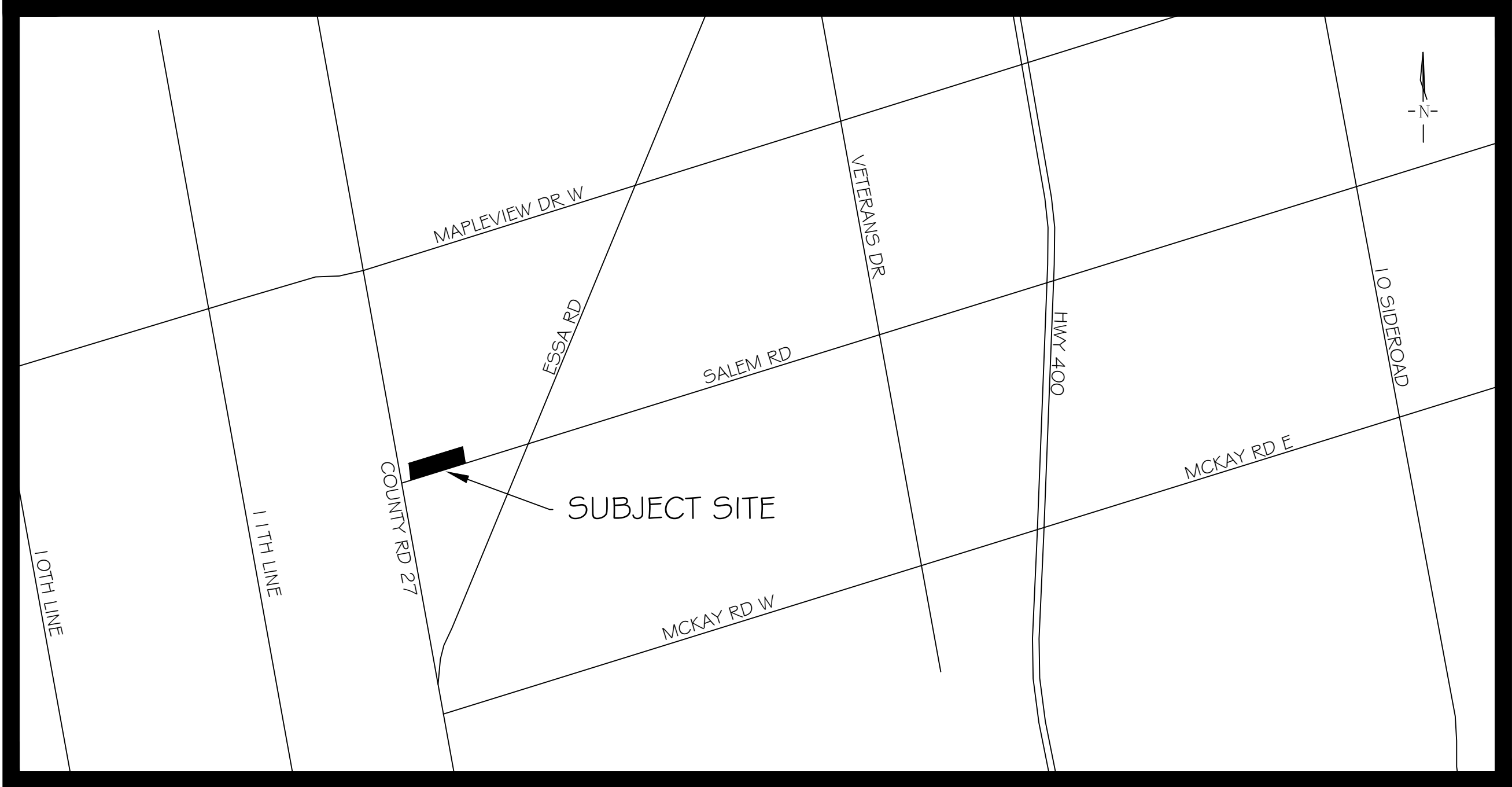


500 SALEM ROAD DEVELOPMENT, BARRIE, ON

MUNICIPAL FILE: D28-072-2021

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 540-21



KEY PLAN

N.T.S.

DRAWING LIST:

EX-1	EXISTING CONDITIONS
TP-1	TREE PRESERVATION PLAN 1
TP-2	TREE PRESERVATION PLAN 2
LP-1	LANDSCAPE PLAN
LD-1	TREE PRESERVATION DETAILS
LD-2	LANDSCAPE DETAILS
LD-3	LANDSCAPE DETAILS 2

CLIENT:

LSR SALEM INC.
76 MULCASTER STREET,
BARRIE, ON L4M 3M4

MUNICIPALITY:



CITY OF BARRIE
70 COLLIER STREET, P.O. BOX 400,
BARRIE, ON
L4M 4T5

LANDSCAPE ARCHITECT:

LANDSCAPE ARCHITECTS
& CONSULTING ARBORISTS

OFFICE: 705-796-1122

info@LEGroupLtd.com
www.LEGroupLtd.com

LANDSCAPE ARCHITECTS
& CONSULTING ARBORISTS

OFFICE: 705-796-1122

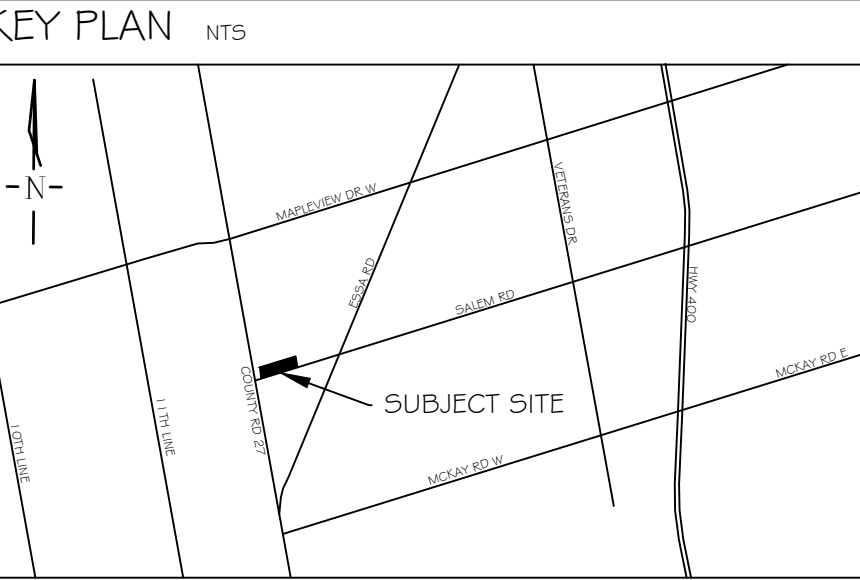
info@LEGroupLtd.com
www.LEGroupLtd.com



NOTE:
THE OWNER HAS OBTAINED A CONSENT TO HARM AGREEMENT FOR TREE NO. 220, 895 & 897 AND FOR TREE 892 FROM THE OWNERS OF 450 SALEM ROAD (MTO OWNED) AND 8001 COUNTY ROAD 27 RESPECTIVELY.

