown	Unknown	12				dead		Dead	Client Land	Remove - Site Works	Dead
141	Acer negundo	Manitoba Maple	10				dead		Dead	Client Land	Remove - Site Works	Dead
142	Acer negundo	Manitoba Maple	16	Poor	Poor	Poor	dead	most of canopy dead, dieback,	Dead	Client Land	Remove - Site Works	Dead
143	Acer negundo	Manitoba Maple	14				dead		Dead	Client Land	Remove - Site Works	Dead
147	Unknown	Unknown	10				dead		Dead	Client Land	Remove - Site Works	Dead
148	Acer negundo	Manitoba Maple	11	Poor	Poor	Poor	0.5	only epicormic branching alive	2.4	Client Land	Remove - Site Works	Too small
158	Picea glauca	White Spruce	35	Good	Good	Fair	3.0	pitch nodules	3.5	Client Land	Retain	35
159	Picea glauca	White Spruce	28	Good	Good	Good	3.0		2.8	Client Land	Retain	28
160	Picea glauca	White Spruce	30 24	Poor	Fair	Fair	3.0	pitch nodels, inclusion wound at base, vine	3.8	Client Land	Retain	38
161	Picea glauca	White Spruce	26	Good	Fair	Good	3	pruned, pitch nodules	2.6	Client Land	Retain	26
162	Picea glauca	White Spruce	25	Good	Good	Good	3.0	pruned	2.5	Client Land	Retain	25
163	Picea glauca	White Spruce	23	Good	Good	Good	3.0		2.4	Client Land	Retain	23
164	Picea glauca	White Spruce	26	Good	Fair	Fair	3.0	old mult stem wound at 6.0m	2.6	Client Land	Retain	26
166	Picea glauca	White Spruce	10	Good	Good	Good	2.0	pruned	2.4	Client Land	Retain	Too small
167	Picea glauca	White Spruce	23	Fair	Poor	Poor	2.0	dead top, broken branches, pruned	2.4	Client Land	Retain	23
168	Picea glauca	White Spruce	29	Good	Good	Good	3.0	pruned	2.9	Client Land	Retain	29
169	Picea glauca	White Spruce	24	Good	Fair	Good	3	pruned, pitch nodules	2.4	Client Land	Retain	24
170	Picea glauca	White Spruce	26	Good	Good	Good	3.0	pruned	2.6	Client Land	Retain	26
171	Picea glauca	White Spruce	27				dead		Dead	Client Land	Retain	Dead
172	Picea glauca	White Spruce	26,22	Poor	Fair	Fair	3.0	inclusion bark, smaller stem poor top	3.4	Client Land	Retain	34
173	Picea glauca	White Spruce	31	Good	Good	Good	3.0	pruned, pitch nodules, broken branches	3.1	Client Land	Retain	31
174	Picea glauca	White Spruce	30	Good	Good	Good	3.0	pruned	3.0	Client Land	Retain	30
175	Picea glauca	White Spruce	30	Good	Good	Good	3.0	pitch nodules, pruned	3.0	Client Land	Retain	30
176	Picea glauca	White Spruce	32	Good	Good	Good	3.0	pruned	3.2	Client Land	Retain	32
177	Picea glauca	White Spruce	34	Good	Good	Good	3.0		3.4	Client Land	Retain	34
178	Picea glauca	White Spruce	39	Good	Good	Good	3.5		3.9	Client Land	Remove - Site Works	39
179	Picea glauca	White Spruce	19	Good	Good	Good	2.0	pitch nodules	2.4	Client Land	Remove - Site Works	Too small
180	Picea glauca	White Spruce	34	Good	Good	Good	3.5	pich nodules	3.4	Client Land	Retain	34
181	Picea glauca	White Spruce	33	Good	Good	Good	3.5		3.3	Client Land	Retain	33
182	Picea glauca	White Spruce	36	Good	Good	Good	3.5		3.6	Client Land	Retain	36
183	Picea glauca	White Spruce	30	Good	Good	Good	3.0		3.0	Client Land	Retain	30
184	Picea glauca	White Spruce	33	Good	Good	Good	3.5		3.3	Client Land	Retain	33
185	Picea glauca	White Spruce	31	Good	Good	Good	3.0		3.1	Client Land	Retain	31
186	Picea glauca	White Spruce	24, 26	Poor	Good	Fair	3.0	incuision 1.0-base, old pitch nodules	3.5	Client Land	Retain	35
