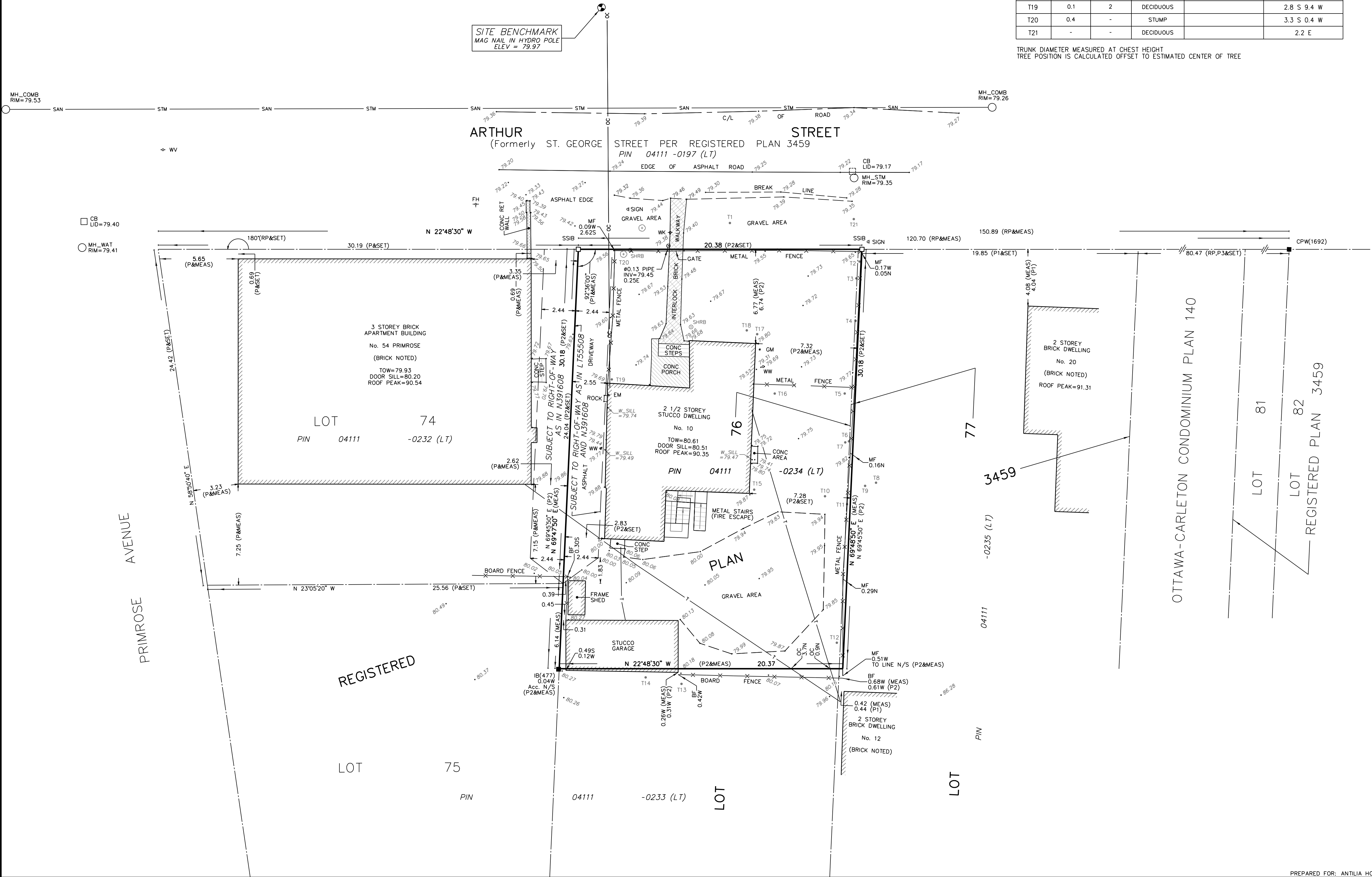
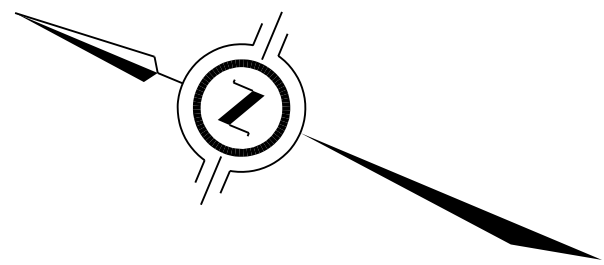


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TREE SCHEDULE					
TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	TYPE:	NOTE:	DISTANCE FROM C/L TRUNK TO PROPERTY LINE
T1	0.2	3.5	DECIDUOUS	MULTI TRUNK (3)	1.9 E
T2	0.4	3	DECIDUOUS		0.1 N 0.9 W
T3	0.3	3	DECIDUOUS		0.3 N 2.1W
T4	0.1	1.5	CONIFEROUS		2.2 N
T5	0.1	2	DECIDUOUS		0.8 N
T6	0.3	3	DECIDUOUS		0.3 N
T7	0.2	3	DECIDUOUS		0.6 N
T8	0.3	3	DECIDUOUS		1.8 S
T9	0.3	3	DECIDUOUS		1.0 S
T10	0.1	2	DECIDUOUS		1.8 N
T11	0.3	3	DECIDUOUS		0.2 N
T12	0.3	3	DECIDUOUS	MULTI TRUNK (2)	0.5 N 1.9 E
T13	0.25	2	CONIFEROUS		1.0 W
T14	0.25	3	CONIFEROUS	MULTI TRUNK (2)	0.6 W
T15	0.1	2	DECIDUOUS		6.9 N
T16	0.1	2	DECIDUOUS		5.8 N
T17	0.25	3	CONIFEROUS		7.2 N 6.1 W
T18	0.1	3	CONIFEROUS	MULTI TRUNK (3)	8.0 N 5.8 W
T19	0.1	2	DECIDUOUS		2.8 S 9.4 W
T20	0.4	-	STUMP		3.3 S 0.4 W
T21	-	-	DECIDUOUS		2.2 E

TRUNK DIAMETER MEASURED AT CHEST HEIGHT
TREE POSITION IS CALCULATED OFFSET TO ESTIMATED CENTER OF TREE

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING
PART OF LOTS 76 AND 77
REGISTERED PLAN 3459
CITY OF OTTAWA
J.D. BARNES LIMITED
© COPYRIGHT 2022
SCALE 1 : 150
2.5 0 2.5 5 10 metres
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CSRS) 2010.0).
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°33'00" WAS APPLIED TO P2.
DISTANCES ARE GROUND.
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