NOTE:
VEGETATION CLEARING IS TO BE AVOIDED FROM APRIL 1 TO AUGUST 31 TO AVOID IMPACTS TO BIRDS PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT. IF CLEARING MUST PROCEED WITHIN THIS WINDOW, THE AFFECTED AREA MUST BE SCREENED BY A QUALIFIED ECOLOGIST BEFORE 48HRS OF CLEARING ACTIVITIES.

NOTE:
TREE LOCATION DATA AND CANOPY LIMITS ARE APPROXIMATE ON THIS DRAWING AS THEY HAVE BEEN GATHERED USING A HANDHELD GPS UNIT. REFER TO LD-1 FOR TREE INVENTORY TABLE



GENERAL NOTES

The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.

The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.

Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.

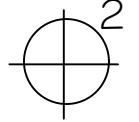
The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.

It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.

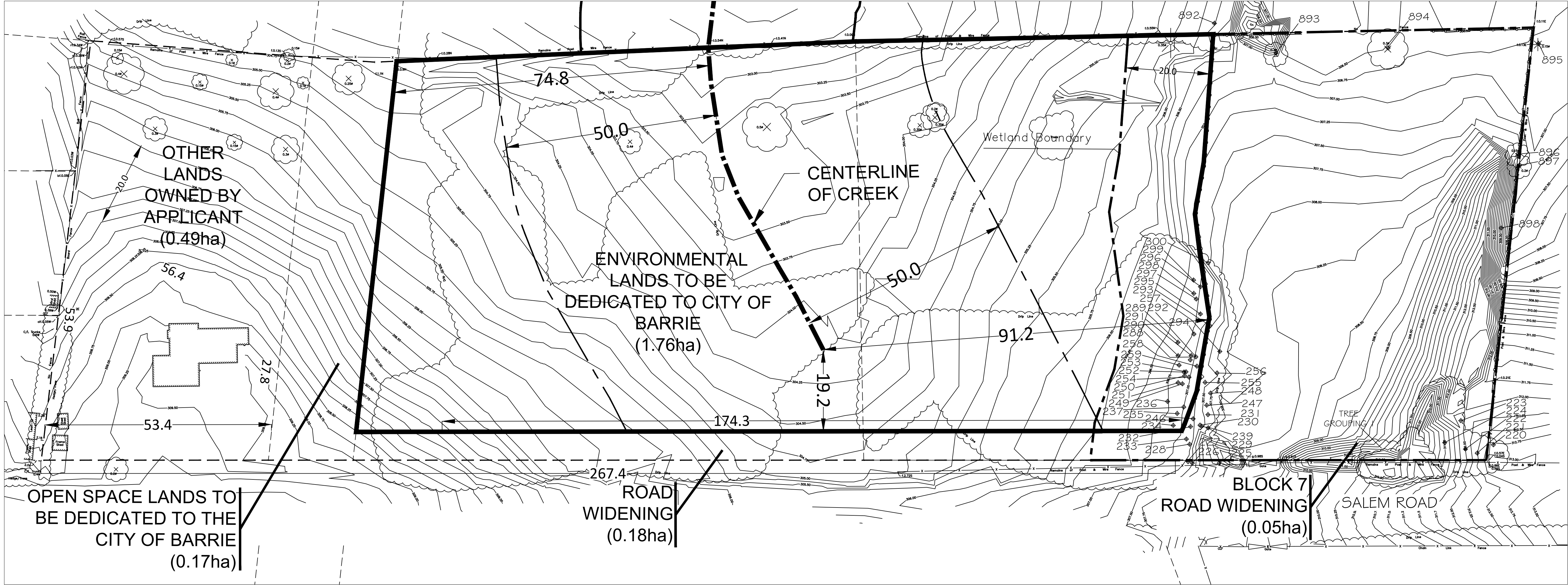
The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc. If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

© Copyright Landmark Environmental Group Ltd, 2024.

LEGEND

 TREE LOCATION

 PROJECT BOUNDARY



7	JAN 02-24	R.T	AS PER LANDSCAPE REDUCTION REQUEST
6	DEC 18-23	B.B	UPDATED AS PER CITY COMMENTS
5	OCT 05-22	D.L	UPDATED SITE PLAN
4	AUG 11-22	R.T	UPDATED SITE PLAN
3	JUN 24-22	L.O	UPDATED SITE PLAN
2	DEC 03-21	B.B	UPDATED SITE PLAN
1	NOV 23-21	B.B	ADDED 5M OFFSET & UPDATED PLANS
NO	DATE	BY	REVISIONS



STAMP

APPROVAL

AERIAL IMAGERY (2018) SOURCED FROM SIMCOE COUNTY GIS
TREE LOCATION DATA PROVIDED BY AZIMUTH ENVIRONMENTAL CONSULTING LTD.



LANDMARK
ENVIRONMENTAL GROUP LTD

LANDSCAPE ARCHITECTS
& CONSULTING ARBORISTS

OFFICE: 705-796-1122
info@LEGroupLtd.com
www.LEGroupLtd.com

CLIENT: LSR SALEM INC.

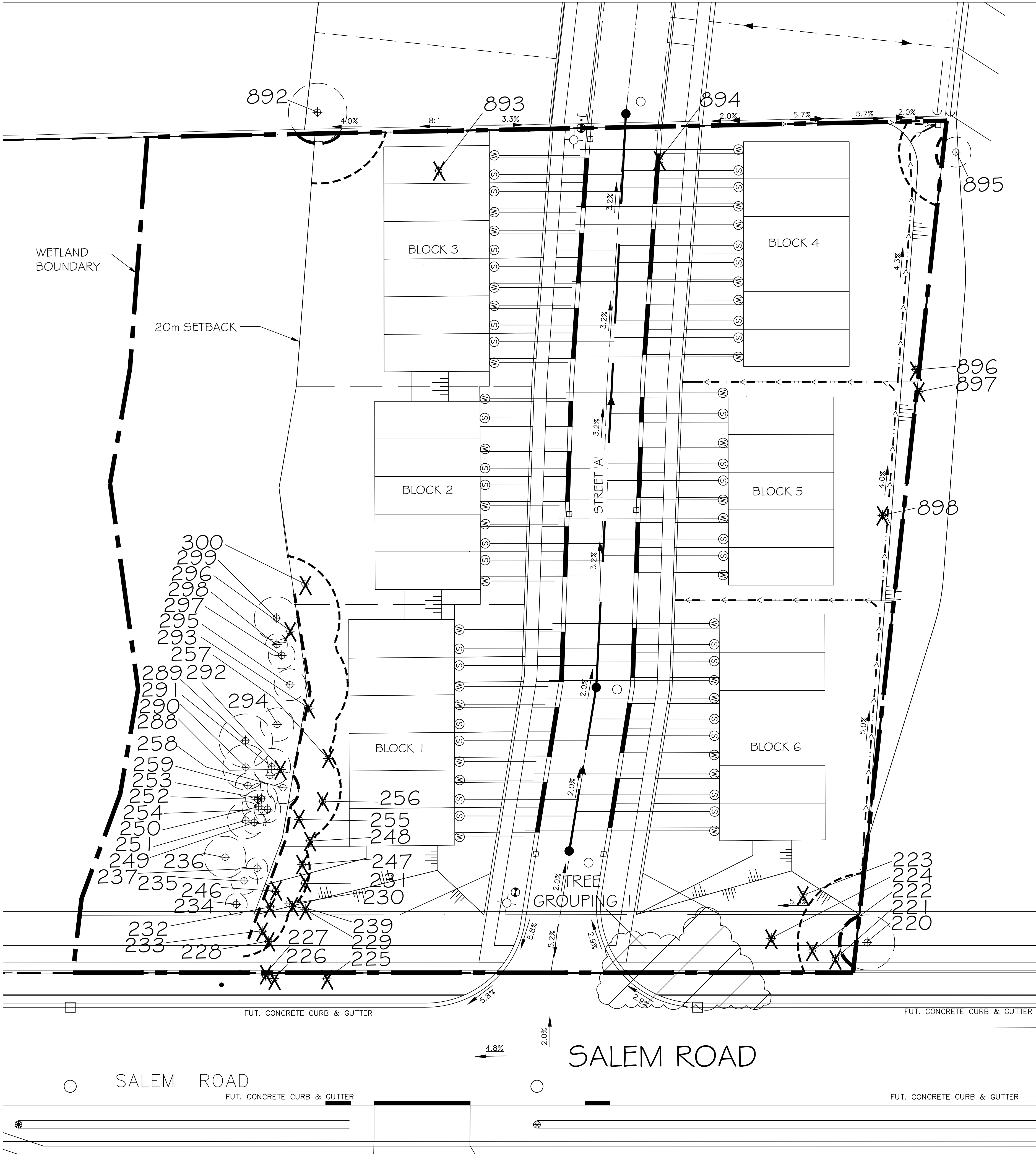
PROJECT: 500 SALEM ROAD DEVELOPMENT, BARRIE, ON

