

February 6, 2019

BEL 217263

Ms. Jessica Chan
Natural Heritage Ecologist
120 Bayview Parkway
Newmarket, ON L3Y 3W3

**Re: Response to Lake Simcoe Region Conservations Authority Comments
Proposed Development at 231-249 Reach Street Uxbridge – The Venetian Group
Plan of Subdivision (Region File S-U-2018-01; Plan of Common Element Condominium
(Region File: C-U-2018-01); Zoning By-law Amendment: ZBA-2018-08**

Dear Ms. Chan:

The following provides Beacon response to LSRCA comments on the March 2018 Addendum Environmental Impact Study (EIS) completed by Beacon Environmental Limited in support of the above noted proposed development at 231-249 Reach Street Uxbridge. LSRCA comments are provided in bold followed by Beacon response. As part of the response, attachments are also provided.

1. A revised ELC Figure for all the combined properties with the staked feature boundaries, setbacks and proposed development should be provided. All ELC should be assessed to ecosite communities.

ELC mapping for the all the subject lands has been completed and a revised Figure 2 is provided in Attachment 1. This mapping also includes the LSRCA staked boundaries of ELC communities FOM and FOC3-1.

With respect to taking the ELC to the ecosite community level, this was done for all communities, except for the forested lands along the eastern boundary of site, which is assessed to be FOM-Mix Forest. As identified in the previous EIS reports, the FOM community is a Scotch Pine/Poplar/Maple Mixed Forest. The ELC does not have an ecosite level community code with this species composition. The FOM on the site is actually a cultural woodland, a regeneration of a Scotch Pine plantation, which is why there is no FOM ecosite code for this community composition, as Scotch Pine forests do not naturally occur in Southern Ontario.

2. Figure 3 should be updated to quantify the areas gained through the +/- areas proposed.

The Site Plan prepared by Hunt Design Associates provided in Attachment 2 provides the best detail with respect to the small +/- areas that will occur along the staked boundaries of FOC3-1 and FOM. In addition to these areas, Beacon has provided a Figure 3 (see Attachment 2) that shows the larger areas of woodland that will be removed as a result of the proposed development. Do to scale, it is best to show these areas on separate figures. The assessment of the wooded areas to be removed is detailed in our response to comment 4 below.

3. The boundary staked by the LSRCA for FOC3-1 currently has a street and lot proposed within it. The woodland feature as staked for this ecosite should be protected by removing all development and associated grading. In addition, it appears all edges of this feature have not been staked and approved by the LSRCA.

The eastern boundary of the FOC3-1 community had previously been staked with the LSRCA. The southern boundary was staked with the LSRCA on Nov 21, 2018. The previous EIS completed for the site identified that the FOC3-1 community should be retained. The current plan will result in minor encroachments into the southeast corner, in an area that supports edge growth with young Manitoba Maple trees, to allow for the required street and lot layout. As indicated in the most current plan similar minor encroachment will also occur in the FOM woodlot in east, an area that was also identified to be retained. The encroachment into the FOC3-1 and FOM communities are minor and will not result in a significant impact. In addition, the loss of these small areas will be address in the Ecological Offsetting Plan.

4. An ecological offsetting strategy is required prior to draft plan approval for any loss of natural Heritage features.

Section 6.3.1 Design Mitigation Measures of the 2018 EIS Addendum Report identified that the area of woodland loss as a result of the development would be mitigated following the LSRCA 2017 Ecological Offsetting Plan (EOP) process. The report recommended that the requirement for an EOP should be identified as a condition of the draft plan approval, and that the details of the final EOP would be developed in consultation with LSRCA following draft plan approval. At a meeting with the LSRCA held on December 12, 2018 to review LSRCA comments, it was clarified that though final specific details of the EOP could be developed post draft plan approval, the **strategy of the plan** should be provided prior to the draft plan approval. The following provides a summary of the proposed Ecological Offsetting Plan strategy.

General EOP Strategy

The proposed development will require the removal of woodland. Based on the proposed development plan and exiting conditions, woodland replacement within subject property is not possible. Therefore, off-site compensation will be required. For the off-site compensation the Proponent, Venetian Group,

would prefer to enter into a cash-in-lieu agreement. The final details of the cash-in-lieu agreement will be identified through consultation between the Proponent and the LSRCA.

