



Manotick Tree

Movers Inc.

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Ce document est présenté dans la langue dans laquelle il a été fourni.

February 28, 2024

Projex Design Build
6524 Martin Street North
Almonte, ON
613-282-3973 • caitlin@projexdesignbuild.com

Committee of Adjustment
Received | Reçu le

2024-03-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation

ATT’N: Caitlin Kubiseski

RE: Tree Information Report for 1486 Baseline Road

This report details pre-construction tree information for the above-noted property in Ottawa. The proposed work for this site consists of demolishing the existing two-story single-family home and rebuilding a newer pair of semi-detached homes.

This report includes assessments of all the trees on the property, including boundary and adjacent trees that are greater than 10cm diameter at breast height (DBH).

Under the Tree Protection By-law, the following protected trees cannot be injured or removed without a tree permit from the City:

- All City-owned trees throughout the urban and rural area
- All trees 10 cm or more in diameter at breast height on private properties within the urban area that are subject to a Planning Act application for Site Plan, Plan of Subdivision, or Plan of Condominium
- All trees 10 cm or more in diameter at breast height on private properties within the urban area that are over 1 hectare in size
- All distinctive trees on private properties 1 hectare or less in size, where distinctive trees are defined as:
 - Trees measuring 30 cm or more in diameter at breast height within the inner urban area (urban lands inside the Greenbelt)
 - Trees measuring 50 cm or more in diameter at breast height within the suburban area (urban lands outside the Greenbelt)

The properties of these trees are noted in the table on page two.

The information for this report was gathered on February 16, 2023. This report was revised to reflect changes in construction plans on December 5, 2023 and to address the City’s concerns on February 1, 2024, and February 28, 2024.

Tree	Species	DBH (cm)	Location	Ownership	CRZ (m)	DE (m)	Tree Condition	Reason for Removal	Arborist's opinion if removal
A	Siberian Elm	14	Front right	Client	1.5	4	Fair	-	N/A: Install Tree Protection Zone
B	Ash	20	Back right	Client	2	5+	Dead	Tree is dead	Remove tree
C	Buckthorn (multi-stem)	10	Back centre	Client	1	5+	Fair	-	N/A: Install Tree Protection Zone
D	Norway Maple	24	Back centre	Client	2.5	5+	Poor	-	N/A: Install Tree Protection Zone
E	Norway Maple	33	Back left	Client	3	5+	Fair	-	N/A: Install Tree Protection Zone
F	Norway Maple	17	Back left	Neighbour	2	8+	Fair	-	N/A: Install Tree Protection Zone
G	Norway Maple	(15, 15)	Back left	Client	2	5+	Poor	-	N/A: Install Tree Protection Zone
H	Norway Maple	37	Back left	Neighbour	4	3	Fair	Tree is in close proximity to proposed unit 4	Recommend remove tree, is a poor and inferior species (multiple stems grow close together and usually becomes problematic as they grow larger) and to allow for the new building plans (unit 4, part 4) Tree is likely to become unstable after nearby excavations Requires removal permit from the City (see figure 1 on page three) and permission from neighbour
I	Norway Maple	34	Back left	Neighbour	3.5	1.5	Fair	Tree is in close proximity to proposed unit 4	Recommend remove tree, is a poor and inferior species (multiple stems grow close together and usually becomes problematic as they grow larger) and to allow for the new building plans (unit 4, part 4) Tree is likely to become unstable after nearby excavations Requires removal permit from the City (see figure 1 on page three) and permission from neighbour
J	Norway Maple	(18, 20)	Front left	Client	2	0	Fair	Tree is in close proximity to proposed unit 4	Recommend remove tree, is an inferior species and to allow for the new building plans (unit 4, part 4)
K	Norway Maple	24	Front left	Client	2.5	1	Fair	Tree is in close proximity to proposed unit 4	Recommend remove tree, is an inferior species and to allow for the new building plans (unit 4, part 4)
L	Norway Maple	(23, 18)	Front left	Client	2	3	Fair	-	N/A: Install Tree Protection Zone
M	Norway Maple	27	Front left	Client	3	3.5	Fair	-	N/A: Install Tree Protection Zone

Key Definitions

CRZ (Critical Root Zone): is established as being 10cm from the trunk of a tree for every centimeter of trunk DBH.