LEGAL ADDRESS: PT 51/2 LT 1 CON 11 INNISFIL AS IN R0942967; S/T R086364; INNISFIL

DRAWING: EX-1: EXISTING CONDITIONS

SCALE BAR: 10m 0 10 20 30
Scale = 1:500

PROJECT NO.: LA 540-21	SCALE: 1:500
MUNICIPAL FILE NO.: D28-072-2021	DATE: MARCH 23, 2021
DRAWN BY: S.K / B.B/ D.L	CHECKED BY: J.H
DRAWING No.: EX-1	

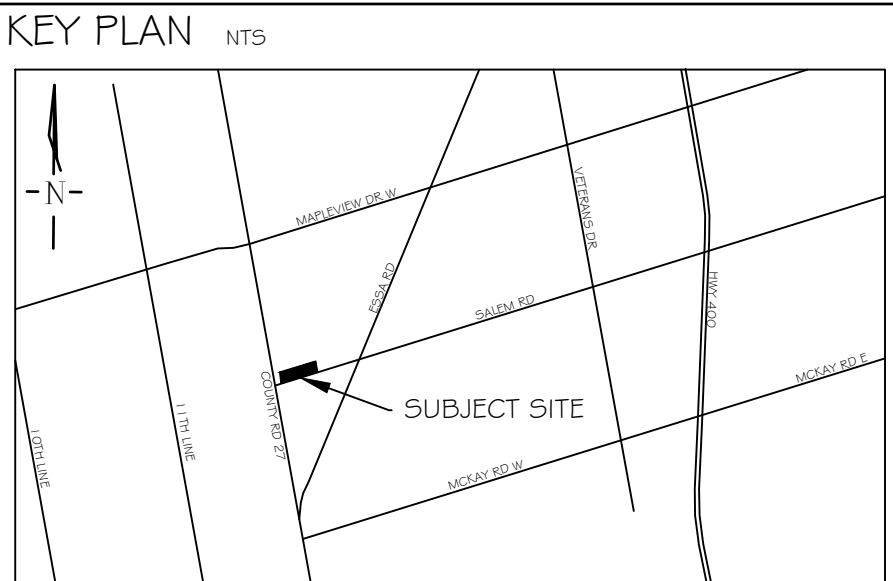


NOTE:
THE OWNER HAS OBTAINED A CONSENT TO HARM AGREEMENT FOR TREE NO. 220, 895 & 897 AND FOR TREE 892 FROM THE OWNERS OF 450 SALEM ROAD (MTO OWNED) AND 8001 COUNTY ROAD 27 RESPECTIVELY.

NOTE:
HAND DIGGING THE SWALE OF EXISTING OFFSITE TREE #220

NOTE:
TREE LOCATION DATA AND CANOPY LIMITS ARE APPROXIMATE ON THIS DRAWING AS THEY HAVE BEEN GATHERED USING A HANDHELD GPS UNIT. REFER TO LD-1 FOR TREE INVENTORY TABLE

NOTE:
VEGETATION CLEARING IS TO BE AVOIDED FROM APRIL 1 TO AUGUST 31 TO AVOID IMPACTS TO BIRDS PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT. IF CLEARING MUST PROCEED WITHIN THIS WINDOW, THE AFFECTED AREA MUST BE SCREENED BY A QUALIFIED ECOLOGIST BEFORE 48HRS OF CLEARING ACTIVITIES.



GENERAL NOTES

The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.

The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.

Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.

The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.

It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.

The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc. If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

© Copyright Landmark Environmental Group Ltd, 2024.

LEGEND			
	TREE LOCATION WITH CANOPY		
	TREE PRESERVATION FENCE		
	TREE TO BE REMOVED		
	PROJECT BOUNDARY		
	5M OFFSET LINE		
	RECOMMENDED FOR REMOVAL		

NO	DATE	BY	REVISIONS
7	JAN 02-24	R.T	AS PER LANDSCAPE REDUCTION REQUEST
6	DEC 18-23	B.B	UPDATED AS PER CITY COMMENTS
5	OCT 05-22	D.L	UPDATED SITE PLAN
4	AUG 11-22	R.T	UPDATED SITE PLAN
3	JUN 24-22	L.O	UPDATED SITE PLAN
2	DEC 03-21	B.B	UPDATED SITE PLAN
1	NOV 23-21	B.B	ADDED 5M OFFSET & UPDATED PLANS

STAMP

APPROVAL

BASE PLAN PROVIDED BY INNOVATIVE PLANNING SOLUTIONS
PIN: 20-992 DATED: JUNE 14, 2022
TREE LOCATION DATA PROVIDED BY AZIMUTH ENVIRONMENTAL CONSULTING LTD.

LANDMARK
ENVIRONMENTAL GROUP LTD
Landscape Architects
Consulting Arborists
Urban Forestry

LANDSCAPE ARCHITECTS
& CONSULTING ARBORISTS
OFFICE: 705-796-1122
info@LEGroupLtd.com
www.LEGroupLtd.com

CLIENT: LSR SALEM INC.

