

TREE PROTECTION REQUIREMENTS:

- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ) OF A TREE, PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
- UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT INCLUDING OUTHOUSES.
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.
 - DO NOT RAISE OR LOWER THE EXISTING GRADE: TUNNEL OR BORE WHEN DRIZING.
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BUNCHES OR ANY TREE.
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING.
- TREE PROTECTION FENCING MUST BE AT LEAST 1.2m IN HEIGHT AND BE CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULAR STEEL, PLYWOOD BOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2m APART SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ AND INSTALLATION MUST MINIMIZE DAMAGE TO EXISTING ROOTS (SEE DETAIL).
- THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC.). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
- IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

BY LAWS:
ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2008-278), WITHIN THE URBAN AREA.
PRIVATELY-OWNED TREES GREATER THAN 50cm IN DIAMETER ON LOTS 1 HECTARE IN SIZE OR LESS, AND TREES GREATER THAN 10cm IN DIAMETER ON LOTS GREATER THAN 1 HECTARE, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2008-200).

2 DECIDUOUS TREE PLANTING
SCALE: NTS

3 TREE PROTECTION FENCE
SCALE: NTS

1 TREE CONSERVATION REPORT & LANDSCAPE PLAN
SCALE 1:100

GENERAL NOTES:

- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
- The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
- The contractor is to reinstate all areas and items damaged as a result of construction activity.
- The contractor is to comply with all pertinent codes and by-laws.
- The contractor is to maintain a positive surface run-off throughout the entire construction period.
- The Landscape Architect is not responsible for subsurface conditions.
- The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
- The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to construction.
- Minimum distances for selected deciduous trees are as follows:
 - Building Foundations 7.5m
 - Sidewalks 1.5m
 - Public Streets 2.5m
 - Underground Infrastructure 2.0m
- All trees within 1m of underground utility trenches are to be excavated by hand.
- Remove all protective wrapping from tree trunks after installation.
- Staking of trees shall only be performed if necessary.
- Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.

- LEGEND**
- EXISTING TREE TO REMAIN
 - PROPOSED TREE AS PART OF 177-179 ARMSTRONG SITE PLAN APPLICATION
 - PROPOSED DECIDUOUS TREE
 - PROPOSED SOD
 - PROPOSED PRECAST CONCRETE PAVERS
 - PROPOSED RIVERSTONE MULCH
 - PROPOSED TREE PROTECTION FENCE

5	REVISED PER NEW SITE PLAN	12/22/2023	ML	JL
4	REVISED PER NEW CIVIL DRAWING	12/15/2023	ML	JL
3	REVISED PER NEW SITE PLAN	12/06/2023	ML	JL
2	REVISED PER CITY COMMENTS	07/14/2023	ML	JL
1	ISSUED FOR SITE PLAN CONTROL	11/09/2022	ML	JL

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 1S8
Tel. (613) 722-5168 Fax. (866) 343-3942

PROJECT
CARRUTHERS DEVELOPMENT
266 CARRUTHERS AVE & 177 ARMSTRONG STREET, OTTAWA ON

DRAWING
TREE CONSERVATION REPORT & LANDSCAPE PLAN

STAMP 	SCALE	AS SHOWN
	START DATE	SEPTEMBER 2022
PROJECT NORTH 	PROJECT NO.	22MIS2285
	DRAWING NO.	L.1

Committee of Adjustment
Received Re ule
2024-02-28
City of Ottawa / Ville d'Ottawa
Comité de dérogation

PROPOSED PLANT LIST

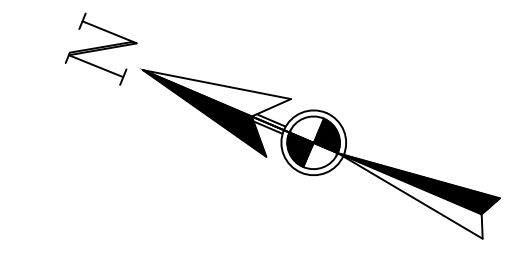
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
SB	1	Amelanchier lavis 'JFS-ARB'	Spring Flurry Serviceberry	60mm cal.	B&B	Single leader

EXISTING TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	CRITICAL ROOT ZONE	OWNERSHIP	CONDITION	ACTION
1-JU	Juniperus spp.	Juniper	170mm DBH	1700mm	276A Carruthers Ave	GOOD	TO REMAIN
1-TO	Thuja occidentalis	White Cedar	200mm DBH	2000mm	276A Carruthers Ave	FAIR	TO REMAIN