The CRZ is calculated as DBH x 10cm. This provides direction for the location of the tree protection fencing.

DBH (Diameter at breast height): The measurement of a trunk of a tree at a height of 120cm.

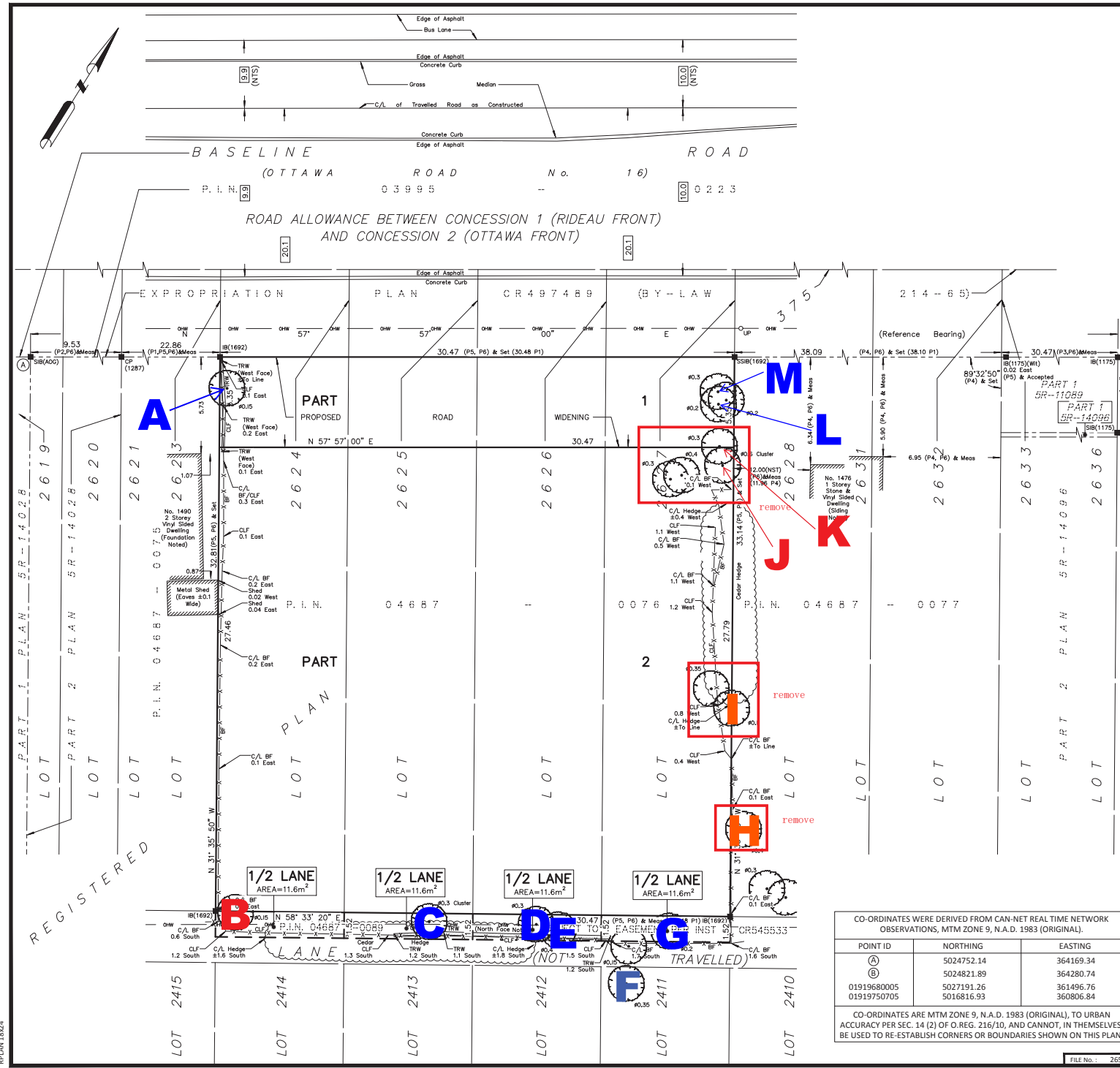
DE (Distance to excavation): The measurement of the distance from the nearest edge of the tree's trunk to adjacent excavation limits.

