

# MAJOR DEVELOPMENT PERMIT / MASTER SITE PLAN APPLICATION

*Planning & Development | Town of High River*

A Major Development Permit (Major DP) is required when more than two residential units are proposed, or when any non-residential (commercial, industrial, recreational, or institutional) renovation, addition or new construction project is proposed.

A Master Site Plan is required when multiple buildings or use areas on a parcel are proposed to be developed in phases and full development will be achieved through multiple development permit approvals. Generally, a Master Site Plan is required when there are multiple buildings proposed and site development will take longer than two years to complete. A Master Site Plan is used by the Town to ensure that future phases are compatible with existing phases and can be built to Town standards, including but not limited to, access and connectivity standards, frontage standards, servicing standards, and Building & Safety Codes standards. Future phases are illustrative only and do not form part of the permit approval.

Pre-application meetings are **required** before the Town will accept a Major Development Permit/ Master Site Plan Application. If you would like to book a pre-application meeting or would like to speak with the Planning & Development Services Division, please contact us at [planning@highriver.ca](mailto:planning@highriver.ca) or at 403.652.2110 and we would be pleased to assist you.

Applicants must fill in the following application form and submit all requirements (unless otherwise discussed with staff). **The Town does NOT accept incomplete applications.**

## FOR OFFICE USE ONLY

DATE ACCEPTED AS COMPLETE: \_\_\_\_\_

ROLL NO.: \_\_\_\_\_

FILE NO.: \_\_\_\_\_

ZONING: \_\_\_\_\_

MINIMUM DEVELOPMENT ELEVATION: \_\_\_\_\_

PERMITTED OR DISCRETIONARY? Circle one

DATE OF PRE-APPLICATION MEETING: \_\_\_\_\_

Is the property within an Area Structure Plan, Area Redevelopment Plan, Area Concept Plan, and / or Neighbourhood Outline Plan?

Is the property within 800 m of the Town/MD boundary?  
YES/NO (Circle one)

YES/NO (Circle one)

VARIANCE(S) REQUIRED? YES/NO (circle one)

If yes, specify \_\_\_\_\_

\_\_\_\_\_

## PLEASE NOTE:

If your application includes any elements that **do not comply with Town regulations**, you will need to apply for a variance. Variance Development Permit applications **require** pre-application meetings. Please contact us at 403.652.2110 or at [planning@highriver.ca](mailto:planning@highriver.ca) and we would be pleased to assist you.

Variance applications require a fee (\$175) **IN ADDITION** to the base permit application.

If you are proposing signage, please fill out a signage application form.

Possible Common Fees	
<i>Residential</i>	
<input type="checkbox"/>	3 or more units: \$300 + \$75 for each additional unit after the first two
<i>Commercial, Industrial, Institutional, Recreational &amp; Governmental (includes temporary structures and surface (i.e. non-structural work):</i>	
<input type="checkbox"/>	New construction: \$600 for first 232.25 sq.m (2500 sq.ft.), plus \$0.75 per additional sq. m calculated on TOTAL area
<input type="checkbox"/>	Renovations: \$250 if less than 50 sq.m.
<input type="checkbox"/>	Renovations: \$500 if greater than 50 sq.m., plus \$0.75 per sq. m calculated on TOTAL area
<input type="checkbox"/>	<i>Variances:</i> An additional \$175
<input type="checkbox"/>	<i>Revised plans:</i> 15% of original fee
<input type="checkbox"/>	<i>Copies of titles and instruments:</i> \$15 each

**Application Type** (if proposing more than one (i.e. a mixed-use development), check all that apply. If applying for a Master Site Plan, check all that apply in the current phase:

- Commercial       Office       Master Site Plan  
 Industrial       Recreational  
 Institutional       Residential (3 or more units)