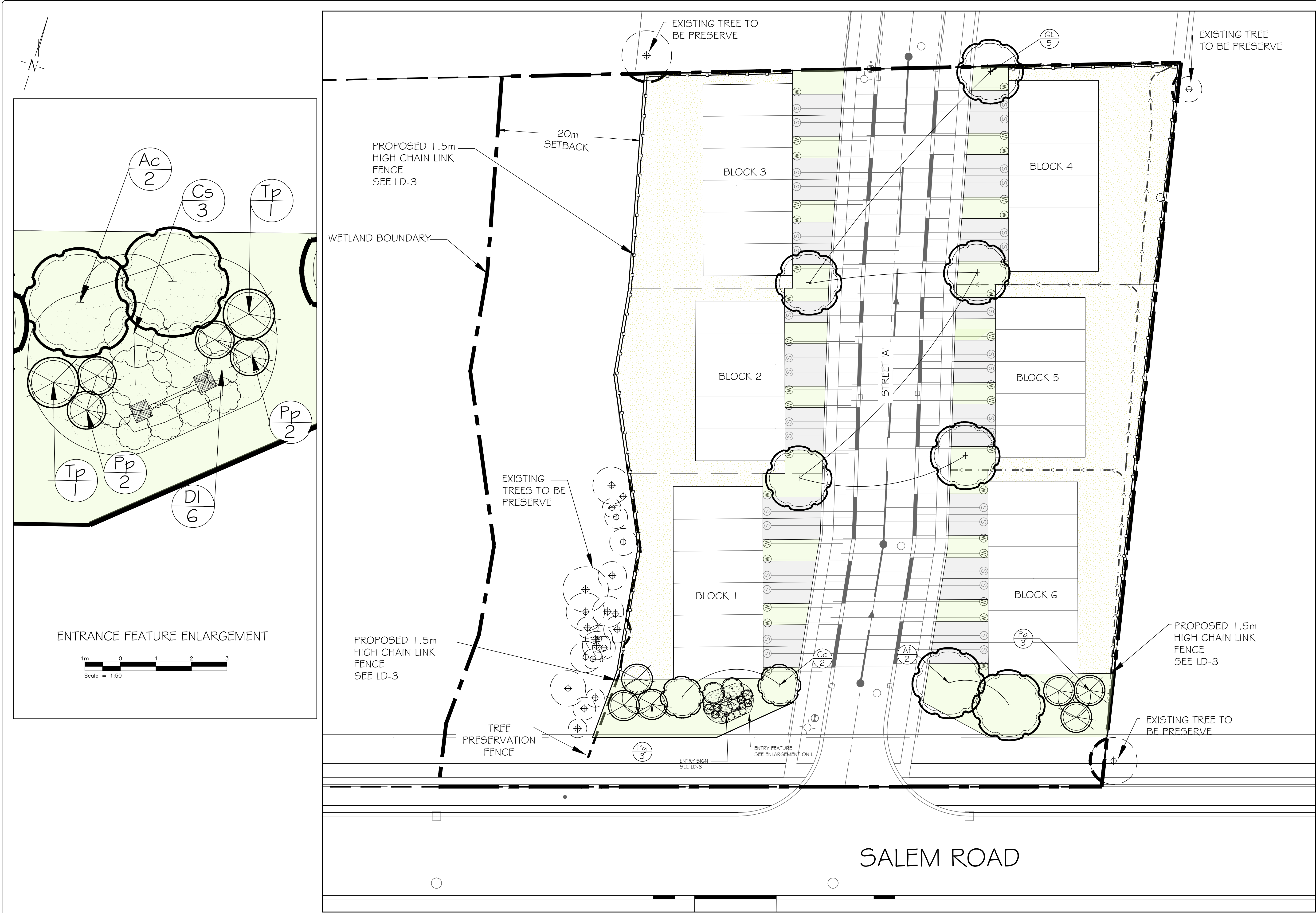
PROJECT: 500 SALEM ROAD DEVELOPMENT, BARRIE, ON

LEGAL ADDRESS: PT 51/2 LT 1 CON 11 INNISFIL AS IN R0942967; S/T R086364; INNISFIL

DRAWING: TP-2: TREE PRESERVATION PLAN 2



PROJECT NO.: LA 540-21	SCALE: 1:250
MUNICIPAL FILE NO.: D28-072-2021	DATE: MARCH 23, 2021
DRAWN BY: S.K / B.B/ D.L	CHECKED BY: J.H
DRAWING No.: TP-2	



KEY PLAN
NTS

GENERAL NOTES

LEGEND

7	JAN 02-24	R.T	AS PER LANDSCAPE REDUCTION REQUEST
6	DEC 18-23	B.B	UPDATED AS PER CITY COMMENTS
5	OCT 05-22	D.L	UPDATED SITE PLAN
4	AUG 11-22	R.T	UPDATED SITE PLAN
3	JUN 24-22	L.O	UPDATED SITE PLAN
2	DEC 03-21	B.B	UPDATED SITE PLAN
1	NOV 23-21	B.B	ADDED 5M OFFSET & UPDATED PLANS

STAMP

APPROVAL

BASE PLAN PROVIDED BY INNOVATIVE PLANNING SOLUTIONS
PIN: 20-992 DATED: JUNE 14, 2022
TREE LOCATION DATA PROVIDED BY AZIMUTH ENVIRONMENTAL CONSULTING LTD.

LANDMARK
ENVIRONMENTAL GROUP LTD

LANDSCAPE ARCHITECTS
& CONSULTING ARBORISTS

OFFICE: 705-796-1122
info@LEGGroupLtd.com
www.LEGroupLtd.com

CLIENT:
LSR SALEM INC.