Boundary Tree means a tree, of which any part of the trunk is growing across one or more property lines.

Adjacent Tree means a tree whose trunk is growing on a property sharing a boundary with the subject site.

Figure 1: Norway Maple 37cm diameter (H) and Norway Maple 34cm diameter (I) currently located behind the fence line along the back left of the property to be removed (will require a permit from the City to remove these trees)





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 2624, 2625, 2626 & 2627	375	ALL OF 04687 - 0076	163.0
2				841.8

PLAN OF SURVEY OF
PART OF LOTS 2624, 2625, 2626 & 2627
REGISTERED PLAN 375
CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023
 Scale 1: 150

Metric Note
 Distances 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 0.99993.

Bearing Note
 Bearings hereon are grid bearings derived from the Can-Net Real Time Network 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°19'00" clockwise was applied to bearings on P2, P3, P4 & P5.

Surveyor's Certificate
 I certify that:
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Land Titles Act and the Regulations made under them.
 2. The survey was completed on the ___ day of _____, 2023.

Date: _____ Daniel Robinson
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

Notes & Legend

Denotes

- Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- CP Concrete Pin
- (Wit) Witness
- Meas Measured
- (P1) Registered Plan 375
- (P2) Plan SR-14028
- (P3) Plan SR-14096
- (P4) Plan by (1175) dated July 9, 1993 (Ref. 93-25-198)
- (P5) Plan by (AOG) dated April 17, 1998 (Job No. 0-154-98)
- (P6) Plan by (1692) dated December 7, 2022 (File No. 638-22)
- OLP Overhead Wires
- Utility Pole
- Diameter
- CLF Chain Link Fence
- TRW Board Fence
- NTS Timber Retaining Wall
- C/L Not to Scale
- Centreline
- Deciduous Tree - The Symbol shown denotes location and trunk diameter only. Size of its 'root system/overhead canopy may be smaller/larger than the symbol size depicted on this plan.