187	Picea glauca	White Spruce	20	Good	Fair	Good	2.5	top twisty	2.4	Client Land	Retain	20
188	Picea glauca	White Spruce	35	Good	Good	Good	3.5	pich nodules	3.5	Client Land	Retain	35
189	Picea glauca	White Spruce	30	Good	Good	Good	3.0	pitch nodules	3.0	Client Land	Retain	30
190	Picea glauca	White Spruce	31	Good	Good	Good	3.5		3.1	Client Land	Retain	31
191	Picea glauca	White Spruce	37	Good	Good	Good	4.0	old pitch nodul	3.7	Client Land	Retain	37
192	Picea glauca	White Spruce	29	Good	Good	Good	3.0	vine	2.9	Client Land	Retain	29
193	Picea glauca	White Spruce	34	Good	Good	Good	3.0	pitch nodels	3.4	Client Land	Retain	34
194	Picea glauca	White Spruce	28	Good	Good	Good	6.0	vine	2.8	Client Land	Retain	28
195	Picea glauca	White Spruce	27	Good	Good	Good	3.0		2.7	Client Land	Retain	27
196	Acer negundo	Manitoba Maple	81,50	Good	Good	Good	3		9.5	Property to North	Retain	95
197	Acer negundo	Manitoba Maple	90	Poor	Poor	Fair	7	inclusion, mushrooms, large laterals, stem wounds	9.0	Property to North	Retain	90
198	Acer negundo	Manitoba Maple	48				dead		Dead	Property to North	Retain	Dead
199	Acer negundo	Manitoba Maple	64	Poor	Poor	Fair	6	seam wounds on stem, ;arge laterals, broken branches, dieback	6.4	Property to North	Retain	64
200	Acer negundo	Manitoba Maple	36	Poor	Fair	Fair	4.0	large branching, dieback, vine	3.6	Property to North	Retain	36
201	Ulmus americana	American Elm	36	Poor	Fair	Fair	3	insect leaves, large branching, vine	3.6	Property to North	Retain	36
202	Juglans nigra	Black Walnut	10	Good	Good	Good	2		2.4	Property to North	Retain	Too small
203	Juglans nigra	Black Walnut	36	Fair	Fair	Good	6	base wound, large branching, vine	3.6	Property to North	Retain	36
602	Quercus rubra	Northern Red Oak	17	Fair	Good	Good	2.5	insect holes stem, base suckers	2.4	Client Land	Retain	Too small
901	Juglans nigra	Black Walnut	14	Good	Fair	Good	1.0	multiple leader	2.4	Client Land	Retain	Too small
902	Aesculus hippocastanum	Horse Chestnut	10	Good	Good	Good	1.0		2.4	Client Land	Retain	Too small
903	Gymnocladus diocus	Kentucky Coffee Tree	20	Good	Good	Good	3.0	large branchimg	2.4	Client Land	Retain	20
919	Populus balsamifera	Balsam Poplar	11.0	Good	Good	Good	2.0		2.4	Client Land	Remove - Site Works	Too small
920	Picea glauca	White Spruce	22	Good	Good	Good	2.5	one sided branching	2.4	Client Land	Remove - Site Works	22
921	Picea glauca	White Spruce	26	Fair	Good	Fair	2.5	pich nodueis	2.6	Client Land	Remove - Site Works	26
922	Picea glauca	White Spruce	35	Good	Good	Good	3.0		3.5	Client Land	Remove - Site Works	35
923	Picea glauca	White Spruce	12				dead		Dead	Client Land	Remove - Site Works	Dead
924	Acer nedundo	Manitoba Maple	39	Poor	Poor	Poor	3.0	base wound, attached Broke dead stem, top mostly dead, large laterals	3.9	Client Land	Remove - Site Works	39
925	Juglans nigra	Black Walnut	16	Good	Good	Good	3		2.4	Property to North	Retain	Too small
926	Acer negundo	Manitoba Maple	16	Poor	Poor	Poor	2	base wound	2.4	Property to North	Retain	Too small
927	Acer negundo	Manitoba Maple	15,12	Poor	Poor	Poor	4.0	sever lean, lateral branching, shared stump, dieback	2.4	Property to North	Retain	Too small