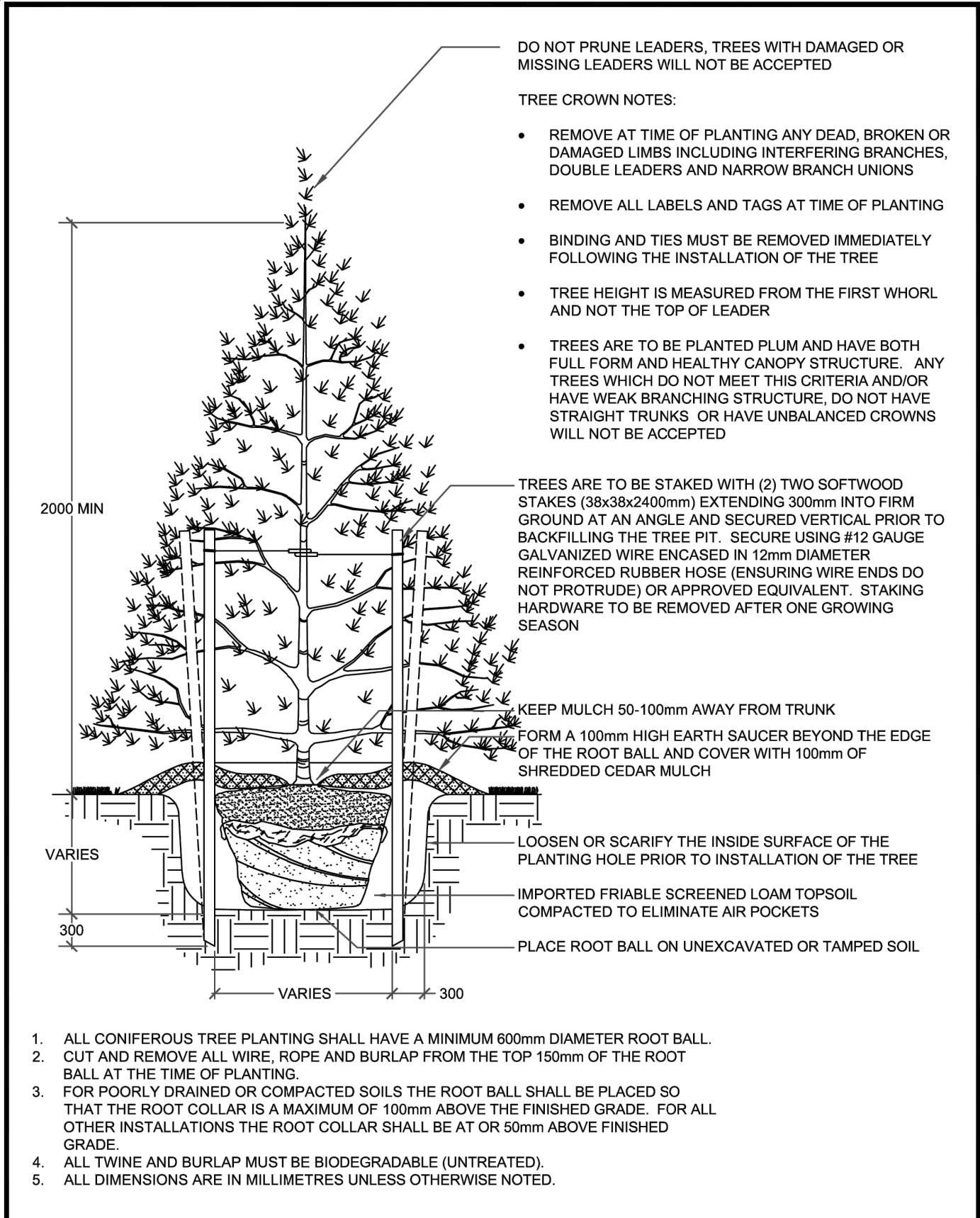
PROJECT:
500 SALEM ROAD DEVELOPMENT,
BARRIE, ON