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

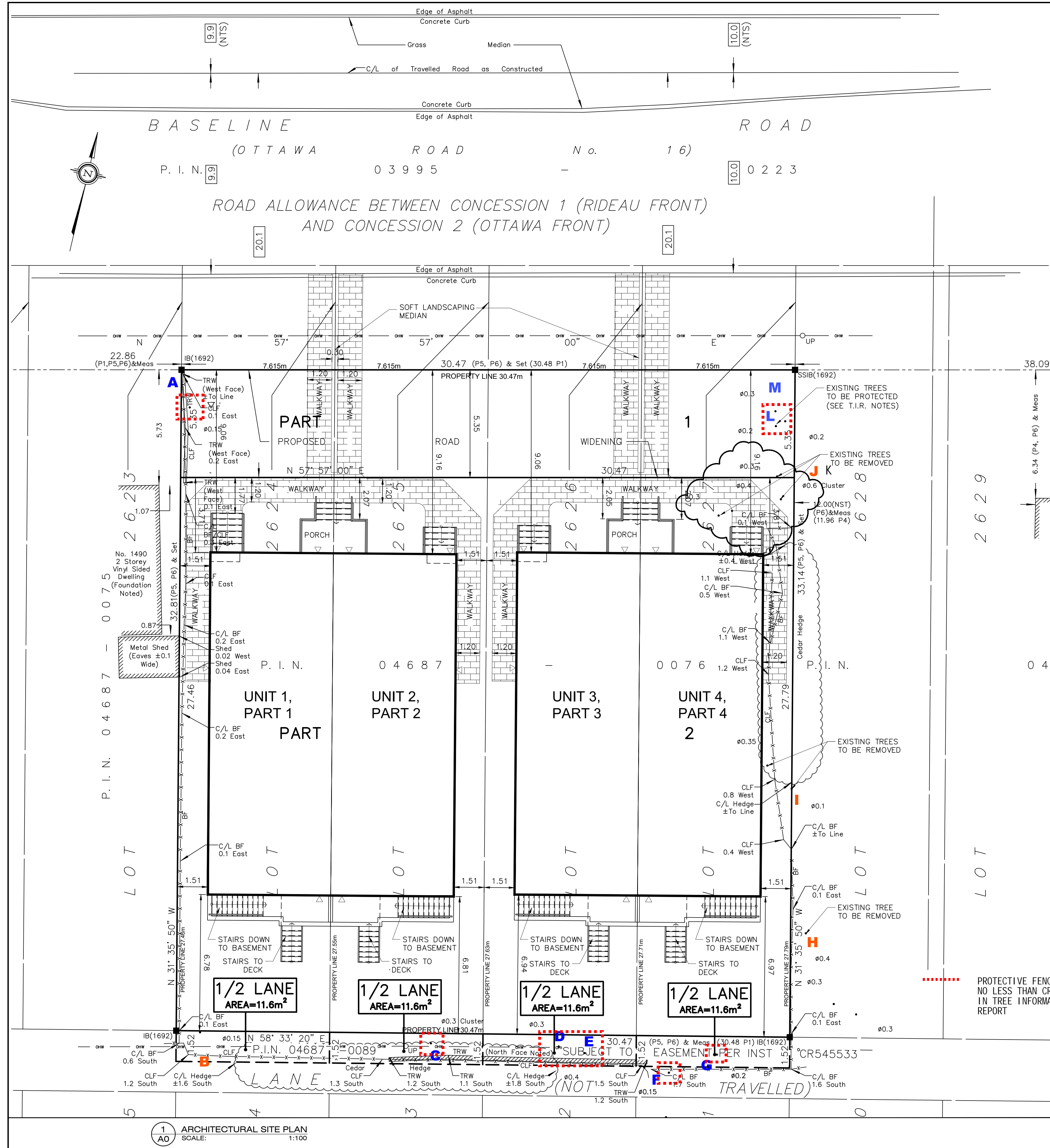
POINT ID	NORTHING	EASTING
A	5024752.14	364169.34
B	5024821.89	364280.74
01919680005	5027191.26	361496.76
01919750705	5016816.93	360806.84

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

FARLEY, SMITH & DENIS SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 CANADA LAND SURVEYORS
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
 TEL. (613) 727-8226 E-mail: fdsurveys@bellnet.ca

PLAN 1824

GENERAL NOTES:



2 LOCATION MAP
A0 NTS

SITE STATISTICS:

LEGAL DESCRIPTION: PART OF LOT 2624, 2625, 2626 & 2627 REGISTERED PLAN 375 CITY OF OTTAWA
CIVIC ADDRESS: 1486 BASELINE RD, OTTAWA