APPLICANT / AGENT INFORMATION
Applicant Name:
Mailing Address:
Email:
Telephone/Fax:
PROPERTY INFORMATION
Property owner name(s):
Municipal Address of property:
Legal description (Lot, Block, Plan):
OWNER SIGNATURE / PERMISSION LETTER
Must provide either Owner signature below <b>OR</b> permission letter from the owner authorizing an Agent to sign the application form.
_____
Owner signature
RIGHT OF ENTRY
In accordance with the <i>Municipal Government Act</i> , I hereby authorize the Town of High River to enter the above property for the purpose of conducting a site inspection(s).
_____
Owner Signature

**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

The information collected via this form is being collected by the Town of High River pursuant to legislation governing the information handling practices of the Town of High River, specifically Sections 33 (a) and (c) of the Freedom of Information and Protection of Privacy Act (Alberta), the Municipal Government Act (Alberta), and other legislation or bylaws governing the municipality, as may be applicable. By signing this document, you acknowledge that, in accordance with Section 17(2)(g) of the Freedom of Information and Protection of Privacy Act your name, address and other details related to your permit may be made available to the public. Should you have any questions related to the collection or disclosure of your personal information, please contact the Legislative Services division for the Town of High River at 403.652.2110.

\_\_\_\_\_  
**Applicant/agent signature**

**RELEASE OF DRAWINGS**

The Town's Land Use Bylaw requires that the Town post the Notices of Decision for discretionary uses, permitted uses that require variances, and permitted uses that have been approved with conditions on the Town's website. The decision includes the applicable drawings. The Town requests that you seek permission from your designer(s) to allow the Town to post the applicable drawings on the Town's website by having a representative of the design company(ies) fill in the following statement:

On behalf of \_\_\_\_\_ (design company name), I \_\_\_\_\_ hereby authorize the Town of High River to post the drawings for the development to be located at \_\_\_\_\_ (address) on the [Town's website](#) for the sole purpose of the development permit process, including any potential subdivision and development appeals. The consent has been provided in accordance with Section 16(3)(a) of the Freedom of Information and Protection of Privacy (FOIP) Act.

\_\_\_\_\_  
**Designer/design company signing authority signature**

If consent is not provided, the public may still examine the plans at the Town office in accordance with Section 606(6)(b) of the *Municipal Government Act* but no copies of the plans will be issued

**Items to be submitted unless otherwise discussed with staff:**

<b>ADMINISTRATIVE</b>		
<b>One hard copy AND .pdf (USB key or email – <a href="mailto:planning@highriver.ca">planning@highriver.ca</a>)</b>	<b>CHECK BOX IF ITEM IS BEING PROVIDED</b>	<b>CHECK BOX IF ITEM IS NOT APPLICABLE</b>
a) Applicable Fee	<input type="checkbox"/>	<input type="checkbox"/>
b) A Letter of Authorization from the registered owner of the land, their agent, or other persons having legal or equitable interest in the site	<input type="checkbox"/>	<input type="checkbox"/>
c) Copy of Certificate(s) of Title(s), validated within 30 days of the submission of the application. They can be purchased at <a href="https://alta.registries.gov.ab.ca">https://alta.registries.gov.ab.ca</a> (\$10 each) or you can order them through the Town (\$15 each).	<input type="checkbox"/>	<input type="checkbox"/>
d) Copy of any Restrictive Covenants, Utility Rights-of Way, Easements, or Town Caveats registered on the Title(s) (mortgage/other financial not required). They can be purchased at <a href="https://alta.registries.gov.ab.ca">https://alta.registries.gov.ab.ca</a> (\$10 each) or you can order them through the Town (\$15 each).	<input type="checkbox"/>	<input type="checkbox"/>
e) Real Property Report	<input type="checkbox"/>	<input type="checkbox"/>
f) Color photographs of the site and surrounding area	<input type="checkbox"/>	<input type="checkbox"/>