Areas of Woodland Loss and Replacement Ratio

The proposed development will result in the clearing of cultural pine plantation, cultural woodland and yard landscape trees. In addition, small pockets along the edge of the Mixed forest (FOM) and Hemlock Forest (FOC3-1) will also be removed.

As shown on the site plan in Attachment 2 the areas of FOM and FOC3-1 forest edge that will be removed represents a combined area of 0.052 ha. This area will be replaced at a ratio of 2:1. In addition, as shown in Figure 3 in Attachment 2, the total area of cultural pine plantation (CUP3-3) that will be removed is 0.77ha, and total area of cultural woodland (CUWa/b) that will be removed is 0.16 ha. These areas, a total of 0.93 ha, will also be replaced at a ratio of 2:1. Also as shown in Figure 3 in Attachment 2, combined the areal extent of the associated vegetation protection zone (VPZ), defined as a 10 m setback from the dripline of the forest edge, and yard landscape tree is 0.79 ha. This area will be replaced at a ratio of 1:1. Note that no VPZ is identified to edge of the landscape yard trees.

Combined the total wooded area that will need to be replaced/compensated for in the EOP is:

$(0.052 + 0.93) \times 2 = 1.964 \text{ ha} + 0.79 \text{ ha} = 2.754 \text{ ha}$ (Total Feature).

Cash-in-Lieu Compensation

The final cash-in-lieu amount will be determined based on the required area of woodland to be replaced, the cost to recreate that area or its function, as well as monitoring requirements. The location of the area, or areas, where off-set works will be undertaken will be determined by the LSRCA.

At this initial stage following the LSRCA calculations the preliminary calculation of the cash-in-lieu amount is:

Appropriate replacement dollar value (feature creation cost) = $2.754 \times \$36,850 = \$101,484.90$

+

Ecosystem Services Value = $2.754 \text{ ha} \times \$5,750/\text{ha} = \$15,835.50$

+

Land Acquisition Fund = $15\% \text{ of } \$101,484.90 + \$15,835.50 = \$17,598.06$

+

Administration Fee = $5\% \text{ of } \$101,484.90 + \$15,835.50 = \$5,866.02$

Total Cost = \$140,784.48

*Note the Ecosystem Service Value of \$5,750 is for 2018 based on inflation from the 2016 value of \$5,534 based on the annual consumer price index applied by the Bank of Canada <http://www.bankofcanada.ca/rates/related/inflation-calculator>.

5. The report states the additional lots were assessed for vegetation post 2014. A vascular plant List for these areas should be provided.

Attachment 3 provides the 2014 plant list. Combined the 2012 and 2014 surveys included all the “natural” vegetation communities that are currently within the new draft plan. The lands added to the current proposed draft plan represent residential landscaped yards and a detailed plant survey was not required. These areas were walked and no new species of plant were identified to occur, except for non-native ornamental shrubs and trees, and annual/perennial cultivar flowers in gardens.

6. It is unclear whether a survey was conducted in the additional areas for Butternut (*Juglans cinera*).

Beacon ecologists when conducting site surveys are always looking for potential Species at Risk, and not just for Butternut. For the surveys conducted by Beacon over the course of the studies no Butternut were observed.

However, in the fall of 2018 Mr. Mark Vanderwouw of Shady Lane Tree Care found a young Butternut Tree while conducting a tree hazard assessment on the property. The tree is located along the southern limit of the FOC3-1 community. A Butternut health assessment was undertaken by a MNRF certified Butternut Health Assessor with Beacon and the tree was assessed to be a retainable Category 2 tree. In addition, the entire property was walked again by the Butternut Health Assessor to confirm that only one tree was present. Leaves of the tree were collected and were sent to the MNRF Sault Ste. Marie facility for genetic testing to determine if the tree was a native tree. The test results, provided in Attachment 4, found that the tree is a hybrid and not a native Butternut.

7. Please note all ELS community polygons CUP3-3, CUP, CUW1, FOM, and FOC3-1 would be considered part of the Environmental Constraint Areas based upon criteria of significant woodland as it is part of the contiguous feature. As such conformity with special policy 2.3.3.6.1 of the Township’s Official Plan should be demonstrated.