ZONING: R2F RESIDENTIAL SECOND DENSITY PERMITTED USE: SEMI-DETACHED..... ZONING PROVISIONS AND MINIMUM REQUIREMENTS	PROPOSED: 2 STOREY SEMI-DETACHED DWELLING WITH A.D.U.
MINIMUM LOT WIDTH: 9 m	LOT WIDTH: 7.615m LOT DEPTH: PART1 = 32.85m (AVER.) PART2 = 32.94m (AVER.) PART3 = 33.02m (AVER.) PART4 = 33.08m (AVER.)
MINIMUM LOT AREA: 270 m²	LOT AREA: PART1 = 250.2 m² PART3 = 251.4 m² PART2 = 250.8 m² PART4 = 252.0 m²
MAXIMUM BUILDING HEIGHT: 8 m	BUILDING HEIGHT: 8 m (FROM E.A.G. TO MID-HT OF ROOF)
MINIMUM FRONT YARD SETBACK: 6 m	FRONT YARD SETBACK: 9.06 m (PART 1) FRONT YARD SETBACK: 9.16 m (PART 2) FRONT YARD SETBACK: 9.06 m (PART 3) FRONT YARD SETBACK: 9.16 m (PART 4)
MINIMUM REAR YARD SETBACK: 9.85 m (FOR PART1)	REAR YARD SETBACK: 6.78m (PART 1)
MINIMUM REAR YARD SETBACK: 9.94 m (FOR PART2)	REAR YARD SETBACK: 6.81m (PART 2)
MINIMUM REAR YARD SETBACK: 9.90 m (FOR PART3)	REAR YARD SETBACK: 6.94m (PART 3)
MINIMUM REAR YARD SETBACK: 9.92 m (FOR PART4)	REAR YARD SETBACK: 6.97m (PART 4)
MINIMUM INTERIOR SIDE YARD SETBACK: 1.5 m	SIDE YARD SETBACK: 1.51 m
MIN. REAR YARD AREA: 25% OF LOT AREA REQUIRED	PART1 = 62.55 m² REAR YARD AREA PROPOSED: PART2 = 62.70 m² PART3 = 52.85 m² PART3 = 62.85 m² PART4 = 53.07 m² PART4 = 63.00 m²
MIN. FRONT YARD LANDSCAPING: 30%	FRONT YARD LANDSCAPING: PART1 = 43 m² PART3 = 43 m² PART2 = 43 m² PART4 = 43 m²

EXISTING AVERAGE GRADE (E.A.G.) CALC: $94.37+93.78+94.55+93.86+94.51+94.52 = 565.59/6 = 94.27$

- MINOR VARIANCE REQUESTS:**
- TO PERMIT A REDUCED LOT WIDTH OF 7.615m. (FOR PART2, PART3 AND PART4) WHEREAS THE BY-LAW REQUIRES A MINIMUM LOT WIDTH OF 9m.
NOTE: A MINOR VARIANCE FOR REDUCED LOT WIDTH OF 7.615m FOR PART1 HAS BEEN APPROVED UNDER FILE# D08-02-23/A-00045 DATED MAY 12, 2023.
 - TO PERMIT A REDUCED LOT AREA OF 250.2 m² FOR PART1; 250.8 m² FOR PART2; 251.4 m² FOR PART3; 252 m² FOR PART4, WHEREAS THE BY-LAW REQUIRES 270m².
 - TO PERMIT A REDUCED REAR YARD SETBACK OF 6.78m FOR PART1, WHEREAS THE BYLAW REQUIRES 9.85m.
 - TO PERMIT A REDUCED REAR YARD SETBACK OF 6.81m FOR PART2, WHEREAS THE BYLAW REQUIRES 9.94m.
 - TO PERMIT A REDUCED REAR YARD SETBACK OF 6.94m FOR PART3, WHEREAS THE BYLAW REQUIRES 9.90m.
 - TO PERMIT A REDUCED REAR YARD SETBACK OF 6.97m FOR PART4, WHEREAS THE BYLAW REQUIRES 9.92m.
 - TO PERMIT A REDUCED REAR YARD AREA OF 51.63m² FOR PART1, WHEREAS THE BYLAW REQUIRES 62.55m²
 - TO PERMIT A REDUCED REAR YARD AREA OF 51.86m² FOR PART2, WHEREAS THE BYLAW REQUIRES 62.70m²
 - TO PERMIT A REDUCED REAR YARD AREA OF 52.85m² FOR PART3, WHEREAS THE BYLAW REQUIRES 62.85m²
 - TO PERMIT A REDUCED REAR YARD AREA OF 53.07m² FOR PART4, WHEREAS THE BYLAW REQUIRES 63m²