LEGAL ADDRESS:
PT 5 1/2 LT 1 CON 11 INNISFIL AS IN
R0942967; S/T R086364; INNISFIL

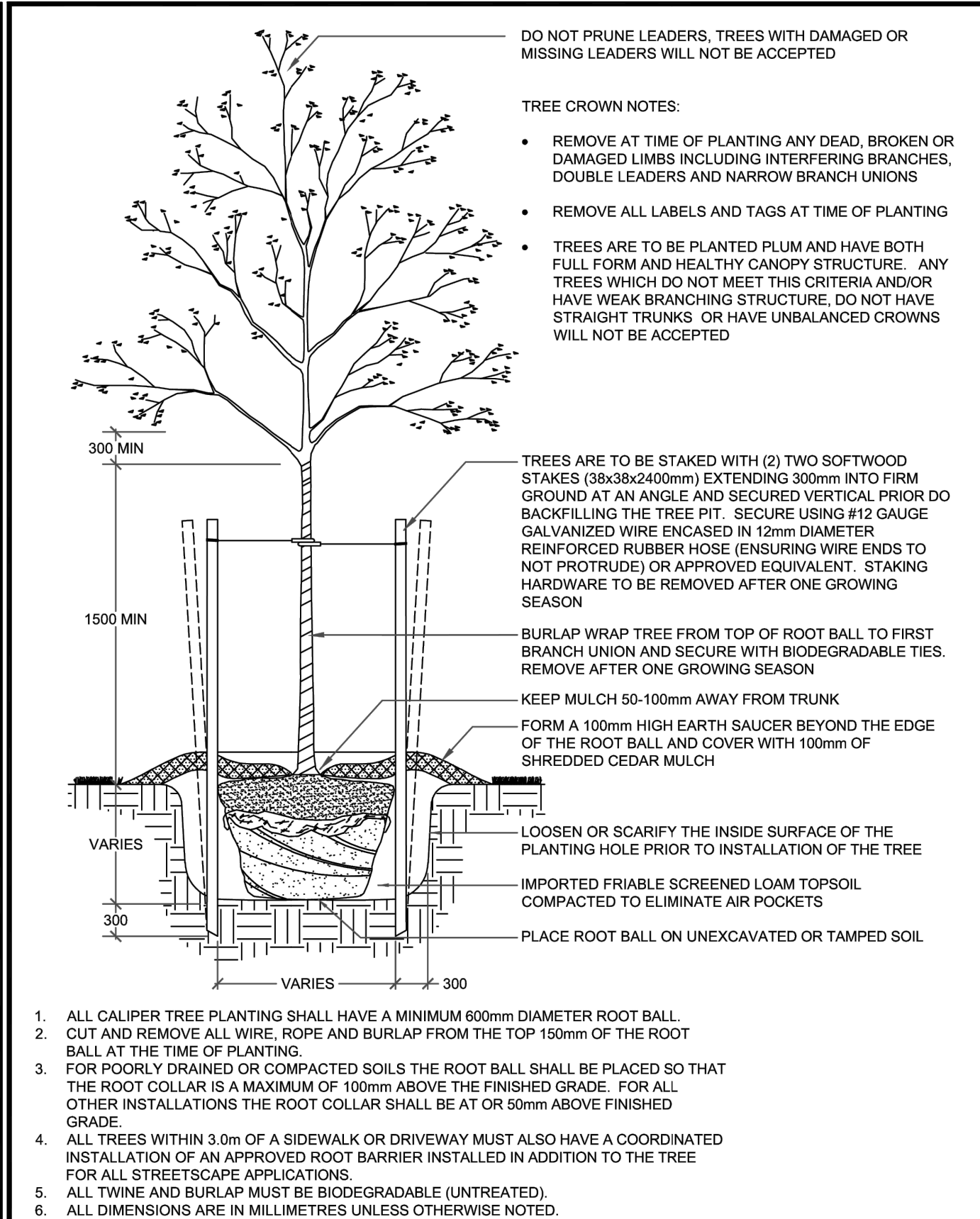
DRAWING:
OVERALL LANDSCAPE PLAN

SCALE BAR: 5m 0 5 10 15
Scale = 1:250

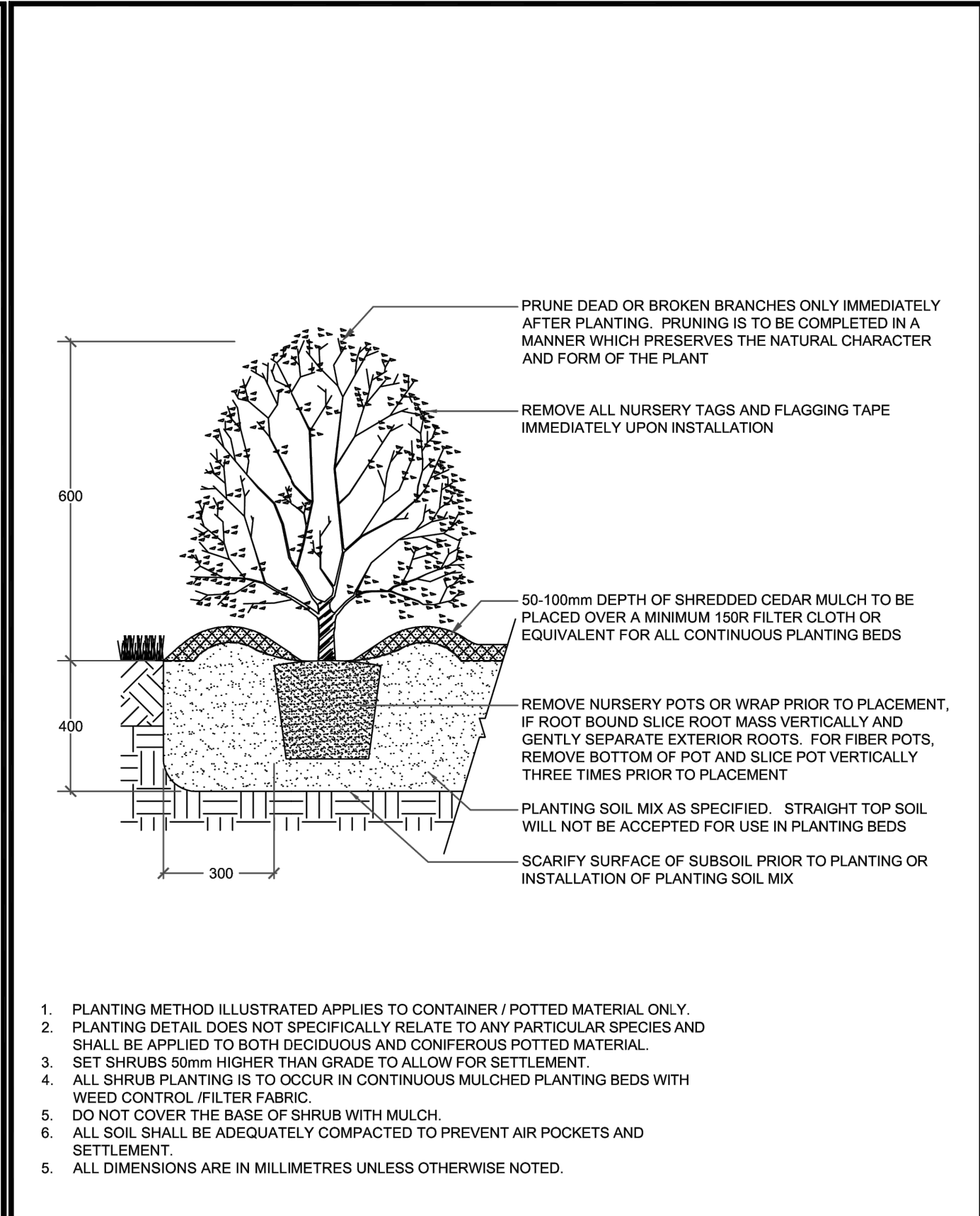
PROJECT NO.: LA 540-21	SCALE: 1:250
MUNICIPAL FILE NO.: D28-072-2021	DATE: MARCH 23, 2021
DRAWN BY: S.K / B.B/ D.L	CHECKED BY: J.H
DRAWING No.: L-1	



	CONIFEROUS TREE PLANTING	REV No.	DATE: APR 2023
		5	SCALE: N.T.S.
		P1312	



	DECIDUOUS TREE PLANTING	REV No.	DATE: APR 2023
		5	SCALE: N.T.S.
		P1310	



	CONTAINER GROWN SHRUB PLANTING	REV No.	DATE: APR 2023
		5	SCALE: N.T.S.
		P1314	

PLANT LIST

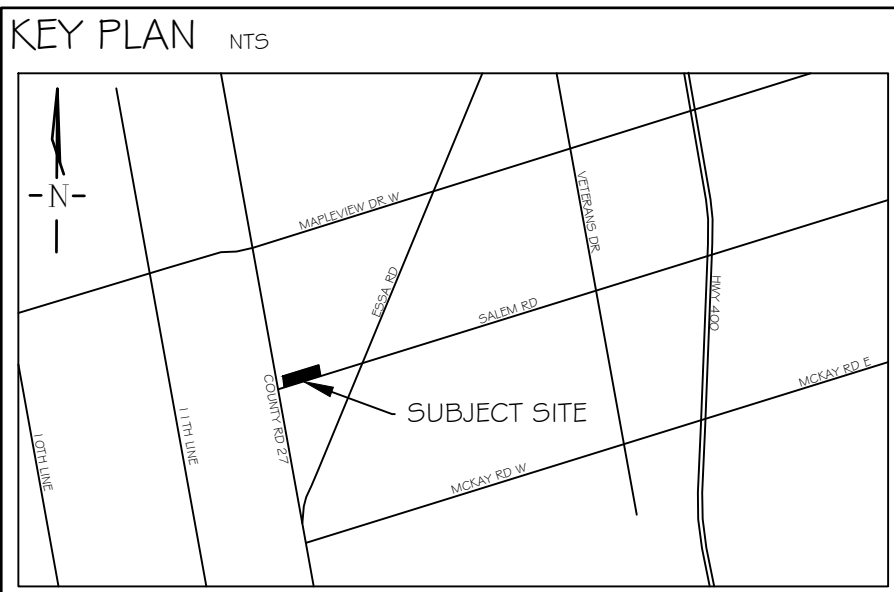
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
DECIDUOUS TREES				
Af	2	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	60mm cal/WB
Cc	2	<i>Cercis canadensis</i>	Eastern Redbud (Treeform)	60mm cal/WB
Gt	5	<i>Gleditsia tricanthos</i> var <i>inermis</i> 'Shademaster'	Shademaster Honeylocust	60mm cal/WB
EVERGREEN TREES				
Pg	6	<i>Picea glauca</i>	White Spruce	2m ht/WB

ENTRANCE FEATURE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES				
Ac	2	<i>Amelanchier canadensis</i>	Serviceberry	60mm cal/WB
Tp	2	<i>Taxus cuspidata</i> 'Capitata'	Clipped Pyramidal Japanese Yew	2m ht/WB
SHRUBS				
Cs	3	<i>Cornus sericea</i>	Red Osier Dogwood	2 gal pot/60cm ht
DI	6	<i>Diervilla lonicera</i>	Bush Honeysuckle	2 gal pot/60cm ht
Pp	4	<i>Picea pungens</i> 'Glauca Globosa'	Globe Blue Spruce	2 gal pot/60cm ht