PART 2 - SURVEY REPORT

- DESCRIPTION
PART OF LOTS 76 AND 77 ON REGISTERED PLAN 3459, BEING ALL OF PIN 04111-0234 (LT), IN THE CITY OF OTTAWA
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
SUBJECT TO RIGHT-OF-WAY AS IN L155508 AND N391608
- BOUNDARY FEATURES
NOTE LOCATION OF THE BOARD FENCE, THE GARAGE AND THE CROSSING OVERHEAD CABLES ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE METAL FENCE ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE PIPE AND THE CROSSING OVERHEAD CABLE ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY
NOTE LOCATION OF THE BOARD FENCE AND THE FRAME SHED ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY

LEGEND

■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
CPW DENOTES CONCRETE PIN AND WASHER
Acc DENOTES ACCEPTED
MEAS DENOTES MEASURED
RP DENOTES REGISTERED PLAN 3459
P DENOTES BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., DATED MAY 22, 1987
P1 DENOTES BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., DATED OCTOBER 23, 1984
P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY W.J. WEBSTER, O.I.S., DATED OCTOBER 24, 1983
P3 DENOTES PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED MARCH 18, 2019
477 DENOTES N.B. MACROSTIE, O.I.S.
1692 DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.
DENOTES PROPERTY LINE
N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND

CONC DENOTES CONCRETE
C/L DENOTES CENTERLINE
RET WALL DENOTES RETAINING WALL
WW DENOTES WINDOW WELL
W_SILL DENOTES WINDOW SILL
BF DENOTES BOARD FENCE
MF DENOTES METAL FENCE
OC DENOTES OVERHEAD CABLE
MH_STM DENOTES STORM MANHOLE
MH_COMB DENOTES COMBINED MANHOLE
MH_WAT DENOTES WATER MANHOLE
EM DENOTES HYDRO METER
GM DENOTES GAS METER
WV DENOTES WATER VALVE
WK DENOTES WATER KEY
CB DENOTES CATCH BASIN
FH DENOTES FIRE HYDRANT
T DENOTES OVERHEAD TELEPHONE CABLE
OC DENOTES OVERHEAD CABLE
STM DENOTES UNDERGROUND STORM SEWER
SAN STM DENOTES COMBINED SEWER
T DENOTES TREE
SHRB DENOTES SHRUB

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

ELEVATION NOTE:

1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA BENCHMARK 3626 HAVING A PUBLISHED ELEVATION OF 70.220 METRES (CGVD-1928 DATUM).

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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON DECEMBER 13, 2021.

JANUARY 3, 2022
DATE
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

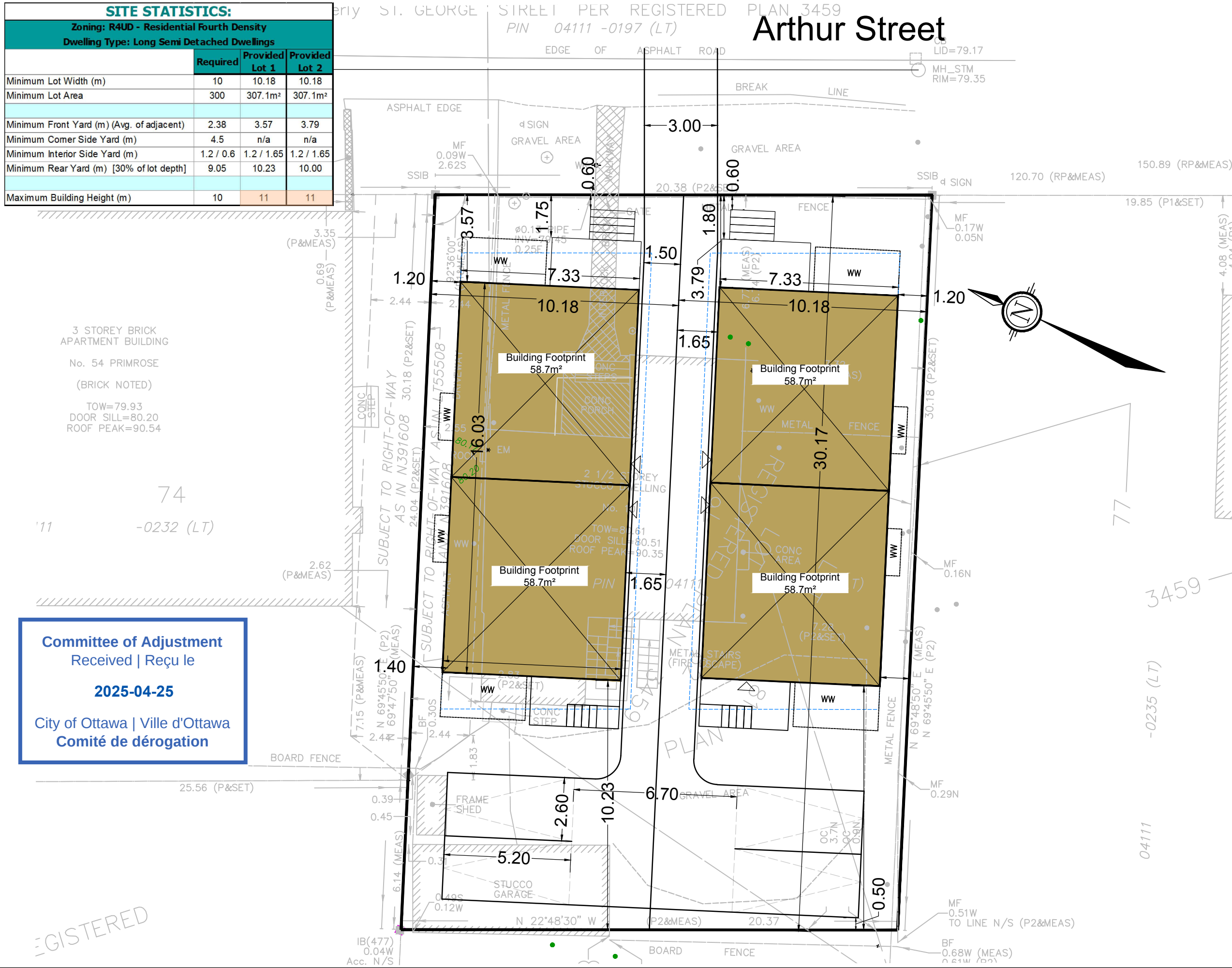
LAND INFORMATION SPECIALISTS 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com		
DRAWN BY: RP	CHECKED BY: GZ	REFERENCE NO.: 21-10-155-00
PLOTTED: 1/3/2022	DATED: 01/03/22	