That the CUP3-3 and CUW1 communities were considered to be part of the Environmental Constraint Area was clearly identified by Beacon in the 2012 EIS, see Section 8.1 Assessment of Impact, page 13 of that report. The FOC3-1 and FOM communities will be retained, with only minor removal of small pockets of the edge habitat, representing a total area of 0.052 ha. With respect to communities CUP3-3 and CUW1a/b, as these are cultural communities (i.e. Scotch Pine plantations), and though contiguous with the FOM community, they were not found to support significant wildlife habitat or other significant natural heritage features, or functions as discussed in full in Section 4.3 of the 2018 EIS Addendum. As detailed above the current site plan will result in the removal of 0.93 ha. It is noted that total area of 0.93 ha in the current revised site plan includes an additional 0.05 ha of the CUW1a edge that will be altered for the installation and maintenance of underground, open-bottom structures, which will accept drainage from the site and promote infiltration. Following installation, the area will be re-vegetated with natural plantings which are not deeply rooted to ensure appropriate operation of the underground facilities.

As noted in the previous EIS reports, the wooded areas on the subject property represent edge habitat of a large (+25ha) mature hardwood forest. The removal of these strongly anthropogenic communities will not impact on the natural heritage features and functions of the 25ha mature hardwood forest. However, to mitigate the removal of these cultural wooded areas, as well as yard trees as requested by the LSRCA, these areas will be included as part of the total wooded area that will need to be compensated for in the Ecological Offsetting Plan (see response to comment 4 above). Therefore, it is Beacon's position that with the retention of the FOM and FOC3-1 communities and Ecological Offsetting Plan that the proposed development is in conformity with special policy 2.3.3.6.1 of the Township's Official Plan. Therefore, the EIS concludes that the proposed draft plan of subdivision for the Reach Street lands will not result in a negative impact on the Environmental Conservation Area.

8. All mitigation sub-sections need to be included in the EIS (Ecological Offsetting Plan).

Section 6.3 of the Addendum EIS does list mitigation measures and it is unclear as what is meant by "All mitigation sub-sections need to be included in the EIS (Ecological Offsetting Plan)." With respect to what mitigation will be required as part of the Ecological Offsetting Plan, the Offsetting Strategy has been provided in response to Comment 4 above. Specific details of the Offsetting Plan will be addressed in consultation with the LSRCA following draft plan approval. However, the response to Comment 4 above does provide mitigation with respect to the area of woodland loss.

I trust the above meets your present needs. Should you have any questions or points for discussion, please do not hesitate to contact the undersigned via e-mail (rhuizer@beaconenviro.com) or at (416) 729-0544.

Prepared by:
Beacon Environmental



Ron Huizer, B. Sc. (Honours)
Principal

Attachment 1



241 Reach Street, Town of Uxbridge,
Region of Durham

Legend

- Subject Property
- Staked Woodlot Edge (TRCA 2018)
- ELC Communities

ELC Code	Description
CUP3-3	Scotch Pine Coniferous Plantation
CUW1	Mineral Cultural Woodland
FOC3-1	Fresh-Moist Hemlock Coniferous Forest
FOM	Mixed Forest
ANT	Anthropogenic
H	Hedgerow