928	Acer negundo	Manitoba Maple	32,42	Fair	Fair	Poor	5	shared stump, multiple leaders, base wound conck	5.3	Property to North	Retain	53
929	Salix sp.	Willow Species	16	Good	Good	Good	2.0		2.4	Client Land	Remove - Site Works	Too small
930	Salix sp.	Willow Species	12	Good	Good	Good	2.5		2.4	Client Land	Remove - Site Works	Too small
931	Salix sp.	Willow Species	17	Good	Good	Good	2.0		2.4	Client Land	Remove - Site Works	Too small
932	Salix sp.	Willow Species	12	Good	Good	Good	2.0		2.4	Client Land	Remove - Site Works	Too small
933	Salix sp.	Willow Species	20	Fair	Good	Fair	3.0	severe lean	2.4	Client Land	Remove - Site Works	20
934	Salix sp.	Willow Species	14	Good	Fair	Good	2.5	rubbing branches	2.4	Client Land	Remove - Site Works	Too small
935	Salix sp.	Willow Species	13	Good	Good	Good	2.5	slight lean	2.4	Client Land	Remove - Site Works	Too small
936	Salix sp.	Willow Species	10	Good	Good	Good	1.5		2.4	Client Land	Remove - Site Works	Too small
937	Salix sp.	Willow Species	11	Good	Good	Good	1.5		2.4	Client Land	Remove - Site Works	Too small
938	Salix sp.	Willow Species	18	Good	Good	Fair	3.0		2.4	Client Land	Remove - Site Works	Too small
939	Salix sp.	Willow Species	11	Good	Good	Good	1.5		2.4	Client Land	Remove - Site Works	Too small
940	Salix sp.	Willow Species	13	Good	Good	Good	2.5	slight lean	2.4	Client Land	Remove - Site Works	Too small
941	Salix sp.	Willow Species	14	Good	Good	Good	2.5		2.4	Client Land	Remove - Site Works	Too small
942	Salix sp.	Willow Species	14	Good	Good	Good	3.0		2.4	Client Land	Remove - Site Works	Too small
943	Salix sp.	Willow Species	54	Poor	Poor	Fair	4.0	multiple stems above dbh, sever lean, inclusion bark, large branching	5.4	Client Land	Remove - Site Works	54
944	Salix sp.	Willow Species	12	Good	Good	Good	2.0	slight lean	2.4	Client Land	Remove - Site Works	Too small
945	Salix sp.	Willow Species	13	Fair	Good	Fair	2.5	wound at base	2.4	Client Land	Remove - Site Works	Too small
946	Salix sp.	Willow Species	14	Poor	Good	Fair	2.0	stem wound base to 1.0m and 2-3 m	2.4	Client Land	Remove - Site Works	Too small
947	Salix sp.	Willow Species	25,26	Good	Good	Good	4.0	shared stump	3.6	Client Land	Remove - Site Works	36
948	Salix sp.	Willow Species	42	Good	Fair	Good	6.0	large branching	4.2	Client Land	Remove - Site Works	42
949	Salix sp.	Willow Species	10				dead		Dead	Client Land	Remove - Site Works	Dead
950	Salix sp.	Willow Species	10				dead		Dead	Client Land	Remove - Site Works	Dead
951	Acer negundo	Manitoba Maple	36	Poor	Poor	Poor	3	stem wounds, mushrooms, lateral large branch, shared stump	3.6	Property to North	Retain	36
952	Acer negundo	Manitoba Maple	36	Poor	Poor	Poor	3	stem wounds, mushrooms	3.6	Property to North	Retain	36
953	Salix sp.	Willow Species	19	Good	Good	Good	2.5		2.4	Client Land	Remove - Site Works	Too small
954	Salix sp.	Willow Species	16	Good	Good	Good	3.0	slight lean	2.4	Client Land	Remove - Site Works	Too small
955	Salix sp.	Willow Species	10	Good	Good	Good	2.0		2.4	Client Land	Remove - Site Works	Too small
956	Salix sp.	Willow Species	18	Good	Good	Good	3.0		2.4	Client Land	Remove - Site Works	Too small