<b>WRITTEN SUBMISSIONS</b>		
<b>One hard copy AND .pdf (USB key or email – <a href="mailto:planning@highriver.ca">planning@highriver.ca</a>)</b>	<b>CHECK BOX IF ITEM IS BEING PROVIDED</b>	<b>CHECK BOX IF ITEM IS NOT APPLICABLE</b>
<b>1) Proposal Description</b>		
a) Write a brief narrative of the proposed design concept of the development (i.e. what are you developing? What is the size/number of units? Describe any notable elements that you believe would be helpful to the Town to understand).	<input type="checkbox"/>	<input type="checkbox"/>
<b>2) Impact statement</b>		
a) Note in writing how the design, materials and finish of the façades of the proposed development will fit into the context of existing façades of neighbouring buildings including photographs of existing building façades.	<input type="checkbox"/>	<input type="checkbox"/>
b) A statement clearly describing how the positive and/or negative potential impacts of the proposed development lands will be dealt with and how the proposed facilities have been designed to address those impacts.	<input type="checkbox"/>	<input type="checkbox"/>
c) Information describing any hazardous, noxious, toxic, radioactive, flammable, or explosive material that may be included in the proposed development.	<input type="checkbox"/>	<input type="checkbox"/>
<b>SITE PLAN</b>		
<b>Two 24"x36" hard copies of site plan AND .pdf (USB key or email – <a href="mailto:planning@highriver.ca">planning@highriver.ca</a>) certified by a professional advisor showing the following required items in METRIC units</b>	<b>CHECK BOX IF ITEM IS BEING PROVIDED</b>	<b>CHECK BOX IF ITEM IS NOT APPLICABLE</b>
<b>1) Title box showing:</b>		
a) Address/stamp & seal of professional advisor(s) North arrow Scale Date (including latest revision date) Municipal address and legal description Land Use Bylaw designation)	<input type="checkbox"/>	<input type="checkbox"/>
b) Key plan/site location map	<input type="checkbox"/>	<input type="checkbox"/>
c) Area and dimensions of property.	<input type="checkbox"/>	<input type="checkbox"/>
d) Area and dimensions of development area (the area of the site that you are developing under this application – in some cases this might not be the entire site)	<input type="checkbox"/>	<input type="checkbox"/>
e) Proposed lot coverage (area and percentage of lot) by type of development (buildings separated by individual building/individual tenant, parking areas, driveways, landscaped areas, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
f) Total gross floor area, and gross floor area of each of the individual tenants (square meters or feet)	<input type="checkbox"/>	<input type="checkbox"/>
<b>2) Property Information</b>		
a) Property lines/boundaries (location and label length)	<input type="checkbox"/>	<input type="checkbox"/>
b) Restrictions on use of land, easements, utility rights-of-way, right-of-way setback lines.	<input type="checkbox"/>	<input type="checkbox"/>
c) Significant physical features (streams, marshes, wooded areas, soils,)	<input type="checkbox"/>	<input type="checkbox"/>