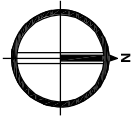
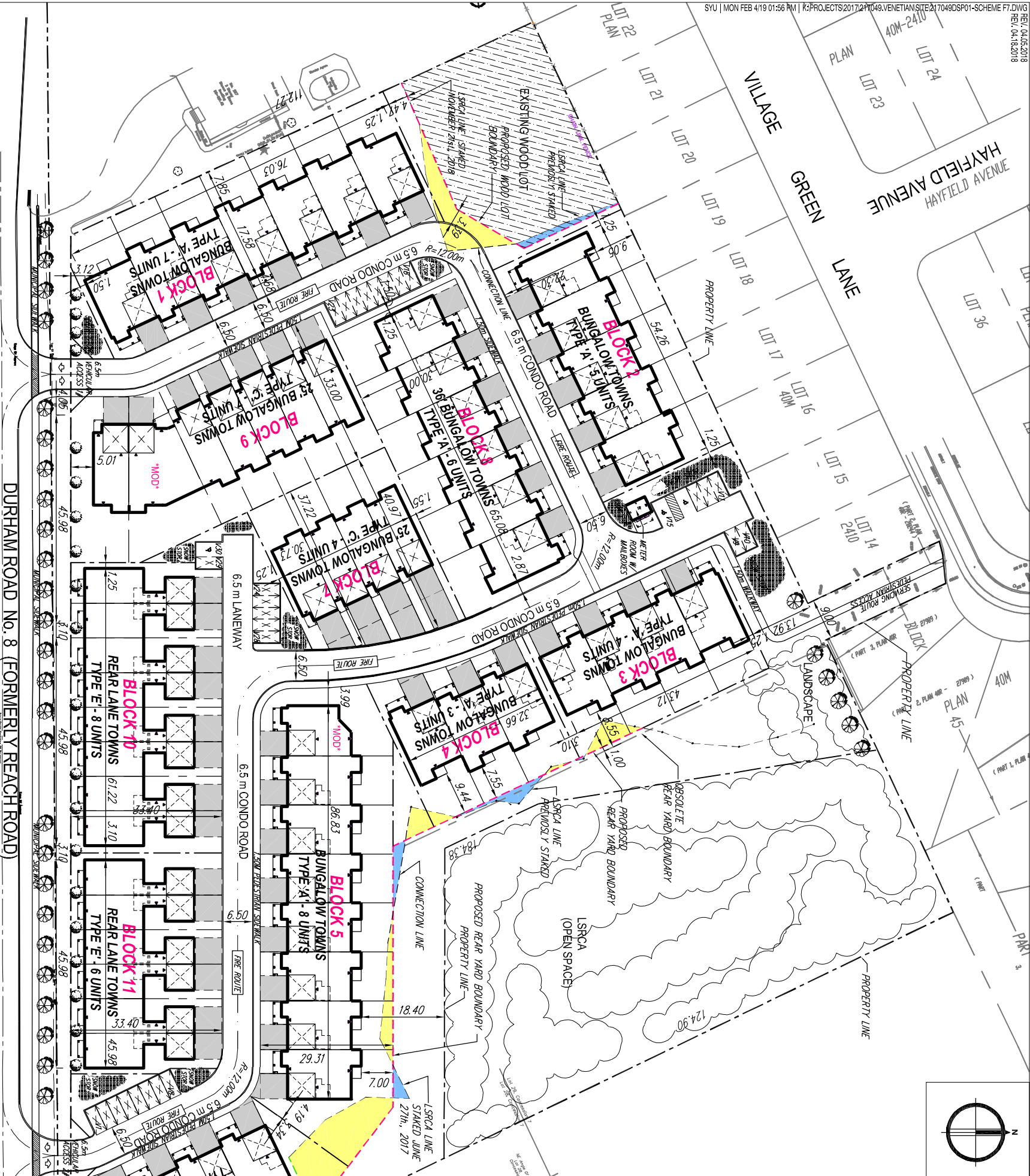
BEACON ENVIRONMENTAL Project: 217236
Last Revised: January, 2019

Client: The Venetian Group Prepared by: DU
Checked by: RH

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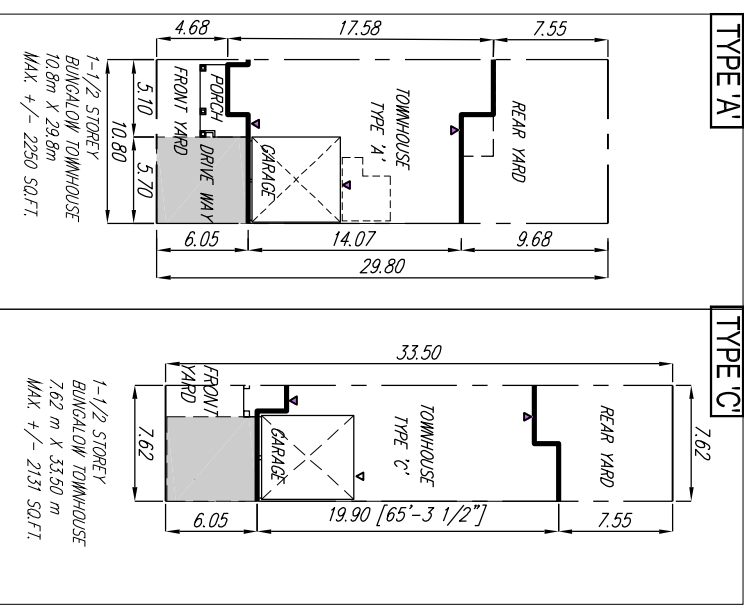
Attachment 2