RS Job #: 2024-227

Client: Newmarket Toyota

Date of On-site Inventory: September 17, 2021, October 1 and 5, 2021, September 26, 2024

Weather: Clear, Sunny, humid

Staff

Certified Arborist: Craig Mann — CERT ID: ON-2369A

Assessment Criteria and Condition

Trunk Integrity (TI): defects of weakness in trunk, etc.

Canopy Structure (CS): scaffold branches, unions, multiple stems, insect damage, etc.

Canopy Vigour (CV): health of tree based on crown

Good (G): tree displays less than 15% deficiency or defect

Fair (F): tree displays 15-40% deficiency or defect

Poor (P): tree displays greater than 40% deficiency or defect

Tag No.	Scientific Name	Common Name	DBH (cm)	Condition TI	Condition CS	Condition CV	Canopy Radius (m)	Summary Comments	Tree Protection Zone (m)	Location of Tree	Proposed Action	Compensation Size
957	Salix sp.	Willow Species	13	Good	Good	Good	2.0		2.4	Client Land	Remove - Site Works	Too small
958	Salix sp.	Willow Species	17	Good	Good	Good	5.5		2.4	Client Land	Remove - Site Works	Too small
959	Salix sp.	Willow Species	11	Good	Poor	Poor	2.0	dead top, slight lean	2.4	Client Land	Remove - Site Works	Too small
960	Salix sp.	Willow Species	10	Good	Poor	Poor	1.5	dead top, slight lean	2.4	Client Land	Remove - Site Works	Too small
961	Salix sp.	Willow Species	14	Good	Poor	Poor	1.0	dieback, mostly dead	2.4	Client Land	Remove - Site Works	Too small
962	Salix sp.	Willow Species	10	Good	Good	Good	1.5		2.4	Client Land	Remove - Site Works	Too small
963	Salix sp.	Willow Species	19	Good	Good	Good	2.5		2.4	Client Land	Remove - Site Works	Too small
964	Salix sp.	Willow Species	18	Good	Good	Good	5.5	dieback	2.4	Client Land	Remove - Site Works	Too small
965	Salix sp.	Willow Species	12	Good	Good	Good	2.0		2.4	Client Land	Remove - Site Works	Too small
966	Salix sp.	Willow Species	11	Fair	Good	Good	2.0	lean	2.4	Client Land	Remove - Site Works	Too small
967	Salix sp.	Willow Species	14				dead		Dead	Client Land	Remove - Site Works	Dead
968	Salix sp.	Willow Species	10				dead		Dead	Client Land	Remove - Site Works	Dead
969	Salix sp.	Willow Species	22	Good	Fair	Good	3.0	large lateral branches	2.4	Client Land	Remove - Site Works	22
970	Salix sp.	Willow Species	20	Good	Fair	Good	3.5	branch stubs, lateral branching	2.4	Client Land	Remove - Site Works	20
971	Salix sp.	Willow Species	10	Good	Good	Good	2.0		2.4	Client Land	Remove - Site Works	Too small
972	Salix sp.	Willow Species	10	Good	Good	Good	2.0	considerable lean	2.4	Client Land	Remove - Site Works	Too small
973	Salix sp.	Willow Species	12	Good	Good	Fair	2.5		2.4	Client Land	Remove - Site Works	Too small
974	Salix sp.	Willow Species	15	Good	Good	Good	3.0		2.4	Client Land	Remove - Site Works	Too small
975	Salix sp.	Willow Species	14	Good	Good	Good	2.0		2.4	Client Land	Remove - Site Works	Too small
976	Acer negundo	Manitoba Maple	16,18,16	Poor	Fair	Poor	4.0	severe lean, shared stump, dieback	2.9	Client Land	Remove - Site Works	29
977	Acer negundo	Manitoba Maple	28	Good	Fair	Good	3.5	considerable dieback	2.8	Client Land	Remove - Site Works	28
978	Acer negundo	Manitoba Maple	30,42	Poor	Poor	Poor	6.0	severe lean, dieback, inclusiong bark, large stem wound	5.2	Client Land	Remove - Site Works	52