PREPARED FOR: ANTILIA HOMES

FILE: G:\21-10-155\00\Drawing\SRPR-TOPO\21-10-155-00-SRPR-TOPO.dgn

M:\2019\119103\CAD\Planning\Concept Plans\119103-CP.dwg, CP, Apr 16, 2025 - 11:14am, wsloss

SITE STATISTICS:			
Zoning: R4UD - Residential Fourth Density			
Dwelling Type: Long Semi Detached Dwellings			
	Required	Provided Lot 1	Provided Lot 2
Minimum Lot Width (m)	10	10.18	10.18
Minimum Lot Area	300	307.1m²	307.1m²
Minimum Front Yard (m) (Avg. of adjacent)	2.38	3.57	3.79
Minimum Corner Side Yard (m)	4.5	n/a	n/a
Minimum Interior Side Yard (m)	1.2 / 0.6	1.2 / 1.65	1.2 / 1.65
Minimum Rear Yard (m) [30% of lot depth]	9.05	10.23	10.00
Maximum Building Height (m)	10	11	11



CONCEPT PLAN

LONG SEMIS

10 ARTHUR STREET

PART OF LOTS 76 & 77
REGISTERED PLAN 3459
CITY OF OTTAWA

1 : 150

No.	REVISION	DATE	BY
5.	REVISED PER COMMENTS	APR 16/25	JK
4.	REVISED PER COMMENTS	NOV 14/23	JK
3.	REVISED BUILDING FOOTPRINT	OCT 27/23	JK
2.	ISSUED FOR COMMENTS	APR 12/23	JK
1.	ISSUED FOR COMMENTS	MAR 28/23	JK

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED

APRIL, 2025

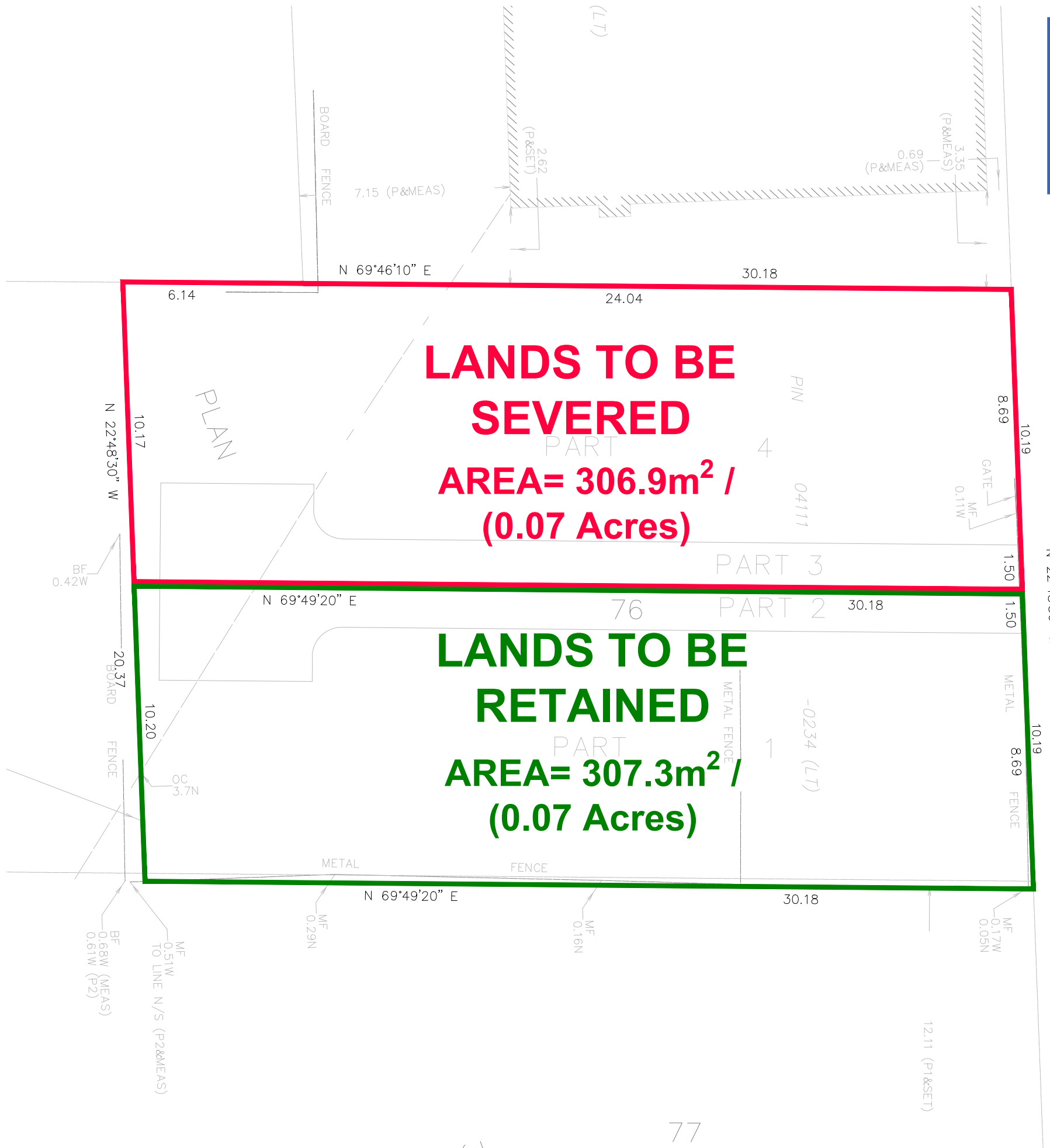
PROJECT No.