PLANTING NOTES

- The Contractor shall review all information in all drawings details and specifications and report any discrepancies to the Landscape Architect in writing prior to commencement of works.
- All planting and related work shall be completed by experienced personnel under the direction and supervision of a qualified foreman.
- All plant material which cannot be planted immediately will be properly heeled in or covered with a similar material which will keep root surfaces moist until planted.
- All plant material and operations shall meet or exceed current horticultural standards of the Canadian Nursery Landscape Association. All plant material to be No. 1 Grade Nursery Stock. All unsatisfactory stock including field grown will be refused on site.
- The Landscape Architect reserves the right to reject any material, plantings and sod prior to or after installation which does not conform to approved specifications in accordance with approved details. The Contractor will be asked to remove any unapproved material which does not conform to specifications unless there is prior written agreement with the Landscape Architect.
- Trees and shrubs shall have an uncut, strong central leader, be sound, healthy, vigorous, well-branched, densely foliated, free of disease, insects and have well-developed root systems.
- Where applicable, sod to be Canada No. 1 Nursery Sod, meeting Ontario Sod Growers Association Standards. All Areas to receive 100mm minimum depth of topsoil under sod unless otherwise indicated. See Drawings and Specifications for areas to be mulched.
- The Contractor shall stake out all planting locations for approval by the Landscape Architect or Contract Administrator prior to planting. Where dimensions are not provided, the drawing may be scaled ONLY to determine approximate locations of plant material. Dimensions are in millimeters unless otherwise stated.
- All mass plantings shall be in continuous beds with mulch as specified in planting details.
- All planting will be under warrantee by the Contractor for a minimum of 1 year. The Contractor shall water at time of planting and whenever deemed necessary to maintain trees in a healthy condition. Apply aqueous fertilizer in a ratio of 10-6-4 in accordance with manufacturers instructions. Sod, where specified, to be maintained and guaranteed until established, minimum after two mowings.
- Unwrap or do not wrap tree trunks. Stake trees in accordance with required specifications.
- Provide sufficient rodent protection on all new planting so as to deter bark or shoot damage by rodents. Significant rodent damage, as determined by the Landscape Architect will require plant replacement.



- ### GENERAL NOTES
- The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.
- The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.
- Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.
- All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.
- The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.
- It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.
- The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc. If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.
- © Copyright Landmark Environmental Group Ltd, 2024.

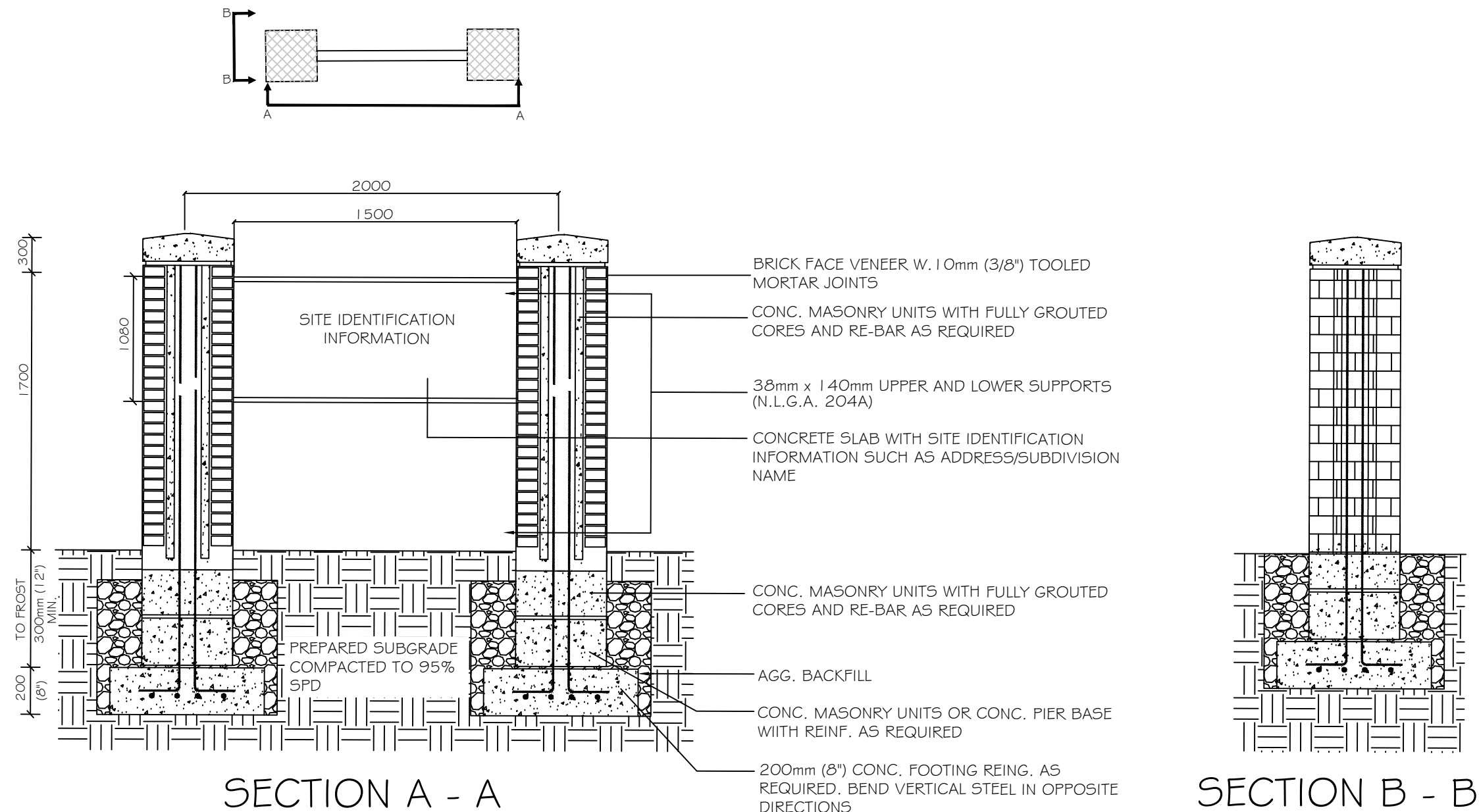
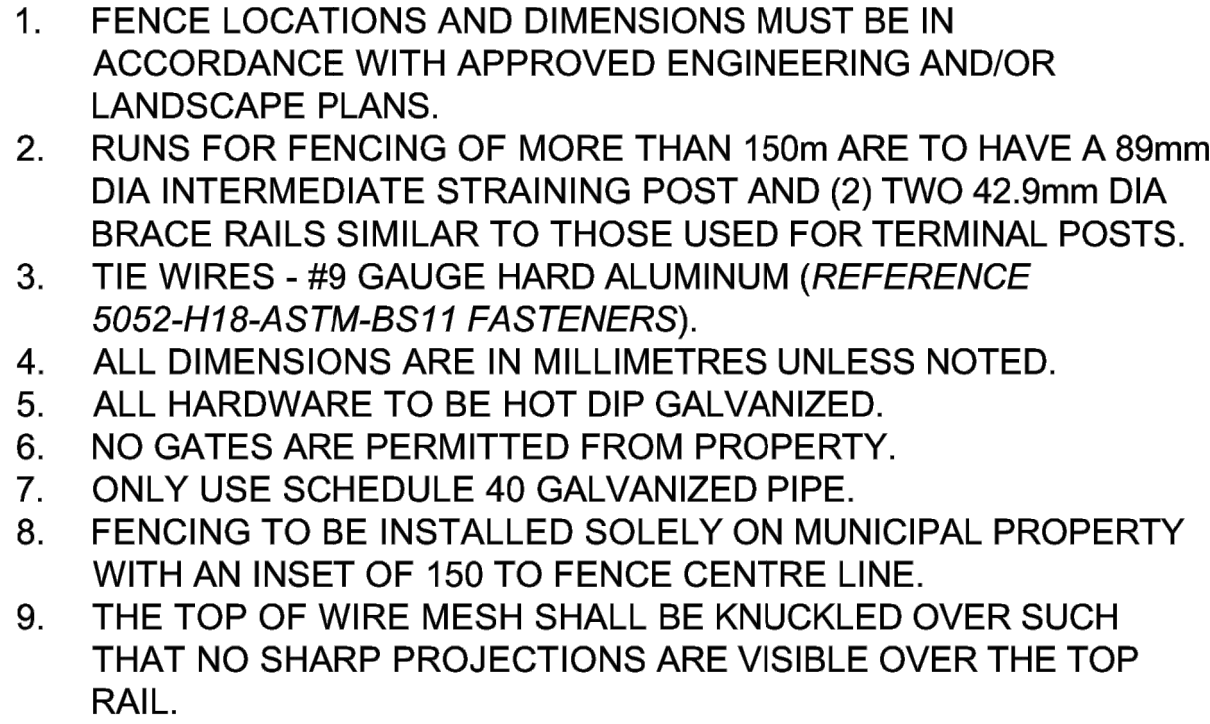
LEGEND