3) Information re: abutting properties:		
a) Approximate boundaries of adjoining parcels	<input type="checkbox"/>	<input type="checkbox"/>
b) Outlines of existing structures and access points of adjacent properties	<input type="checkbox"/>	<input type="checkbox"/>
c) Uses of adjacent properties (residential, commercial, industrial, undeveloped, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
4) Building Footprints		
a) Footprints of all existing and proposed buildings and structures (indicate if any existing buildings are proposed to be demolished), loading docks, storage tanks, transformers, mechanical rooms, and retaining walls.	<input type="checkbox"/>	<input type="checkbox"/>
b) Proposed setbacks labelled from all property lines	<input type="checkbox"/>	<input type="checkbox"/>
c) Proposed separation distance between buildings on the site	<input type="checkbox"/>	<input type="checkbox"/>
d) Frontage build-out as a percentage of the front property line	<input type="checkbox"/>	<input type="checkbox"/>
e) Projection distance between façade of parking structure to façade of attached building	<input type="checkbox"/>	<input type="checkbox"/>
5) Minimum Development Elevation		
a) The required Minimum Development Elevation (provided by staff)	<input type="checkbox"/>	<input type="checkbox"/>
b) Top of Joist (TOJ) in metric	<input type="checkbox"/>	<input type="checkbox"/>
c) Actual Top of Footing (ATF) in metric	<input type="checkbox"/>	<input type="checkbox"/>
d) Clearly indicate the location of all furnaces, hot water tanks, electrical panels, and water meters. All must be above the required Minimum Development Elevation	<input type="checkbox"/>	<input type="checkbox"/>
e) Calculation showing how much water is above ATF (basement slab) using the following calculation: MDE - (A.T.F. + 0.10 m) = XX.XX m	<input type="checkbox"/>	<input type="checkbox"/>
6) Pedestrian Movement		
d) Proposed pedestrian circulation layout (sidewalks, walkways, crosswalks). Demonstrate how a pedestrian can navigate safely throughout the development destinations (i.e. if the development is a commercial plaza, pedestrians need to be able to walk to each tenant, to the parking lot, and the Town sidewalk/roadway/pathway safely and efficiently).	<input type="checkbox"/>	<input type="checkbox"/>
e) Show adjacent Town streets, sidewalks, pathways, curb cuts, crosswalks and bus zones/bus shelters adjacent to the site, and show how the development will connect with that infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>
f) Location of curb cuts for handicap access.	<input type="checkbox"/>	<input type="checkbox"/>
g) Width of on-site sidewalks adjacent to buildings.	<input type="checkbox"/>	<input type="checkbox"/>

<b>7) Bicycle Parking</b>		
a) Location of bicycle parking	<input type="checkbox"/>	<input type="checkbox"/>
b) Bicycle parking structure elevations	<input type="checkbox"/>	<input type="checkbox"/>
<b>8) Vehicular Parking and Movement</b>		
a) Lot coverage percentage, area, and dimensions of existing and proposed parking area	<input type="checkbox"/>	<input type="checkbox"/>
b) Number of stalls proposed	<input type="checkbox"/>	<input type="checkbox"/>
c) Layout of parking areas showing dimensioned depth and width of stalls, loading zone, handicapped stalls, aisle dimensions, angle of the parking stall, and number of stalls	<input type="checkbox"/>	<input type="checkbox"/>
d) Turning templates for passenger vehicles, garbage trucks, and delivery trucks (as applicable)	<input type="checkbox"/>	<input type="checkbox"/>
e) Surface treatment for all areas (include parking and storage areas)	<input type="checkbox"/>	<input type="checkbox"/>
f) Parking area grades, including any driveway grades and parkade access ramp grades.	<input type="checkbox"/>	<input type="checkbox"/>
g) Where stalls are between columns, as in parking structures, the stall width shall be measured from the outside edge of the base of the column	<input type="checkbox"/>	<input type="checkbox"/>
h) Location and dimension of existing and proposed driveway access(es) to the site, showing the angle of the driveway flare where the driveway meets the carriageway of any Town street.	<input type="checkbox"/>	<input type="checkbox"/>
i) Dimensions of proposed driveway/access	<input type="checkbox"/>	<input type="checkbox"/>
j) Road dimensions of any on-site circulation roads.	<input type="checkbox"/>	<input type="checkbox"/>
k) Location of any drive-thru facilities, stacking spaces for vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
l) Location of any proposed wheel stops, speed bumps	<input type="checkbox"/>	<input type="checkbox"/>
m) Location and details of traffic signage	<input type="checkbox"/>	<input type="checkbox"/>
n) Snow removal storage areas	<input type="checkbox"/>	<input type="checkbox"/>
<b>9) Emergency Response</b>		
a) Identify turning routes and turning templates for emergency response vehicles	<input type="checkbox"/>	<input type="checkbox"/>
b) Identify locations of existing and proposed fire hydrants	<input type="checkbox"/>	<input type="checkbox"/>
<b>10) Fencing</b>		
a) Location and height of all existing and proposed fencing.	<input type="checkbox"/>	<input type="checkbox"/>
<b>11) Master Site Plan Requirements</b> <i>(must be submitted if portion(s) of site will be developed in future)</i>		
a) Master Site Plan: shows the landscape and architectural details of the site when fully developed. Clearly identify 'existing', 'proposed' and 'future' site details. Only proposed site details are considered for approval. Future site details are illustrative only but must comply with Town standards.	<input type="checkbox"/>	<input type="checkbox"/>
b) Phasing Plan: showing the phases of development, including the sequence and area that each phase encompasses.	<input type="checkbox"/>	<input type="checkbox"/>