119103

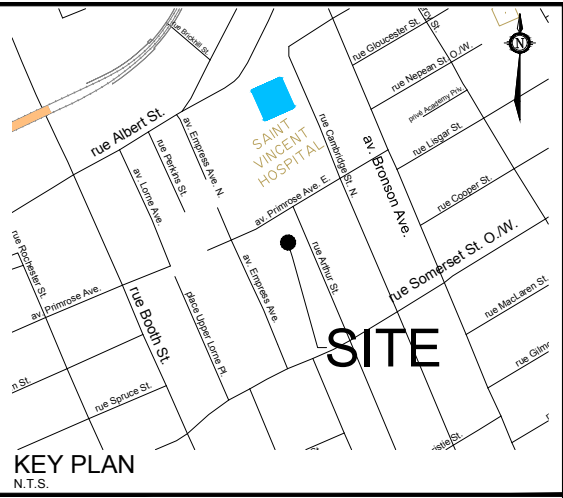
DRAWING No.

119103-CP

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CONSENT APPLICATION #1

10 ARTHUR STREET

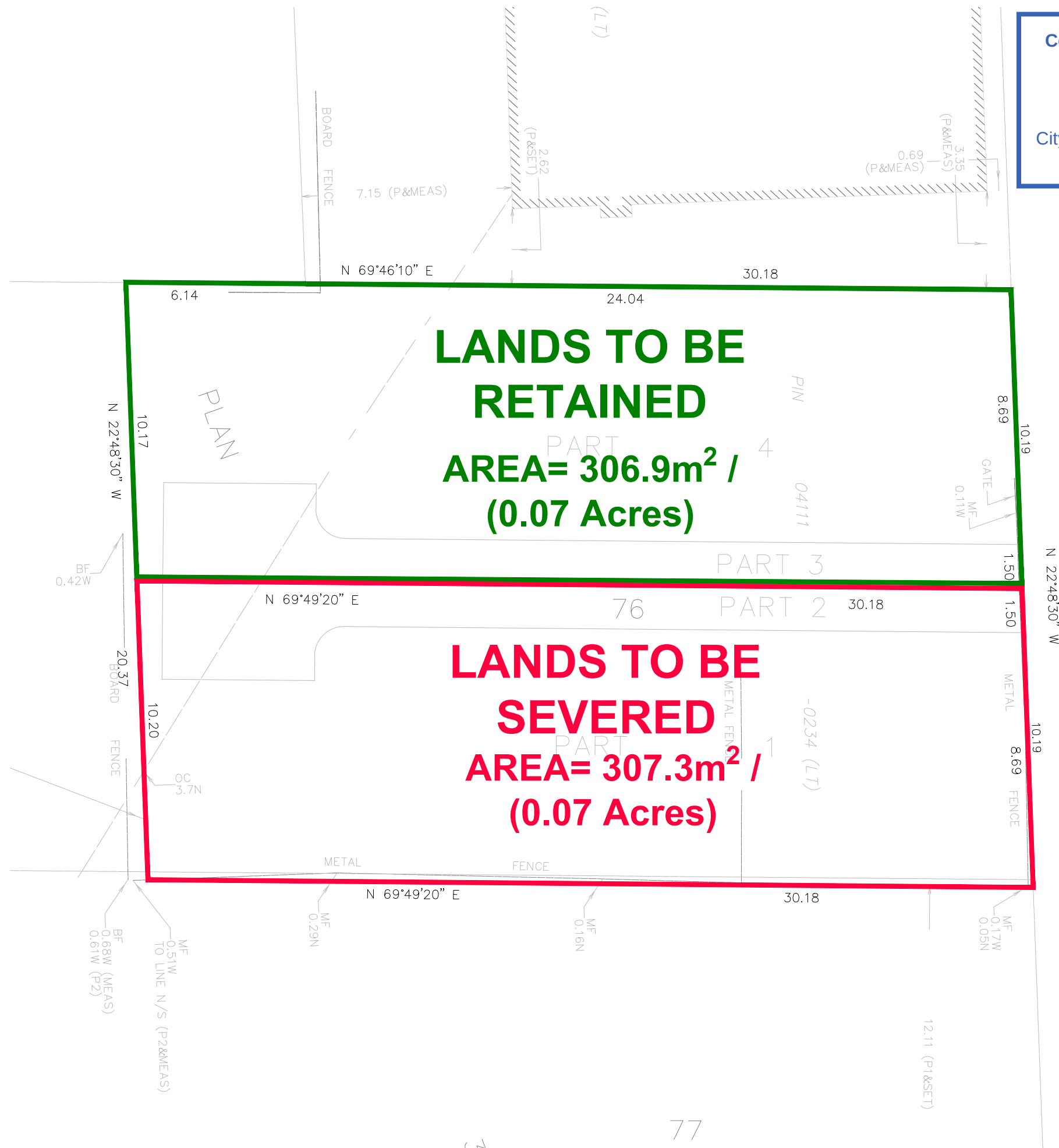
PART OF LOTS 76 & 77
REGISTERED PLAN 3459
CITY OF OTTAWA

1 : 150

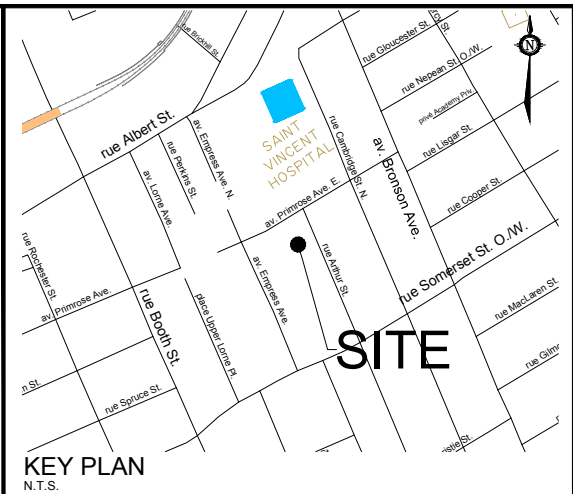
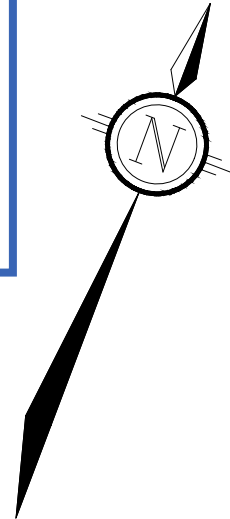
1.	ISSUED FOR CONSENT APPLICATION	APR 22/25 JK
No.	REVISION	DATE BY

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Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED
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PROJECT No.
119103
DRAWING No.
119103-SEV