979	Acer negundo	Manitoba Maple	24	Poor	Poor	Poor	3.0	broken off at 4.0m	2.4	Client Land	Remove - Site Works	24
980	Acer negundo	Manitoba Maple	20	Poor	Poor	Poor	3.0	severe lean, brocken top	2.4	Client Land	Remove - Site Works	20
981	Acer negundo	Manitoba Maple	48				dead	severe lean, half dead, stem split above dbh, multiple stems on live portion, inclusion bark	Dead	Client Land	Remove - Site Works	Dead
982	Acer negundo	Manitoba Maple	30				dead	portions dead, dieback, inclusiong bark, large branching	Dead	Client Land	Remove - Site Works	Dead
983	Acer negundo	Manitoba Maple	22,30,20				dead	shared stump, two smaller stems dead, large stem mostly dead,	Dead	Client Land	Remove - Site Works	Dead
984	Salix sp.	Willow Species	44	Good	Fair	Good	6.0	large branching	4.4	Client Land	Remove - Site Works	44
985	Acer negundo	Manitoba Maple	12	Poor	Poor	Poor	0.5	missing stem from 3.0, only epicormic branching alive	2.4	Client Land	Remove - Site Works	Too small
986	Acer negundo	Manitoba Maple	10	Good	Fair	Fair	1.0	dieback, lean	2.4	Client Land	Remove - Site Works	Too small
987	Acer negundo	Manitoba Maple	13	Good	Poor	Poor	1.0	Top dead, dieback	2.4	Client Land	Remove - Site Works	Too small
988	Acer negundo	Manitoba Maple	20	Fair	Poor	Poor	2.5	top dead, lean, lower dead branches	2.4	Client Land	Remove - Site Works	20
989	Salix sp.	Willow Species	27	Good	Fair	Good	4.0	split leader	2.7	Client Land	Remove - Site Works	27
990	Acer negundo	Manitoba Maple	19	Poor	Poor	Poor	0.5	stem woodpecker damage, mostly dead, epicormic alive	2.4	Client Land	Remove - Site Works	Too small
991	Acer negundo	Manitoba Maple	10	Poor	Poor	Poor	0.5	sever lean, dead top, dieback	2.4	Client Land	Remove - Site Works	Too small
992	Acer negundo	Manitoba Maple	12	Poor	Poor	Poor	0.5	sever lean, mostly dead only epicormic alive	2.4	Client Land	Remove - Site Works	Too small
993	Acer negundo	Manitoba Maple	12	Fair	Good	Good	2.0	stem wound base	2.4	Client Land	Remove - Site Works	Too small
994	Salix sp.	Willow Species	41	Good	Fair	Good	5.0	large branching	4.1	Client Land	Remove - Site Works	41
995	Salix sp.	Willow Species	29	Good	Good	Good	4.0		2.9	Client Land	Remove - Site Works	29
996	Acer negundo	Manitoba Maple	14	Good	Fair	Good	2.0	dieback	2.4	Client Land	Remove - Site Works	Too small
997	Acer negundo	Manitoba Maple	12	Good	Poor	Poor	1.0	lean, dead top	2.4	Client Land	Remove - Site Works	Too small
998	Acer negundo	Manitoba Maple	10	Fair	Poor	Poor	1.0	sever lean, dieback	2.4	Client Land	Remove - Site Works	Too small
999	Acer negundo	Manitoba Maple	14	Poor	Fair	Fair	2.0	sever lean, dieback	2.4	Client Land	Remove - Site Works	Too small
1000	Acer negundo	Manitoba Maple	22	Poor	Poor	Poor	1.5	stem wound at base, dead top	2.4	Client Land	Remove - Site Works	22
1485	Gymnocladus diocus	Kentucky Coffee Tree	7	Good	Good	Good	1.0		2.4	York Region - ROW	Retain	Too small
1488	Gymnocladus diocus	Kentucky Coffee Tree	7	Good	Good	Good	1.0		2.4	York Region - ROW	Retain	Too small
1489	Quercus rubra	Northern Red Oak	16	Fair	Fair	Good	2.5	wound at base, large branching	2.4	York Region - ROW	Retain	16
1493	Gymnocladus diocus	Kentucky Coffee Tree	11	Fair	Good	Good	2.0	small base wound	2.4	York Region - ROW	Retain	11