KEY MAP - NOT TO SCALE

SCHEME 'F7'

- SITE AREA:**
Total area = 3.62 ha (8.95 acre)
1.1. Wood lot area = 0.15 ha
1.2. LSRCA = 0.77 ha
1.3. Net area = 2.70 ha (6.67 acre)
- NUMBER OF UNITS:**
TYPE 'A': 10.8 m BUNGALOW TOWNHOUSE, 1-1/2 STOREY = 37 UNITS
TYPE 'C': 7.6m STREET TOWNHOUSES, 1-1/2 STOREY = 11 UNITS
TYPE 'E': 7.6 m REAR LANE TOWNHOUSE, 1-1/2 STOREY = 14 UNITS
TOTAL = 62 UNITS
- DENSITY: (NET AREA)**
62 UNITS / 6.67ACRE = 9.30 UNITS PER ACRE
62 UNITS / 2.70 HECTARE = 22.96 UNITS PER HECTARE
- PARKING:**
PARKING REQUIRED: 2.0 PER UNIT / 10.5 VISITOR SPACE
TYPE 'A' #UNITS 37 RES. SPACES 74 VISITOR SPACES 19
TYPE 'C' #UNITS 11 RES. SPACES 22 VISITOR SPACES 6
TYPE 'E' #UNITS 14 RES. SPACES 28 VISITOR SPACES 7
PARKING PROVIDED:
TYPE 'A' #UNITS 37 RES. SPACES 74 (ON DRIVEWAY) VISITOR SPACES 19
TYPE 'B' #UNITS 11 RES. SPACES 22 (ON DRIVEWAY) 30 spaces
TYPE 'E' #UNITS 14 RES. SPACES 28 (ON DRIVEWAY)
TOTAL PARKING PROVIDED = 278 (4.48 / UNIT)
- AREA BALANCE OF LSRCA LINE AND WOOD LOT:**



DEFINITION	AREA	LEGEND
AREA OF ENCROACHMENT LSRCA LINE AND WOOD LOT (TAKEN)	-521.36 sqm -5611.87 sq.ft.	
AREA OF CONSERVED WOOD LOT	1374.87 sqm 14798.98 sq.ft.	
AREA OF ADDITIONAL LANDS OUTSIDE OF LSRCA TO BE CONVENED TO LSRCA (GIVEN RESULT (LSRCA COMPENSATION))	+84.80 sqm +912.78 sq.ft.	
	-436.56 sqm -4699.09 sq.ft.	

LEGEND:

	OBSOLETE REAR YARD BOUNDARY		STAKE LINE
	PROPOSED REAR YARD BOUNDARY		FIRE ROUTE
	LSRCA LINE		PROPERTY LINE
			GROUND PARKING SPACE

SITE PLAN

SCALE: 1:1000

HUNT
DESIGN ASSOCIATES INC.
8966 Woodbine Ave. Markham, ON L3R 0J7 | T: 905.737.5133 | F: 905.737.7326 | FEB. 4, 2019 | SY