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CONSENT APPLICATION #2

10 ARTHUR STREET

PART OF LOTS 76 & 77
REGISTERED PLAN 3459
CITY OF OTTAWA



1.	ISSUED FOR CONSENT APPLICATION	APR 22/25	JK
No.	REVISION	DATE	BY

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Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED	APRIL, 2025
PROJECT No.	119103
DRAWING No.	119103-SEV

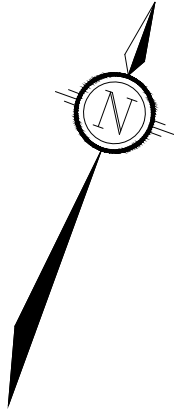
Minor Variance Applications:

- a) To permit an increase to the maximum permitted building height of 11.0 metres; whereas the By-law permits a maximum building height of 10 metres (Section 162, Table 1612A, Subzone R4UD, Column VI).
- b) To permit an increase to the maximum permitted building height of 11.0 metres; whereas the By-law permits a maximum building height of 10 metres (Section 162, Table 1612A, Subzone R4UD, Column VI).

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KEY PLAN
N.T.S.

MINOR
VARIANCE
APPLICATION

10 ARTHUR STREET

PART OF LOTS 76 & 77
REGISTERED PLAN 3459
CITY OF OTTAWA

1 : 200

1. ISSUED FOR MINOR VARIANCE APPLICATION			APR 22/25	JK
No.	REVISION	DATE	BY	

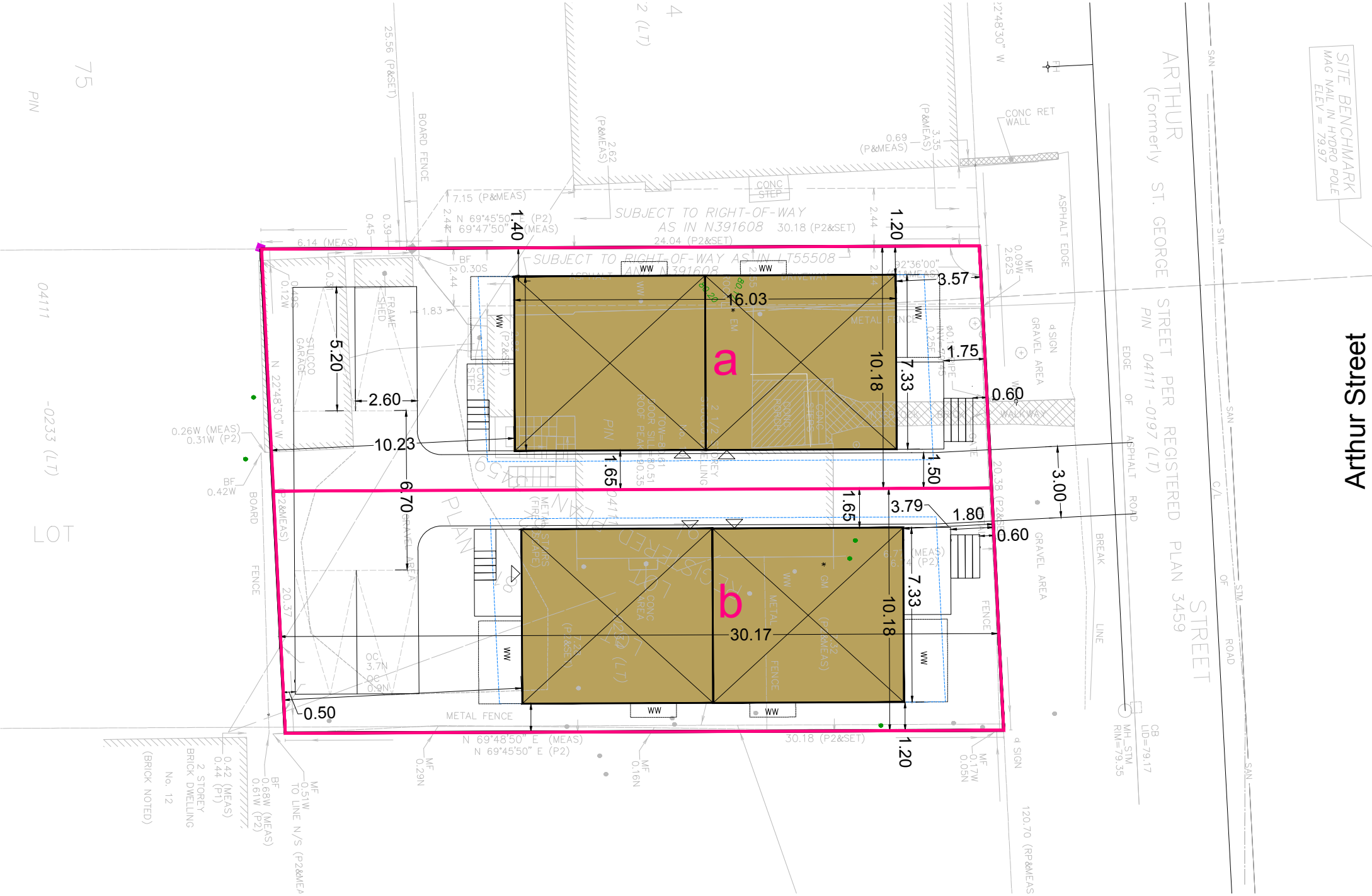
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Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED
APRIL, 2025

PROJECT No.
119103

DRAWING No.
119103-MV



DRAFT

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (sq.m)
1	PART OF 76 AND 77	REGISTERED PLAN 3459	ALL OF 04111-0234 (LT)	253.5
2				53.8
3	PART OF 76			53.7
4				253.2

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PLAN OF SURVEY OF
PART OF LOTS 76 AND 77
REGISTERED PLAN 3459
CITY OF OTTAWA

SCALE 1 : 150
2.5 0 2.5 5 10 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 800mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99994.