Appendix 2. Proposed Development Plan

RIVERSTONE
ENVIRONMENTAL SOLUTIONS INC.

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

OVERALL SITE PLAN

SCALE: 1:800

CONSTRUCTION NORTH TRUE NORTH

SITE STATISTICS / ZONING MATRIX		
1656 GREEN LANE EAST		
Zoning Category	***M2 - MZO O. Reg 451/20***	
Building Classification	*Group F2 (O.B.C. A- 3.1.2.1.(1))*	
EAST GWILLIMBURY ZONING BY-LAW 2018-043		
Proposed Use	*Motor Vehicle Sale / Rental Establishment*	
GROSS SITE AREA	***2.87 ha***	**28,661.26m²**
PROPOSED BUILDING AREA:		
TOTAL GFA	***49,754 SF***	**4,622.30m²**
OVERALL SITE REQUIREMENTS		
Requirements	**Proposed**	**Required**
Min. Lot Area (Existing)	28,661.26m²	-
Min. Lot Frontage (m)	179.63 m	
Maximum Building Height (m)	11.43 m	-
Min. Front Yard Building Setback (m)	27.57 m	6.00 m
Min. Ext. Side Yard Building Set back (m)	-	7.5 m
Min. Int. Side Yard Building Set back (m)	22.40 m	3.00 m
Min. Rear Yard Building Setback (m)	54.92 m	6.00 m
Min. Landscape Area (% of Lot Area) - Approx.	16.21%	10.00%
Min. Landscape Area (SM) - Approx.	*4,646.53m²*	*2,866.13m²*
Min. Front Landscape Buffer (m)	7.12 m	5.00 m
Min. Ext. Side Yard Landscape Buffer (m)	3.00 m	-
Min. Int. Side Yard Landscape Buffer (m)	3.00 m	-
Min. Rear Landscape Buffer (m)	1.40 m	-
Parking Area (sm)	20,092.41m²	-
Min. Landscape Area (% Parking Area) - Approx.	15.00%	5.00%
Min. Landscape Area (SM) - Approx.	*3,014.14m²*	*1,004.62m²*
	Proposed	**Required**
Standard Parking Spaces	**598**	**155**
Accessible Parking (Additional to standard parking spaces)	*6*	*6*
Parking Spaces in MTO Setback	*58*	-
TOTAL PERMANENT PARKING	**646**	**161**
Accessible Parking Requirements		
For >100 Required Spaces	*1 + 3% of spaces over 100*	
Parking Stall Dimensions	*STANDARD: 2.75m X 5.8m w/ 6m Aisle; ACCESSIBLE: Type-A 3.4m X 5.8m, Type-B 2.4 X 5.8m; w/ 1.5m access aisle*	

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NEWMARKET TOYOTA
1656 GREEN LANE EAST
EAST GWILLIMBURY ONTARIO, CANADA

OVERALL SITE PLAN

	DATE	REMARKS
1	2024-08-27	ISSUED FOR REVIEW
2	2024-08-29	ISSUED FOR REVIEW
3	2024-09-12	ISSUED FOR REVIEW

PA / PM:	JC
DRAWN BY:	AS
JOB NO.:	TOR24-0080-00

SHEET
A1.0

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