**LANDSCAPING PLAN**

<b>Two 24"x36" hard copy of landscaping plan AND .pdf (USB key or email – <a href="mailto:planning@highriver.ca">planning@highriver.ca</a>) certified by a Registered Landscape Architect or Landscape Designer illustrating showing the following required items in METRIC units</b>	<b>CHECK BOX IF ITEM IS BEING PROVIDED</b>	<b>CHECK BOX IF ITEM IS NOT APPLICABLE</b>
1) Landscaping Plan		
a) Landscape drawings for storm treatment facilities	<input type="checkbox"/>	<input type="checkbox"/>
b) Natural features of the land, including all trees and significant vegetation on Town lands or boulevards. Indicate what is to be added, removed, and retained. Include any wetlands or water courses that may be present.	<input type="checkbox"/>	<input type="checkbox"/>
c) Location an approximate dimensions of all existing trees on the property. Note if any of the trees will be removed as part of the development. Please see <u>Tree Protection Bylaw</u> .	<input type="checkbox"/>	<input type="checkbox"/>
d) Number of required and number of proposed trees and shrubs	<input type="checkbox"/>	<input type="checkbox"/>
e) For trees (see Appendix 1 for Approved Tree List), specify: i. Type (deciduous, coniferous) ii. Size at planting (caliper for deciduous, height for coniferous) iii. Height and spread at maturity iv. Scientific name and common name	<input type="checkbox"/>	<input type="checkbox"/>
f) Surface treatment of all soft landscaped areas (e.g. grass, shrubs)		
i. Surface treatment of all hard landscaped areas (e.g. decorative pavers, brick, stamped concrete)	<input type="checkbox"/>	<input type="checkbox"/>
ii. Proposed berms, screening, slopes and retaining walls for site	<input type="checkbox"/>	<input type="checkbox"/>
iii. Method of irrigation for all soft landscaped areas	<input type="checkbox"/>	<input type="checkbox"/>
iv. Proposed pedestrian circulation and open space systems	<input type="checkbox"/>	<input type="checkbox"/>
v. Total landscaped area (square metres)	<input type="checkbox"/>	<input type="checkbox"/>
vi. Total community space (square metres where applicable)	<input type="checkbox"/>	<input type="checkbox"/>
vii. Curb details to separate landscaping	<input type="checkbox"/>	<input type="checkbox"/>
viii. Tree and shrub planting details and schedules	<input type="checkbox"/>	<input type="checkbox"/>