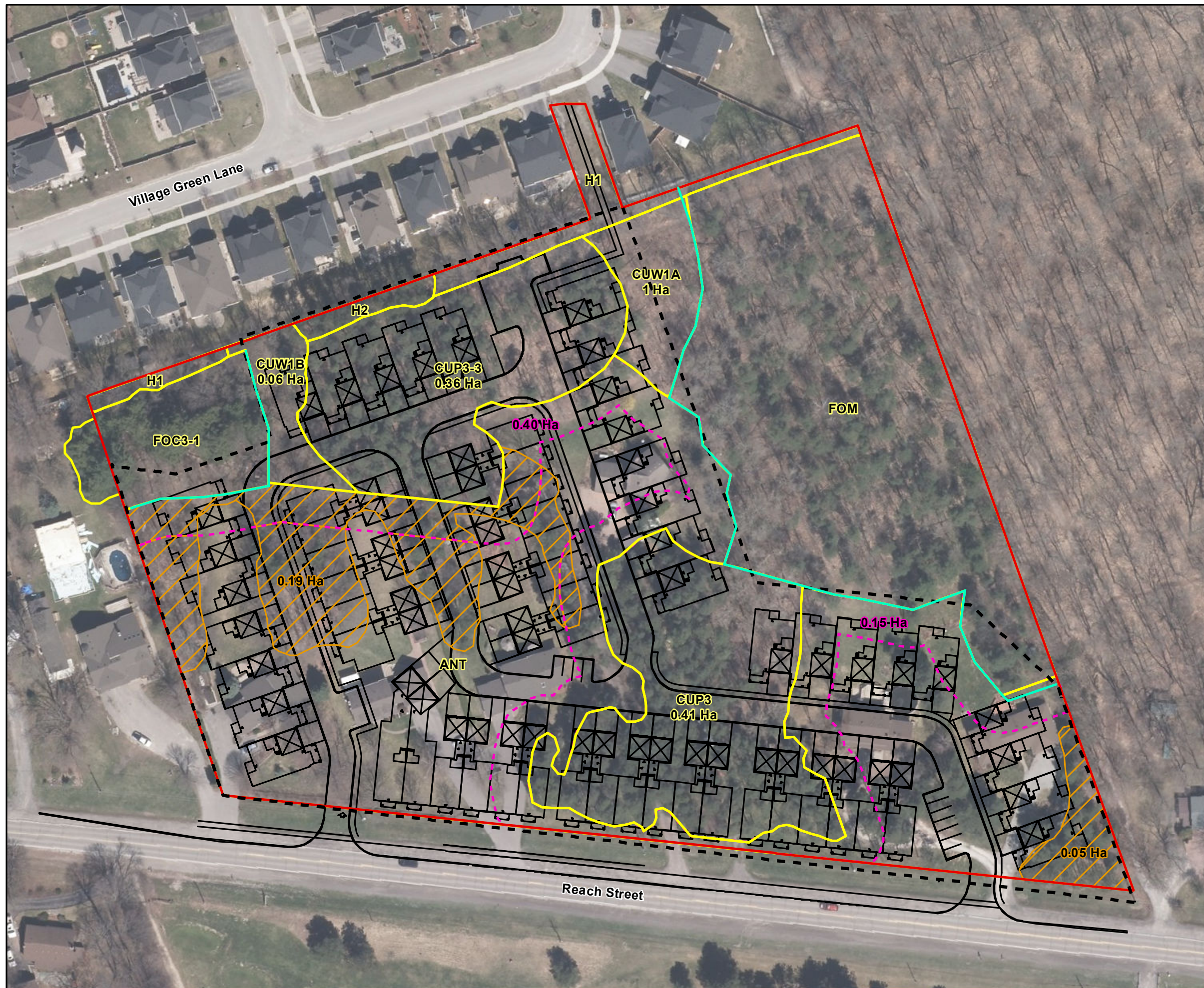
VENETIAN GROUP - 217049
REACH STREET, UXBRIDGE, ONTARIO
217049DSP01-SCHEME F7
SCALE: 1:1000

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Proposed Plan of Subdivision, Reach Street, Uxbridge

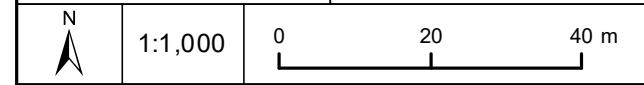
Legend

- Subject Property
- ELC Communities
- Vegetation Protection Zone (VPZ) 10 m
- Landscape Tree Yields
- Staked Woodlot Edge (TRCA 2018)
- Proposed Development Limit
- Proposed Development Plan



BEACON ENVIRONMENTAL Project: 217263
 Last Revised: February, 2019

Client: Venetian Group Prepared by: DU
 Checked by: RH



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 Ontario Orthoimagery Baselayer: FBS Durham Region 2017