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 9, NAD83 (CSRS) (2010.0).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	366 722.30	5 030 558.57
ORP (B)	366 801.67	5 030 432.10

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 149.31 (GROUND) N 32°06'50" W

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CPW	DENOTES	CONCRETE PIN AND WASHER
Acc	DENOTES	ACCEPTED
MEAS	DENOTES	MEASURED
RP	DENOTES	REGISTERED PLAN 3459
P	DENOTES	BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., DATED MAY 22, 1987
P1	DENOTES	BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., DATED OCTOBER 25, 1984
P2	DENOTES	SURVEYORS REAL PROPERTY REPORT BY W.J. WEBSTER, O.L.S., DATED OCTOBER 24, 1983
P3	DENOTES	PLAN OF SURVEY BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED MARCH 28, 2019
477	DENOTES	N.B. MacROSTIE, O.L.S.
1692	DENOTES	FARLEY, SMITH & DENIS SURVEYING LTD.
PIN	DENOTES	PROPERTY IDENTIFICATION NUMBER
MF	DENOTES	METAL FENCE
BF	DENOTES	BOARD FENCE
OC	DENOTES	OVERHEAD CABLE
D1	DENOTES	INSTRUMENT NUMBER N391608
No.	DENOTES	NUMBER
—	DENOTES	PROPERTY LINE

N=North / S=South / E=East / W=West

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON XX, 2024.

DATE X X, 2024
DRAFT
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX



DRAWN BY:	RP	CHECKED BY:	JL/GZ	REFERENCE NO.:	21-10-155-00; V1
FILE:	G:\21-10-155\01\PLAN\211015501-RPLAN.dgn			DATED:	12/20/2023

PLOTTED: 4/22/2025

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1	STONE CLADDING
2	HARDBOARD SIDING
3	EXTERIOR LIGHT
4	GUARDRAIL



1 FRONT ELEVATION BUILDING A
A201 SCALE: 1 : 32

2 FRONT ELEVATION BUILDING B
A201 SCALE: 1 : 32

Antilia Homes
10 Arthur Street
Ottawa, Ontario

DRAWING TITLE:

FRONT
ELEVATIONS
BUILDINGS
10A & 8A

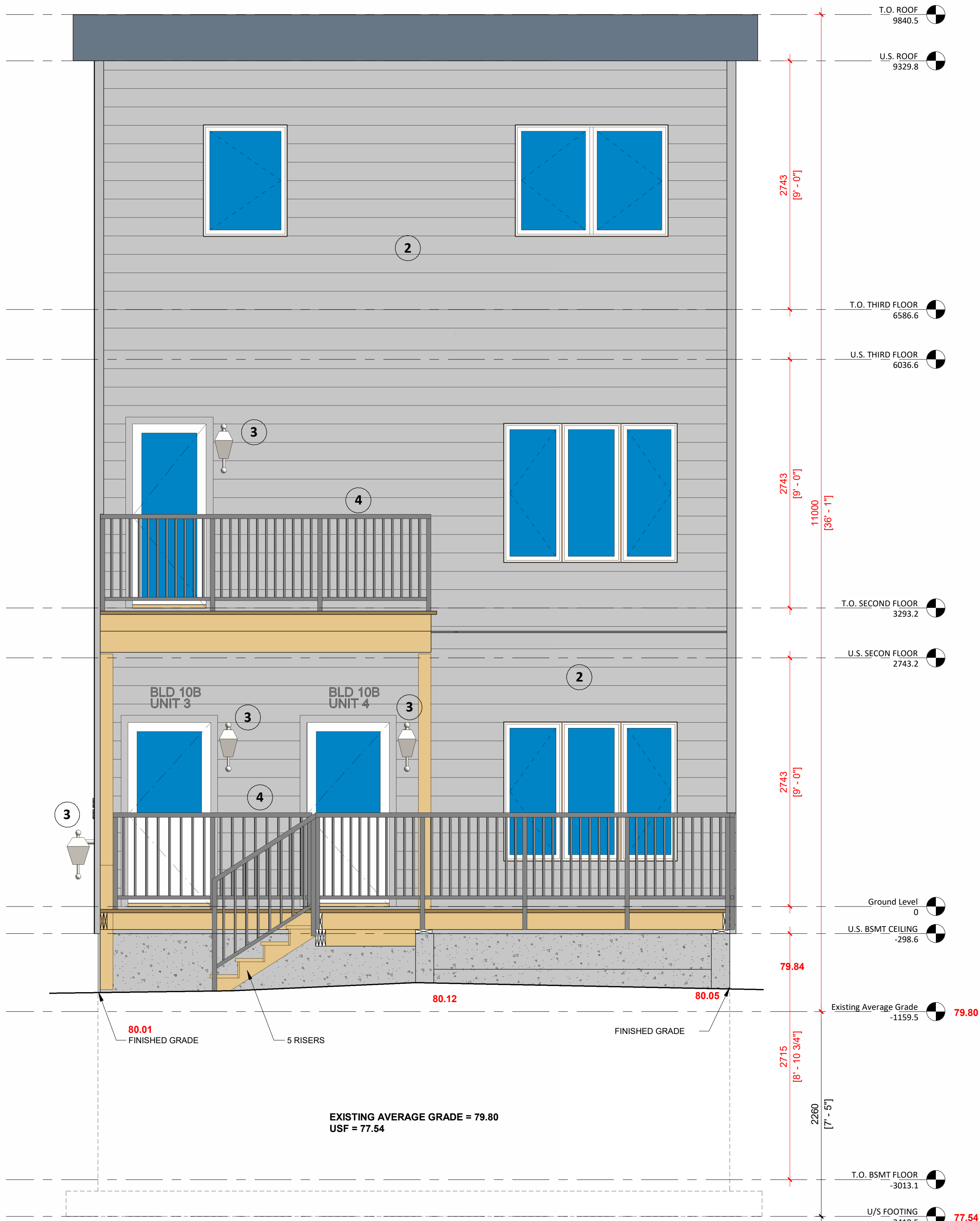
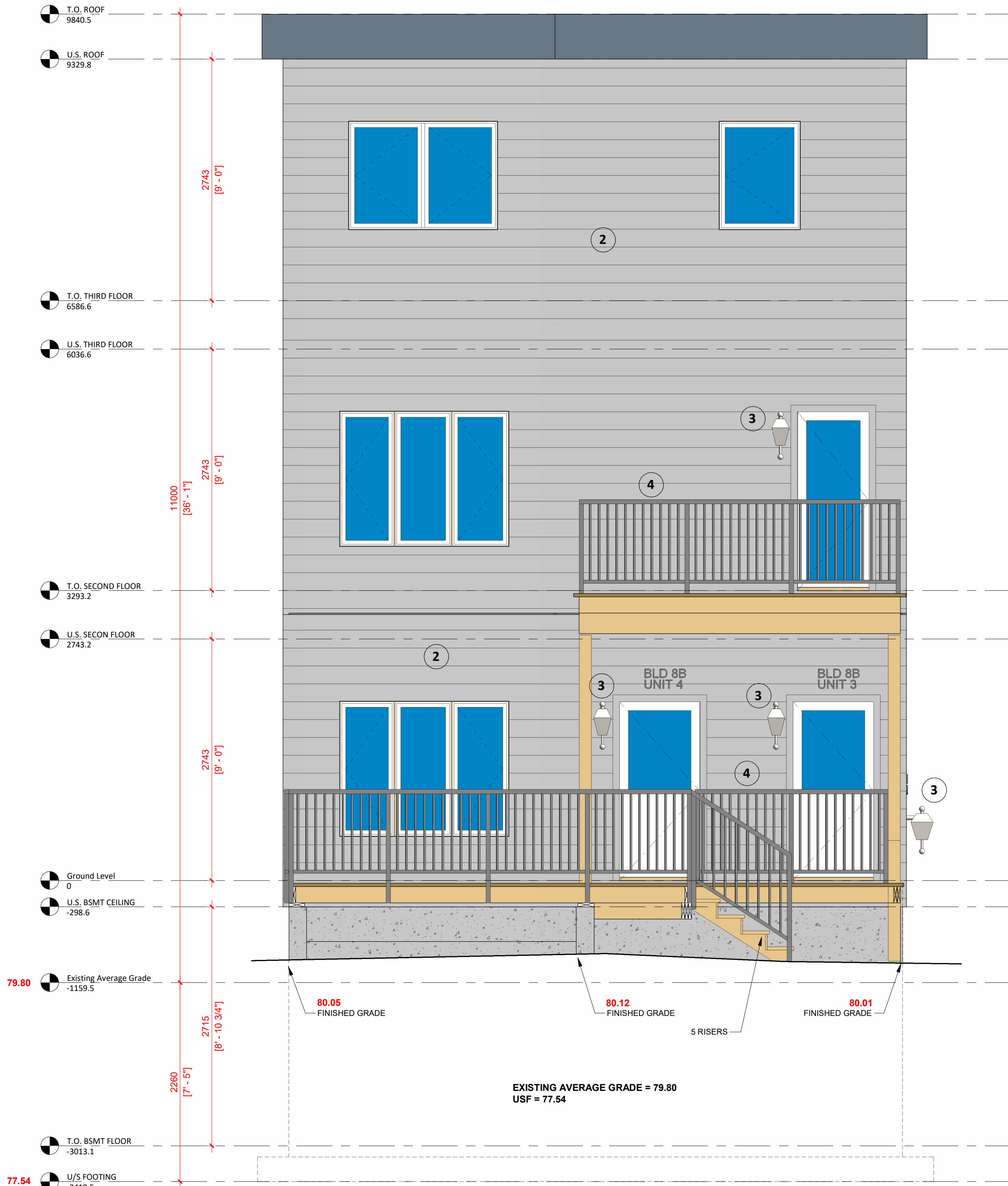
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SCALE: As indicated
DRAWN BY: MC
CHECKED BY: MC