7	JAN 02-24	R.T	AS PER LANDSCAPE REDUCTION REQUEST
6	DEC 18-23	B.B	UPDATED AS PER CITY COMMENTS
5	OCT 09-22	D.L	UPDATED SITE PLAN
4	AUG 11-22	R.T	UPDATED SITE PLAN
3	JUN 24-22	L.O	UPDATED SITE PLAN
2	DEC 03-21	B.B	UPDATED SITE PLAN
1	NOV 23-21	B.B	ADDED 5M OFFSET & UPDATED PLANS
NO	DATE	BY	REVISIONS

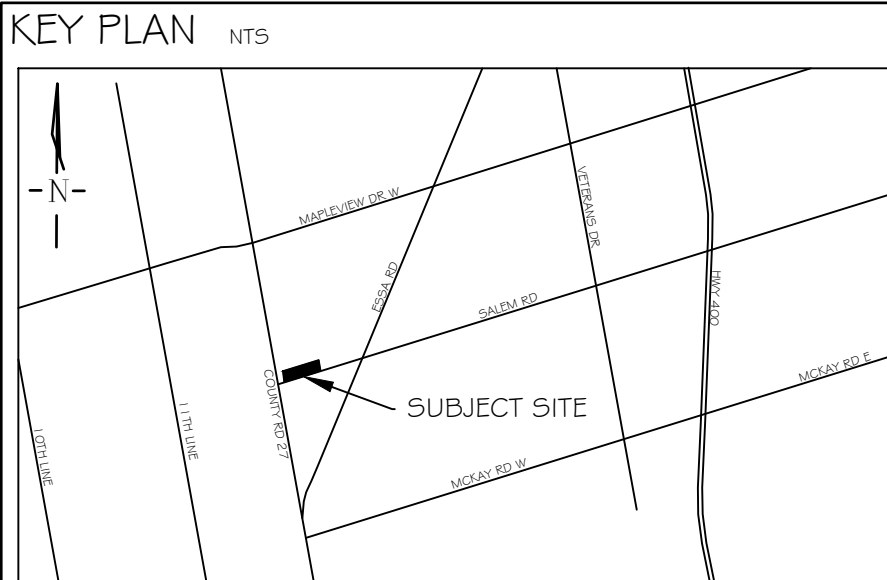
STAMP	APPROVAL

	LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
	OFFICE: 705-796-1122
	info@LEGGroupLtd.com
	www.LEGroupLtd.com

CLIENT:	LSR SALEM INC.
PROJECT:	500 SALEM ROAD DEVELOPMENT, BARRIE, ON
LEGAL ADDRESS:	PT 51/2 LT 1 CON 11 INNISFIL AS IN R0942967; S/T R086364; INNISFIL
DRAWING:	LD-2: LANDSCAPE DETAILS
SCALE BAR:	
PROJECT NO.:	LA 540-21
SCALE:	N.T.S
MUNICIPAL FILE NO.:	D28-072-2021
DATE:	MARCH 23, 2021
DRAWN BY:	S.K / B.B/ D.L
CHECKED BY:	J.H
DRAWING No.:	LD-2



1. SITE IDENTIFICATION INFORMATION TO BE ON ROAD SIDE CONCRETE SLAB AND ON DRIVEWAY ENTRANCE SIDE CONCRETE SLAB,
2. COLOUR OF BRICK FACE VENEER APPLIED ON COLUMNS MUST MATCH ORIGINAL SITE DWELLING COLOUR AS CLOSELY AS POSSIBLE,
3. STRUCTURAL DESIGN (FOOTINGS AND POSTS) MUST MEET DESIGN WIND PRESSURES PER ONTARIO BUILDING CODE,
4. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED
5. FINISH COLOUR TO BE APPROVED BY THE CITY OF BARRIE,



The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.

The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.

Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.

The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.

It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.

The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

© Copyright Landmark Environmental Group Ltd, 2024

LANDMARK
ENVIRONMENTAL GROUP LTD

Landscape Architects
Consulting Arborists
Urban Forestry

NOT TO SCALE

APRD: J.H.	DATE: 16.11.15
DRAWN: N.H.	SCALE: N.T.S.

7	JAN 02-24	T	AS PER LANDSCAPE REDUCTION REQUEST
6	DEC 18-23	B.B	UPDATED AS PER CITY COMMENTS
5	OCT 05-22	D.L	UPDATED SITE PLAN
4	AUG 11-22	R.T	UPDATED SITE PLAN
3	JUN 24-22	LO	UPDATED SITE PLAN
2	DEC 03-21	B.B	UPDATED SITE PLAN
1	NOV 23-21	B.B	ADDED SM OFFSET & UPDATED PLANS
NO	DATE	BY	R E V I S I O N S

STAMP



APPROVAL

LANDMARK
ENVIRONMENTAL GROUP LTD
Landscape Architects
Consulting Arborists
Urban Forestry

**LANDSCAPE ARCHITECTS
& CONSULTING ARBORISTS**

OFFICE: 705-796-1122

info@LEGroupLtd.com
www.LEGroupLtd.com

CLIENT: LSR SALEM INC.

PROJECT:
500 SALEM ROAD DEVELOPMENT,
BARRIE, ON

LEGAL ADDRESS:
PT S1/2 LT 1 CON 11 INNISFIL AS IN
R0942967; S/T R086364; INNISFIL

DRAWING:
LD-3: LANDSCAPE DETAILS 2

SCALE BAR

PROJECT NO.: LA 540-2 I	SCALE: N.T.S
MUNICIPAL FILE NO.: D28-072-202 I	DATE: MARCH 23, 202 I
DRAWN BY: CHECKED BY: S.K / B.B/ D.L J.H	DRAWING No.: LD-3