Attachment 3

2014 Plant List

New Scientific Name (FOIBIS 2008)	Common Name (FOIBIS)	COSEWIC (Sep 2007)	COSSARO (Sep 2009)	S-RANK (200_)	DURHAM (Varga 2005)
<i>Acer negundo</i>	Manitoba Maple			S5	
<i>Acer saccharum</i> var. <i>saccharum</i>	Sugar Maple			S5	
<i>Aegopodium podagraria</i>	Goutweed			SE5	
<i>Vinca minor</i>	Periwinkle			SE5	
<i>Arisaema triphyllum</i> ssp. <i>triphyllum</i>	Jack-in-the-pulpit			S5	
<i>Cynanchum rossicum</i>	European Swallow-wort			SE5	
<i>Symphotrichum cordifolium</i>	Heart-leaved Aster			S5	
<i>Solidago flexicaulis</i>	Broad-leaved Goldenrod			S5	
<i>Taraxacum officinale</i>	Common Dandelion			SE5	
<i>Impatiens capensis</i>	Spotted Jewel-weed			S5	
<i>Betula papyrifera</i>	Paper Birch			S5	
<i>Ostrya virginiana</i>	Eastern Hop-hornbeam			S5	
<i>Diervilla lonicera</i>	Northern Bush-honeysuckle			S5	
<i>Lonicera tatarica</i>	Tartarian Honeysuckle			SE5	
<i>Sambucus racemosa</i> var. <i>racemosa</i>	Red-berried Elder			S5	
<i>Viburnum opulus</i>	Guelder-rose Viburnum			SE4	
<i>Cornus alternifolia</i>	Alternate-leaf Dogwood			S5	
<i>Carex pedunculata</i>	Longstalk Sedge			S5	
<i>Carex rosea</i>	Rosy Sedge			S5	U
<i>Carex</i> sp.	Sedge Sp.				
<i>Pteridium aquilinum</i> var. <i>latiusculum</i>	Bracken Fern			S5	
<i>Dryopteris carthusiana</i>	Spinulose Wood Fern			S5	
<i>Quercus rubra</i>	Northern Red Oak			S5	
<i>Geranium robertianum</i>	Herb-robert			SE5	
<i>Ribes cynosbati</i>	Prickly Gooseberry			S5	

New Scientific Name (FOIBIS 2008)	Common Name (FOIBIS)	COSEWIC (Sep 2007)	COSSARO (Sep 2009)	S-RANK (200_)	DURHAM (Varga 2005)
<i>Ribes rubrum</i>	Northern Red Currant			SE5	
<i>Hydrophyllum virginianum</i>	Virginia Waterleaf			S5	
<i>Carya cordiformis</i>	Bitternut Hickory			S5	
<i>Maianthemum canadense</i>	Wild-lily-of-the-valley			S5	
<i>Maianthemum racemosum</i> ssp. Racemosum	False Solomon's Seal			S5	
<i>Trillium grandiflorum</i>	White Trillium			S5	
<i>Fraxinus Americana</i>	White Ash			S5	
<i>Circaea lutetiana</i> ssp. canadensis	Enchanter's Nightshade			S5	
<i>Oenothera fruticosa</i> ssp. glauca	Common Sundrops			SX	
<i>Epipactis helleborine</i>	Eastern Helleborine			SE5	
<i>Sanguinaria canadensis</i>	Bloodroot			S5	
<i>Abies balsamea</i>	Balsam Fir			S5	
<i>Pinus resinosa</i>	Red Pine			S5	R1 refers to naturally occurring only
<i>Pinus sylvestris</i>	Scotch Pine			SE5	
<i>Tsuga canadensis</i>	Eastern Hemlock			S5	
<i>Actaea</i> sp.	Baneberry Species				
<i>Rhamnus cathartica</i>	Buckthorn			SE5	
<i>Prunus serotina</i>	Wild Black Cherry			S5	
<i>Prunus virginiana</i> var. virginiana	Choke Cherry			S5	
<i>Rubus idaeus</i> ssp. strigosus	Wild Red Raspberry			S5	
<i>Rubus occidentalis</i>	Black Raspberry			S5	
<i>Sorbus aucuparia</i>	European Mountain-ash			SE4	
<i>Galium aparine</i>	Cleavers			S5	U
<i>Populus balsamifera</i> ssp. balsamifera	Balsam Poplar			S5	

