

**Protection and Preservation of Existing Vegetation Note:**

All existing trees (singles and groups) which are to remain shall be fully protected with hoarding erected beyond the drip line of the tree canopy to the satisfaction of the Planning and Building Department prior to the issuance of the building permit. Areas within the hoarding shall remain undisturbed and shall not be used for the storage of building materials and equipment.

The Planning and Building Department will inspect the hoarding of trees on private property, while the Community Services Department will inspect the hoarding of public trees. Hoarding must remain in place until an inspection by the City and an appropriate removal time has been agreed upon.

The developer or agents shall take every precaution necessary to prevent damage to the existing vegetation to be retained. Where limbs or portions of trees are removed to accommodate construction, they will be removed in accordance with accepted arboriculture practice. Where root systems of protected trees adjacent to construction are exposed or damaged they shall be neatly trimmed and the area backfilled with appropriate material to prevent desiccation.

No open trenching shall occur through tree preservation zones (TPZ). Only directional boring can be used for service installation in these areas.

Where necessary, vegetation will be given an overall pruning to restore the balance between roots and top growth, or to restore its appearance.

Trees that have died or have been damaged beyond repair shall be removed and replaced at the owners' expense with trees of a size and species approved by the Planning and Building Department.

**Owner's Note:**

We agree to implement the approved Site and Landscape Plans within 18 months after the execution of the Site Plan Undertaking and will retain the Landscape Architect to make periodic site inspections. Upon completion of the works we will forward to the City of Mississauga a copy of the Completion Notification Certificate from the Landscape Architect and the applicable inspection fee.

The Landscape Architect or Consulting Engineer will provide certification to indicate that:

- the recommendations outlined in the Acoustic Vibration Study have been implemented in accordance with the study;
- the Engineering Certificate lighting Plan and the LID techniques for this project have been install in accordance with the approved plans

Any revision to the Site Plan, Landscape Plans and Engineer Certified Lighting Plan (if applicable) will be submitted to the Planning and Building Department, Development and Design Division, City of Mississauga for review and approval, prior to the commencement of the works.

We hereby authorize the City, it's authorized agents, servants or employees to enter upon our land to carry out inspections from time to time and agree to indemnify the City and its authorized agents and save them harmless from any and all actions arising out of the exercise by the City, its authorized agents, servants or employees of the rights hereby given to them. We undertake to notify the City forthwith of any change of ownership of the said lands.

Signature of Owner: \_\_\_\_\_  
Name of Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Date: \_\_\_\_\_

**Grading Note:**

I hereby certify that the Landscape Plan conforms to the approved Site Grading Plan for this application.

Signature of Landscape Architect: \_\_\_\_\_  
Date: \_\_\_\_\_

NICK MIELE  
Print Name of Landscape Architect

**Landscaping on Municipal Boulevard Note:**

The applicant will be responsible to acquire the necessary utility stake outs and approvals from the Public Utilities Coordinating Committee (P.U.C.C.) and/or Transportation and Works Department prior to Site Plan Approval and prior to the installation of the landscape works on the municipal boulevard.

PLANT SCHEDULE STREETSCAPE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
DECIDUOUS TREES					
AGP	3	AMELANCHIER X GRANDIFLORA "PRINCESS DIANA"	PRINCESS DIANA APPLE SERVICEBERRY	60MM CAL.	B&B
UA	2	ULMUS X "MORTON"	ACCOLADE™ ELM	60MM CAL.	B&B
	5	SUBTOTAL:			
CONIFEROUS SHRUBS					
tmd	24	YAXUS X MEDIA "DENSIFORMIS"	DENSE YEW	1 GAL.	POT
	24	SUBTOTAL:			
PERENNIALS					
af	16	AGASTACHE FOENICULUM	ANISE HYSSOP	1 GAL.	POT
	16	SUBTOTAL:			

**LEGEND**

PROPOSED DECIDUOUS TREE

PROPOSED SHRUB BED

CSW CONCRETE SIDEWALK

SOD SODDED AREA

EXISTING DECIDUOUS TREE TO REMAIN

- GENERAL NOTES**
1. Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.
  2. This drawing is to be read in conjunction with the overall master plan and engineering drawings prepared by the project engineer and site plans prepared by the project architect.
  3. The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
  4. The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
  5. This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
  6. Plant quantities indicated on the plan supercede the quantities from the plant list (report any discrepancies to the landscape architect).
  7. Do not leave any holes open overnight.
  8. Keep area outside construction zone clean and useable by others at all times. Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.
  9. Contractor to make good any and all damages outside of the development area that may occur as a result of construction at no extra cost.
  10. This drawing is Copyright MHBC 2025

2.	OCTOBER 17, 2025	ISSUED FOR SPA	CC
1.	AUGUST 12, 2025	ISSUED FOR SPA	CC
REVISION NO.	DATE	ISSUED / REVISION	BY

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**

**MHBC**

230-7030 WESTON ROAD WOODBRIDGE, ON, L4L 6G7 | P: 905.761.5588 F: 905.761.5589 | WWW.MHBCPLAN.COM

**STAMP**

ISSUED FOR SPA ONLY  
NOT FOR CONSTRUCTION

All drawings and specifications are instruments of service and will remain the property of MHBC Planning and must be returned at the completion of the work. This drawing shall not be used for construction purposes unless the drawings are marked "Issued for Construction" and the professional seal is signed and dated by the landscape architect.

**PROJECT**

128 LAKESHORE AVE E  
MISSISSAUGA, ON

**FILE NAME**

STREETSCAPE PLAN

**DATE**

OCTOBER 2025

**DRAWN BY**

CC

**PLAN SCALE**

1:100

**FILE NO.**

25119B

**CHECKED BY**

N.M.

**OTHER**

**DWG NO.**

L1