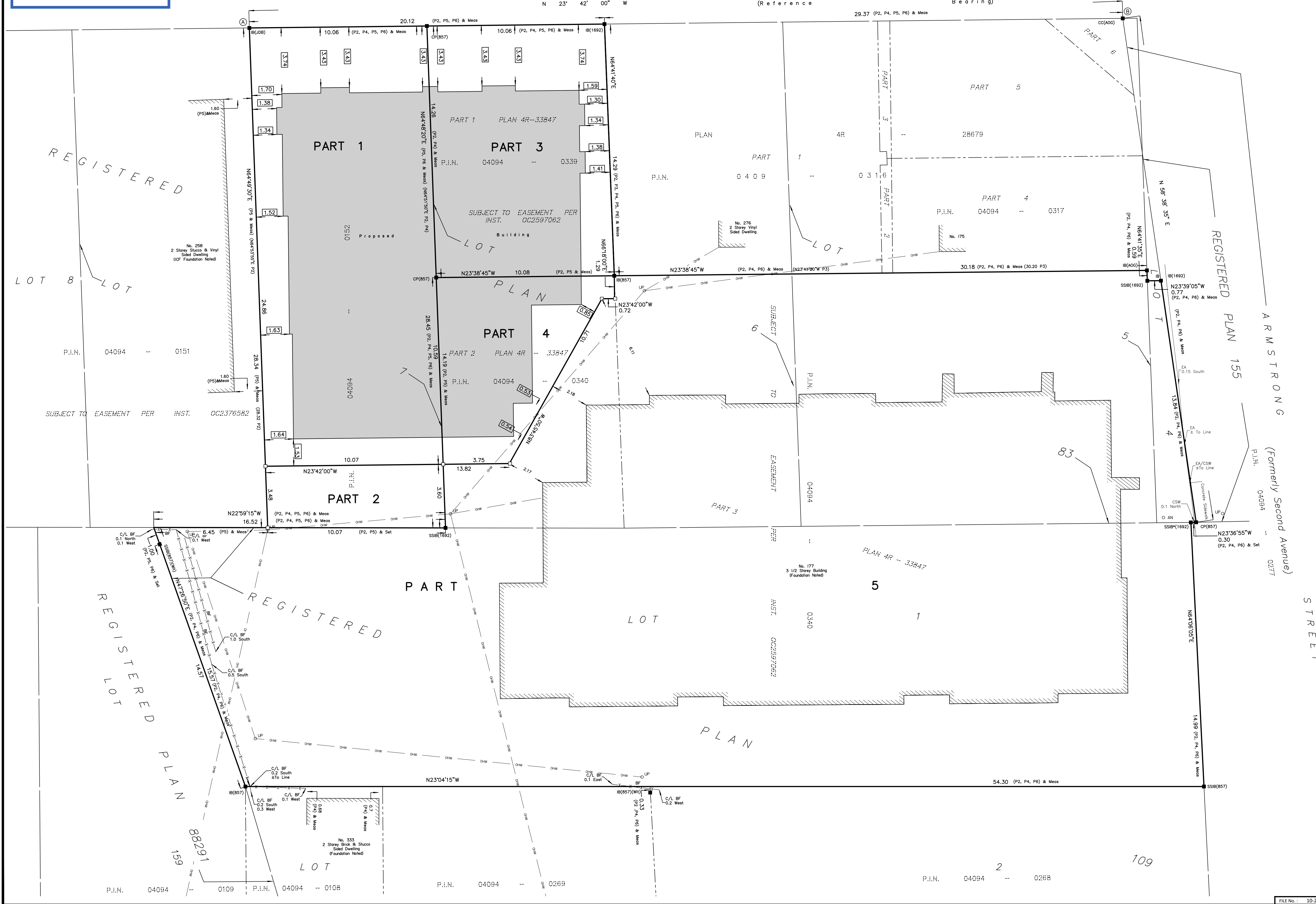
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CARRUTHERS AVENUE
(Formerly Cave Street)
(REGISTERED PLAN 83)
P.I.N. 04094 -- 0276



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____
DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R- RECEIVED AND DEPOSITED
DATE: _____
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON NO. 4.



SCHEDULE

PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	PART OF 7	83	PART OF 04094 - 0152	250.01
2	PART OF 7	83	PART OF 04094 - 0152	35.6
3	PART OF 6	83	ALL OF 04094 - 0339	143.9
4	PART OF 6	83	PART OF 04094 - 0340	73.7
5	ALL OF 1	109	PART OF 04094 - 0340	1356.3
6	PART OF 4, 5 & 6	83	PART OF 04094 - 0340	1356.3

PART 3, 4 & 5 SUBJECT TO EASEMENT PER INST. OC2597062

PLAN OF SURVEY OF
LOT 1 (NORTH ARMSTRONG STREET)
REGISTERED PLAN 109
AND
PART OF LOTS 4, 5, 6 & 7
REGISTERED PLAN 83
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 100
0 2.5 5 7.5 10 metres

Metric Note
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearing Note
Bearings hereon are grid bearings and are referred to the westerly limit of Carruthers Avenue having a bearing of N 23° 42' 00" W as shown on Plan 4R-28679, and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°53'25" counter-clockwise was applied to bearings on Plan P2 & P4.

- Notes & Legend
- Denotes
 - Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - SSIB* Short Standard Iron Bar (0.3m Long)
 - IB Iron Bar
 - IBØ Round Iron Bar
 - CC Cut Cross
 - CP Concrete Pin
 - (Wh) Witness
 - Meas Measured
 - (P1) Registered Plan 109
 - (P2) Plan 4R-33847
 - (P3) Plan 4R-28679
 - (P4) Plan by (857) dated April 10, 2018 (Job No. Y30100)
 - (P5) Plan by (1692) dated April 22, 2022 (File No. 152-22)
 - (P6) Plan by (1692) dated August 30, 2023 (File No. 61-22)
 - BF Board Fence
 - C/L Centreline
 - OH Overhead Wires
 - UP Utility Pole
 - CSW Concrete Sidewalk
 - EA Edge of Asphalt
 - Property Line

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
(A)	5029553.46	365274.39
(B)	5029508.14	365294.28
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Surveyor's Certificate
I certify that:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
2. The survey was completed on the ___ day of _____, 2024.

Date: _____ Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number _____

FARLEY, SMITH & DENIS SURVEYING LTD.
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CANADA LAND SURVEYORS
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