New Scientific Name (FOIBIS 2008)	Common Name (FOIBIS)	COSEWIC (Sep 2007)	COSSARO (Sep 2009)	S-RANK (200_)	DURHAM (Varga 2005)
<i>Populus grandidentata</i>	Large-tooth Aspen			S5	
<i>Populus tremuloides</i>	Quaking Aspen			S5	
<i>Tiarella cordifolia</i>	Heart-leaved Foam-flower			S5	
<i>Solanum dulcamara</i>	Climbing Nightshade			SE5	
<i>Tilia Americana</i>	American Basswood			S5	
<i>Parthenocissus vitacea</i>	Thicket Creeper			S5	
Viola sp.	Violet species				
<i>Toxicodendron radicans</i> ssp. <i>negundo</i>	Poison Ivy			S5	
<i>Caulophyllum giganteum</i>	Blue Cohosh			S5	

Attachment 4



FRMS-PL-F-003

LABORATORY TEST REPORT

BUTTERNUT HYBRIDITY TEST

OFRILS

1235 Queen Street East
Sault Ste. Marie, Ontario P6A 2E5
Phone: 705 946 7448
Fax: 705 946 2030

Report Date: 2018-12-10

Report ID: OFRILS-PL- 18101

Page 1 of 2

Client	Beacon Environmental Limited		
Address	305 Reid Street Peterborough, Ontario K9J 3R2		
Contact	Jesse Harnden		
Phone:	(705) 243-7251	Fax:	
E-mail:	jharnden@beaconenviro.com		

MNRF Contact	Bohdan Kowalyk		
Address	Aurora District 50 Bloomington Rd. W. Aurora, ON L4G 0L8		
Phone:	(905) 713-7387	Fax:	
E-mail:	bohdan.kowalyk@ontario.ca		

Sample Received On: 2018-11-01

Method: Molecular tests to detect butternut x Japanese walnut hybrids*

Test Report:

Three standard molecular tests were conducted one sample from Reach Street, Uxbridge, Ontario. Hybridity was detected in the results of laboratory tests. Results confirm the sample does not represent true butternut, *Juglans cinerea*. Sample details may be found on page two of this report.

Please direct any questions to the contact below.

The Forest Pathology Laboratory applies three standard molecular tests published by Zhao & Woeste (2011) * for detecting hybrids. Note: If these tests are for the purpose of seed tree certification, the results apply only to the tested tree(s), and cannot extend to progeny resulting from open pollination.

This result and test report relates only to the items tested.

All appropriate laboratory quality controls were applied in producing the result/s. The results and interpretation are reported to the best of the knowledge and expertise of the lab and is based on the reference method adopted.

Laboratory Contact:

Glenna Halicki Hayden
Forest Pathology Lab Supervisor
Ontario Forest Research Institute
1235 Queen Street East
Sault Ste. Marie, ON P6A 2E5
Phone: 705 946 7412 Fax: 705 946 2030
Email: glenna.halickihayden@ontario.ca
Web: <http://ontario.ca/ofri>

Authorized Signature

glenna.halickihayden@ontario.ca
Digitally signed by
glenna.halickihayden@ontario.ca
DN: cn=glenna.halickihayden@ontario.ca
Date: 2018.12.10 20:00:54 -05'00'

Name

* Based on published reference method: Peng Zhao & Keith E. Woeste. 2011. DNA markers identify hybrids between butternut (*Juglans cinerea* L.) and Japanese walnut (*Juglans ailantifolia* Carr.). Tree Genetics & Genomes 7:511-533. DOI 10.1007/s11295-010-0352-4.

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All errors and omissions are limited to the cost of the analysis



FRMS-PL-F-003

SAMPLE INFORMATION AND TEST SUMMARY

OFRILS

1235 Queen Street East
Sault Ste. Marie, Ontario P6A 2E5
Phone: 705 946 7448
Fax: 705 946 2030

Report ID: OFRILS-PL- 18101

Page 2 of 2

Lab ID	Sample Type	Tree ID	Collection Site	UTM Coordinates	LAB RESULT Hybridity Detected	
18489	Foliage and Dormant Bud Tissue	Tree 001	231 Reach Street, Uxbridge, Ontario	17T 4885290 651706	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
					<input type="checkbox"/> NO	<input type="checkbox"/> YES
					<input type="checkbox"/> NO	<input type="checkbox"/> YES
					<input type="checkbox"/> NO	<input type="checkbox"/> YES
					<input type="checkbox"/> NO	<input type="checkbox"/> YES
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