**FLOOR PLANS/ELEVATION PLANS**

<b>Two 24"x36" hard copies of floor plans/elevations plans and .pdf (USB key or email – <a href="mailto:planning@highriver.ca">planning@highriver.ca</a>) certified by a professional advisor showing the following required items in METRIC units</b>	<b>CHECK BOX IF ITEM IS BEING PROVIDED</b>	<b>CHECK BOX IF ITEM IS NOT APPLICABLE</b>
<b>1) Floor Plans</b>		
a) Layout of all exterior walls, including the floor plan of the existing building (identify mechanical rooms, stairways, elevators, corridors, lobbies, washrooms, internal garbage storage areas, and internal parking areas)	<input type="checkbox"/>	<input type="checkbox"/>
b) Location of doors and windows	<input type="checkbox"/>	<input type="checkbox"/>
c) If a restaurant and/or drinking establishment are proposed, include a detailed layout of the floor plan. Include a seating plan which clearly indicates the area in which the public will have access for the consumption of food and/or beverages and state proposed occupancy load.	<input type="checkbox"/>	<input type="checkbox"/>
d) Loading and internal garbage storage areas	<input type="checkbox"/>	<input type="checkbox"/>
<b>2) Elevation Plans</b>		
a) Exteriors of the proposed buildings, including all windows, doors, loading bays, projections, garbage facilities, fascia trim, decorative elements and lighting fixtures, and any wall or retaining wall over 600 mm in height	<input type="checkbox"/>	<input type="checkbox"/>
b) Architectural design features	<input type="checkbox"/>	<input type="checkbox"/>
a) Percentage of building façade which is transparent (windows and doors)	<input type="checkbox"/>	<input type="checkbox"/>
b) Blank wall length for each building façade including parking structures (length of a façade without any transparency – windows and doors - or architectural features.)	<input type="checkbox"/>	<input type="checkbox"/>
c) All finishing materials indicating: <ul style="list-style-type: none"> <li>i. Exterior materials (e.g., brick, giant brick, stucco, vinyl siding, metal siding)</li> <li>ii. Roof material (e.g., asphalt shingle, concrete tile, metal)</li> <li>iii. Fascia, soffit, and trim</li> <li>iv. Colours of all major exterior building materials</li> <li>v. Dimensioned height from grade on all elevations</li> <li>vi. Dimensioned height to main floor from grade</li> <li>vii. Where service meters will be placed on the exterior wall and how these meters will be screened. If appropriate, include details on screening enclosures</li> <li>viii. If any roof-top equipment is to be added, information on how the roof-top equipment will be screened (include elevation details for screening and a roof plan)</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>



<b>ENGINEERING</b>		
<b>Two 24"x36" hard copies of engineering plans AND .pdf AND .dwg All supporting reports/studies shall include 2 paper copies AND .pdf</b>	<b>CHECK BOX IF ITEM IS BEING PROVIDED</b>	<b>CHECK BOX IF ITEM IS NOT APPLICABLE</b>
a) Development Site Servicing Plan (DSSP)	<input type="checkbox"/>	<input type="checkbox"/>
b) On a site plan identify existing and proposed site grades, contours and any special topographical features or site conditions (e.g., escarpments, break-of-slope and unstable areas).	<input type="checkbox"/>	<input type="checkbox"/>
c) Confirmation regarding whether any off-site work will be required (i.e. work on public property such as new or replacement services, new or replacement access, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
d) Erosion & Sedimentation Control (ESC) Plan & Report (only for sites of 2 hectares or more in size).	<input type="checkbox"/>	<input type="checkbox"/>
e) Storm Water Management (SWM) Report and Storm Water Management Plan (3 or more units)	<input type="checkbox"/>	<input type="checkbox"/>
f) Tree Protection Plan	<input type="checkbox"/>	<input type="checkbox"/>
g) Lighting plan with grid illumination calculation	<input type="checkbox"/>	<input type="checkbox"/>
h) Hydrological study detailing water sources for domestic consumption and irrigation purposes, method(s) for managing on- and off-drainage and irrigation systems and the effects the drainage and irrigation systems will have on the site, adjacent lands and water courses.	<input type="checkbox"/>	<input type="checkbox"/>
i) Environmental Impact Analysis on the effects the development would have on the existing vegetation, water courses, wild habitats, migration pattern.	<input type="checkbox"/>	<input type="checkbox"/>
j) A geotechnical assessment, prepared by a qualified professional, on the subsurface characteristics of the site's suitability to: <ul style="list-style-type: none"> <li>i. Sustain sewage disposal systems if the intended use is not to be served by a piped municipal wastewater system; and</li> <li>ii. Support building foundations and withstand slumping or subsidence on lands suspected of having foundation problems.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
k) If, at the discretion of the Development Authority, land upon which Development is proposed has the potential of subsidence, the Development Authority may require the applicant to submit one or more of the following documents prepared and sealed by a qualified professional engineer in order to demonstrate that any potential hazards can be mitigated to an acceptable level: <ul style="list-style-type: none"> <li>i. A structural building plan;</li> <li>ii. A slope stability analysis;</li> <li>iii. A geotechnical report; and / or</li> <li>iv. A flood mapping analysis</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
l) Construction cost estimates (completed by Developer's Engineering and/or Landscape Architect) for the purpose of calculating the Letter of Credit amount as per <u>Town Policy POL-22-100-02</u> . Estimates shall be provided for: <ul style="list-style-type: none"> <li>i. Underground servicing;</li> <li>ii. Surface work including grading, paving, concrete, sidewalks, etc.</li> <li>iii. Landscaping</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>