- TREE PROTECTION MEASURES: (SEE COMPLETE T.I.R. BY MANOTICK TREE)**
- THE TREE PROTECTION BY-LAW REQUIRES THAT ANYONE WORKING NEAR PROTECTED TREES MUST, UNLESS OTHERWISE AUTHORIZED BY THE CITY:
- ERECT A 1.2 M HIGH FENCE AROUND THE OUTER EDGE OF THE CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO BEGINNING OTHER SITE WORK AND MAINTAIN THE FENCE UNTIL THE WORK IS COMPLETE
 - NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRITICAL ROOT ZONE OF THE TREE
 - NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRITICAL ROOT ZONE OF A TREE
 - NOT EXTEND ANY HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING WITHIN THE CRITICAL ROOT ZONE OF A TREES.
 - NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE, EXCEPT AS REQUIRED BY THIS BY-LAW FOR TREES TO BE REMOVED
 - NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE
 - ENSURE THAT EXHAUST FUMES FROM EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE'S CANOPY
 - IT IS AN OFFENCE UNDER THE TREE PROTECTION BY-LAW TO FAIL TO ADEQUATELY PROTECT A TREE THAT HAS NOT BEEN APPROVED FOR REMOVAL.

00 JAN25-24	REV. PER UPDATED TOPO SURVEY
00 JAN5-24	FOR M/V SUBMISSION
00 JAN4-24	REV. AS PER TR
00 NOV20-23	FOR TR
00 OCT31-23	PRELIMINARY FOR REVIEW
No. Date	Revision



DESIGNER INFORMATION:
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE AS A DESIGNER.

SJ Dolomente
SANTOS J.D. DOLOMENTE
INDIVIDUAL BCIN: 21715
FIRM BCIN: 40800, SDG DESIGNS

PROJECT: PROPOSED SEMI-DETACHED WITH ADDITIONAL DWELLING 1486 BASELINE ROAD, OTTAWA

DRAWING TITLE: ARCHITECTURAL SITE PLAN

DESIGNED:	DRAWN:	APPROVED:
SCALE: AS SHOWN		SHEET NO: A0
DATE: OCTOBER 2023		

Provincial Regulations

As the arborist, we are responsible to abide by all Provincial Regulations such as the Endangered Species Act which mandates that tree species on the Species at Risk in Ontario list be identified. Butternut (*Juglans cinerea*) is found in Eastern Ontario and is listed as threatened. Due to it being on the list, it must be protected from harm.

No protected species were identified on this or adjacent properties.

Impact of Development:

Item B is recommended to be removed as the tree is dead. Items H and I are recommended to be removed as they are located near the proposed plans for unit 4, part 4, and will likely become unstable due to nearby excavations. Items J and K are recommended to be removed as they are located near the proposed plans for unit 4, part 4 and will likely become unstable due to nearby excavations. The removal of items H and I will require tree removal permits from the City and the neighbour's permission to proceed.

Protection measures must be implemented to retain item A, C-G, L and M if construction is within the critical root zone.

Tree Protection Measures:

The Tree Protection By-law requires that anyone working near protected trees must, unless otherwise authorized by the City:

- Erect a 1.2 m high fence around the outer edge of the critical root zone (CRZ) of trees prior to beginning other site work, and maintain the fence until the work is complete
- Not place any material or equipment within the CRZ of the tree
- Not raise or lower the existing grade within the CRZ of a tree
- Not extend any hard surface or significantly change landscaping within the CRZ of a tree
- Not attach any signs, notices or posters to any tree, except as required by this by-law for trees to be removed
- Not damage the root system, trunk or branches of any tree
- Ensure that exhaust fumes from equipment are not directed toward any tree's canopy

It is an offence under the Tree Protection By-law to fail to adequately protect a tree that has not been approved for removal.

Pre-Construction measures

To retain any tree where excavation falls within the critical root zone, the best practice would be to use hydra excavation to expose any roots along the area where the excavation will be dug and then cut any roots visible with a pair of sterilized snips or a sharp saw before continuing to excavate. Where digging encounters roots, we suggest that cutting the roots is the preferred method of tearing roots with equipment. Limit construction equipment from the area as much as possible to prevent extra root compaction. If travel over the root zone is required a buffer of woodchips spread thick enough to stabilize a ¾-inch sheet of plywood should be applied. Fertilizing in the spring and applying mulch post-construction is advised.