**NOTE: ADDITIONAL DOCUMENTATION MAY BE REQUIRED FROM THE APPLICANT AFTER TOWN STAFF HAVE REVIEWED THE SUBMITTED APPLICATION.**

\_\_\_\_\_  
**Applicant Signature**  
 (confirming that all information provided is correct)

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Staff member accepting application**

\_\_\_\_\_  
**Date**

## Appendix 1: Approved Tree List

Botanical Name	Common Name	Decid. / Conif.	Parks / Blvds
<i>Acer negundo</i>	Manitoba Maple	D	P
<i>Acer tataricum</i>	Tartarian Maple	D	P
<i>Acer tataricum ssp. Ginnala</i>	Amur Maple	D	P
<i>Aesculus glabra</i>	Ohio Buckeye	D	P/B
<i>Alnus sp.</i>	Alder sp.	D	P
<i>Betula fontinalis (Occidentalis)</i>	Fountain or Water Birch	D	P
<i>Betula nigra</i>	River Birch	D	P
<i>Betula papyrifera</i>	Paper Birch	D	P
<i>Betula papyrifera 'Chickadee'</i>	Chickadee Birch	D	P
<i>Betula pendula 'Gracilis'</i>	Cutleaf Weeping Birch	D	P
<i>Crataegus arnoldiana</i>	Arnold's Hawthorn	D	P/B
<i>Crataegus cerronis</i>	Chocolate Hawthorn	D	P/B
<i>Crataegus chlorosarca</i>	Black Hawthorn	D	P/B
<i>Crataegus succulenta</i>	Fleshy Hawthorn	D	P/B
<i>Crataegus X mordenensis 'Snowbird'</i>	Snowbird Hawthorn	D	P/B
<i>Crataegus X mordenensis 'Toba'</i>	Toba Hawthorn	D	P/B
<i>Juglans cinerea</i>	Butternut	D	P/B
<i>Juglans nigra</i>	Black Walnut	D	P/B
<i>Juniperus scopulorum cvs.</i>	Rocky Mountain Juniper	C	P
<i>Larix decidua</i>	European Larch	D	P
<i>Larix gmelinii (Dahurica)</i>	Dahurian Larch	D	P
<i>Larix laricina</i>	Tamarack	D	P
<i>Larix lyallii</i>	Alpine Larch	D	P
<i>Larix sibirica (Russica)</i>	Siberian Larch	D	P
<i>Malus baccata cvs.</i>	Siberian Crabapple cvs.	D	P/B
<i>Malus X adstringens cvs.</i>	Rosybloom Crabapple cvs.	D	P/B
<i>Phellodendron amurense</i>	Amur Corktree	D	P/B
<i>Phellodendron sachalinense</i>	Sakhalin Corktree	D	P/B
<i>Picea abies</i>	Norway Spruce	C	P
<i>Picea engelmannii</i>	Engelmann Spruce	C	P
<i>Picea glauca</i>	White Spruce	C	P
<i>Picea glauca 'Densata'</i>	Black Hills Spruce	C	P
<i>Picea omorika</i>	Serbian Spruce	C	P
<i>Picea pungens</i>	Colorado Spruce	C	P
<i>Picea pungens cvs.</i>	Colorado Spruce cvs.	C	P
<i>Pinus albicaulis</i>	Whitebark Pine	C	P
<i>Pinus aristata</i>	Bristlecone Pine	C	P
<i>Pinus banksiana</i>	Jack Pine	C	P
<i>Pinus cembra</i>	Swiss Stone Pine	C	P

Botanical Name	Common Name	Decid. / Conif.	Parks / Blvds
<i>Pinus contorta latifolia</i>	Lodgepole Pine	C	P
<i>Pinus flexilis</i>	Limber Pine	C	P
<i>Pinus nigra</i>	Austrian Pine	C	P
<i>Pinus ponderosa</i>	Ponderosa Pine	C	P
<i>Pinus strobiformis</i>	Southwestern White Pine	C	P/B
<i>Pinus strobus</i>	Eastern White Pine	C	P/B
<i>Pinus sylvestris</i>	Scots Pine	C	P/B
<i>Pinus uncinata (Mugo rostrata)</i>	Swiss Mountain Pine	C	P
<i>Populus balsamifera</i>	Balsam Poplar	D	P
<i>Populus deltoides (Sargentii)</i>	Plains Cottonwood	D	P
<i>Populus jackii 'Northwest'</i>	Northwest Poplar	D	P
<i>Populus termula 'Erecta'</i>	Swedish Columnar Aspen	D	P/B
<i>Populus tremuloides</i>	Trembling Aspen	D	P
<i>Populus X 'Assiniboine'</i>	Assiniboine Poplar	D	P
<i>Populus X 'Brooks #6'</i>	Brooks #6 Poplar	D	P
<i>Populus X 'Byland Green'</i>	Byland Green Poplar	D	P
<i>Populus X 'Prairie Sky'</i>	Prairie Sky Poplar	D	P
<i>Populus X 'Thevestina'</i>	Theves Poplar	D	P
<i>Populus X Canescens 'Tower'</i>	Tower Poplar	D	P
<i>Prunus maackii</i>	Amur Cherry	D	P
<i>Prunus mandshurica</i>	Apricot	D	P
<i>Prunus n Nigra (Americana)</i>	Canada Plum	D	P
<i>Prunus X nigrella 'Muckle'</i>	Muckle Plum	D	P
<i>Pseudotsuga menziesii glauca</i>	Blue Douglas Fir	C	P
<i>Pyrus ussuriensis</i>	Ussurian Pear	D	P/B
<i>Quercus ellipsoidalis</i>	Northern Pin Oak	D	P/B
<i>Quercus marcocarpa</i>	Bur Oak	D	P/B
<i>Quercus mongolica</i>	Mongolian Oak	D	P/B
<i>Salix acutifolia</i>	Sharp Leaf Willow	D	P
<i>Salix alba cvs.</i>	White Willow cvs.	D	P
<i>Salix amygdaloides</i>	Peach Leaf Willow	D	P
<i>Salix bebbiana</i>	Diamond Willow	D	P
<i>Salix eicolor</i>	Pussy Willow	D	P
<i>Salix pentandra</i>	Laurel Leaf Willow	D	P
<i>Sorbus americana</i>	American Mountain Ash	D	P
<i>Sorbus a ucuparia</i>	European Mountain Ash	D	P
<i>Sorbus a ucuparia cvs.</i>	Eg. 'Rossica'	D	P
<i>Sorbus e ecora</i>	Showy Mountain Ash	D	P
<i>Sorbus scopulina</i>	Greene's Mountain Ash	D	P
<i>Syringa pekinensis</i>	Peking Tree Lilac	D	P/B
<i>Syringa reticulata</i>	Japanese Tree Lilac	D	P/B
<i>Ulmus americana cvs.</i>	American Elm	D	P/B