Post-Construction Measures:

Aerate and fertilize the retained trees if impacted by construction. Applying mulch post-construction is advised. Deadwood and weakly attached branches can be pruned out post-construction, but other pruning should be minimized, if possible, for a couple of years to allow the trees to recover.

Replacement Tree Planting or Compensation:

When tree removals cannot be avoided, and compensation planting is required it must be done post-construction and at final grade. Otherwise, the City will request monetary compensation if planting a new tree is not feasible after the construction has commenced.

It is highly likely that tree planting compensation will be requested by the City. Suggest landscaper working on this project review the site once construction and the final grade are complete and Manotick Tree Movers can provide a list of suitable species for the property.

Respectfully submitted,

Fred Stevens

613-229-6653

Certified Arborist #ON-0320A and TRAQ Certified

Self-Declaration (to be signed by property owner):

By signing the application, you are acknowledging and understanding that an inspector may enter the property at a reasonable time for the purpose of carrying out an inspection. You also acknowledge and understand that through failure to abide by the recommendations of the approved Tree Information Report, damaging or destructing trees identified for protection, you will be responsible to bear fully the cost of compensation, removal, and replacement.

It is the owner/applicant's responsibility to ensure that all protection and mitigation measures described in the TIR are followed, and where necessary are done so under the supervision of an arborist.

X _____

Client Name and Phone number



Declaration of Boundary Tree Co-owner

Declaration

I, Frank Colarco, the property owner (s) / authorized representative(s) of the property owner(s) at 1476 Baseline Rd hereby acknowledge that an Application for Tree Permit is being submitted to the City of Ottawa pursuant to the Tree Protection By-law No. 2020-340 by the owner(s) of 1486 Baseline Rd (the "Applicant").

I declare that I am the co-owner of the Norway Maple tree of size 34 cm DBH (the "Boundary Tree"). I have read and understand the required procedures and provisions under the City of Ottawa's Tree Protection By-law and I consent to the intentions respecting the proposed work for which this Application for Tree Removal Permit is being made and that the statements made in this application are, to the best of my knowledge, true and complete.

- I certify that I am the legal owner(s) / authorized representative(s) of the legal owner(s) of the property where the Boundary Tree listed above is located.
- I am the co-owner of the Boundary Tree that is the subject of the application. I am aware of the content of this application and I have read and agreed to the terms of this application.
- Personal information on this form is collected under the authority of section 135 of the Municipal Act, 2001, S.O. 2001, c25 and will be used for the administration and enforcement of Tree Protection By-law 2020-340, as amended. Questions about this collection should be directed to 311.
- The City is subject to the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended ("MFIPPA") with respect to, and protection of, information under its custody and control. Accordingly, all documents provided to the City by the Applicant pursuant to this application, including this Declaration, may be available to the public unless the Party submitting the information requests that it be treated as confidential. All information is subject to MFIPPA and may be subject to release under MFIPPA, notwithstanding the applicant's request to keep the information confidential.
- I understand and acknowledge that a permit may be issued in accordance with City of Ottawa Tree Protection By-law No. 2020-340, as amended, to allow for the removal of the Boundary Tree listed above. I further understand and agree that the removal of a tree under any permit issued pursuant to this application is done at the owner's risk, and that the City of Ottawa assumes no responsibility for the removal and/or any residual effects of the removal.

Signed on January 3rd 2024
 Signature of Boundary Tree Co-owner [Signature]
 Address: 1476 Baseline Road



Declaration of Boundary Tree Co-owner

Declaration

I Flore Culareu, the property owner (s) / authorized representative(s) of the property owner(s) at 1476 Baseline Rd hereby acknowledge that an Application for Tree Permit is being submitted to the City of Ottawa pursuant to the Tree Protection By-law No. 2020-340 by the owner(s) of 1486 Baseline Rd (the "Applicant").

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 Signature of Boundary Tree Co-owner [Signature]
 Address: 1476 Baseline Rd.