SHEET:

A201

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1	STONE CLADDING
2	HARDIBOARD SIDING
3	EXTERIOR LIGHT
4	GUARDRAIL



Antilia Homes

10 Arthur Street
Ottawa, Ontario

DRAWING TITLE:

REAR
ELEVATIONS
BUILDINGS
10B & 8B

PROJECT NO: 2025-02
SCALE: As indicated
DRAWN BY: GS
CHECKED BY: GS

SHEET:

A202

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1	STONE CLADDING
2	HARDBOARD SIDING
3	EXTERIOR LIGHT
4	GUARDRAIL

1 SIDE ELEVATION BUILDING A (ALLEYWAY)
A203 SCALE: 1 : 32

Antilia Homes
10 Arthur Street
Ottawa, Ontario

DRAWING TITLE:

**SIDE ELEVATION
BUILDING
10A & 10B
(ALLEYWAY)**

PROJECT NO: 2025-02
SCALE: As indicated
DRAWN BY: GS
CHECKED BY: GS

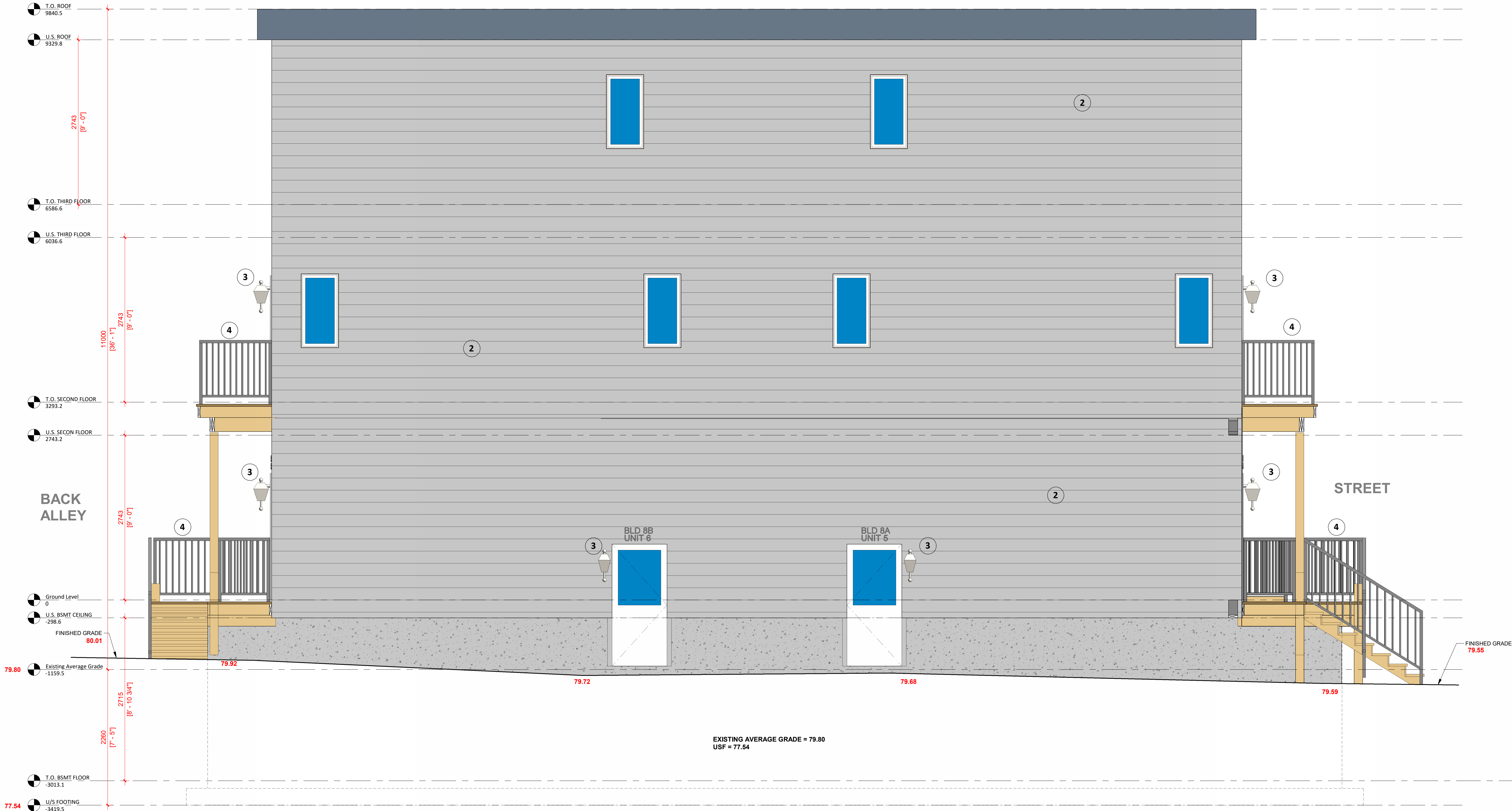
SHEET:

A203

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2025-04-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation

1	STONE CLADDING
2	HARDBOARD SIDING
3	EXTERIOR LIGHT
4	GUARDRAIL



1 SIDE ELEVATION BUILDING B (ALLEYWAY)
A204 SCALE: 1 : 32

Antilia Homes
10 Arthur Street
Ottawa, Ontario

DRAWING TITLE:

SIDE ELEVATION
BUILDING
8A & 8B
(ALLEYWAY)

PROJECT NO: 2025-02
SCALE: As indicated
DRAWN BY: GS
CHECKED BY: GS

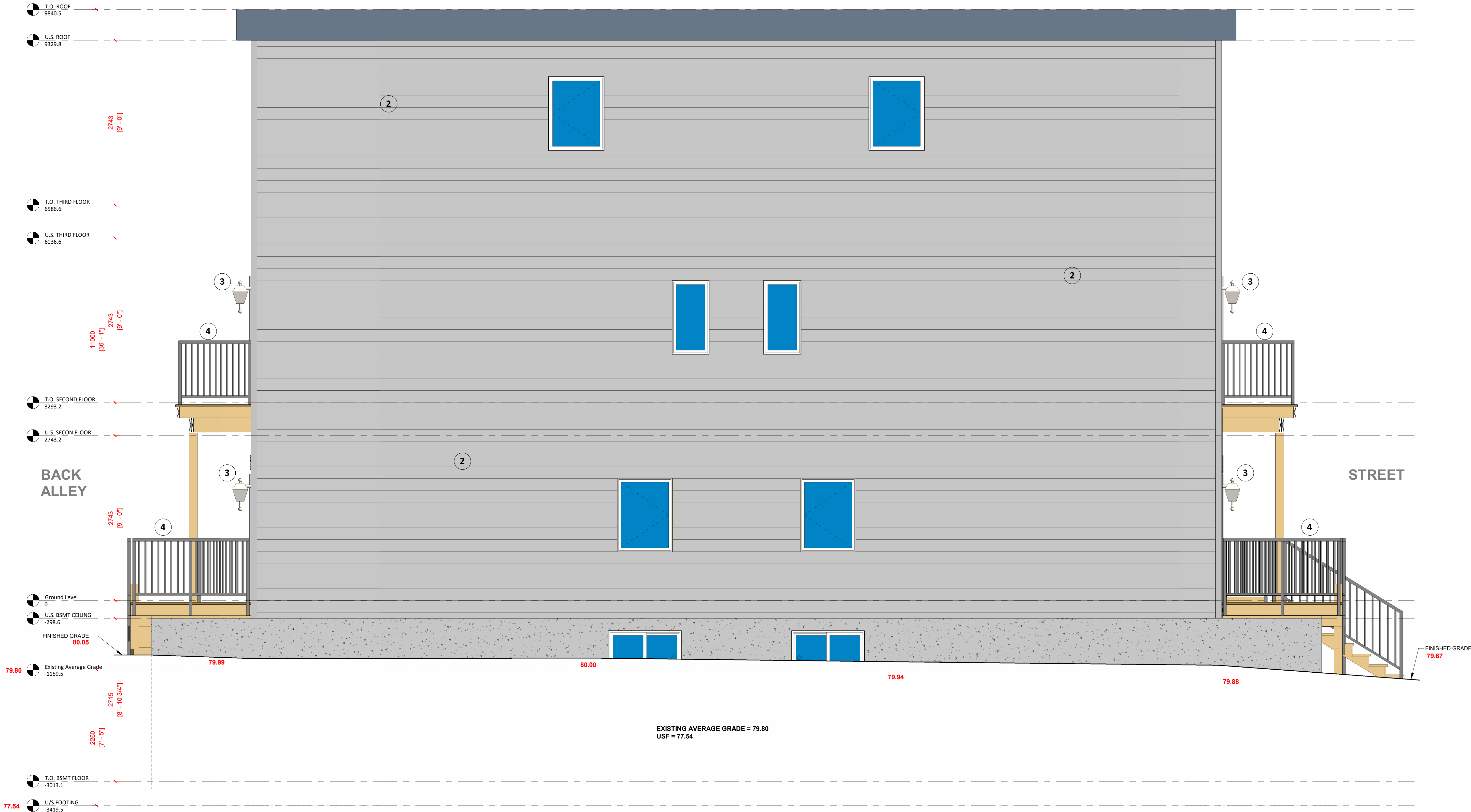
SHEET:

A204

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1	STONE CLADDING
2	HARDBOARD SIDING
3	EXTERIOR LIGHT
4	GUARDRAIL



1 SIDE ELEVATION BUILDING A
A205 SCALE: 1 : 32

Antilia Homes

10 Arthur Street
Ottawa, Ontario

DRAWING TITLE:

SIDE ELEVATION
BUILDING
10A & 10B

PROJECT NO: 2025-02
SCALE: As indicated
DRAWN BY: GS
CHECKED BY: GS

SHEET:

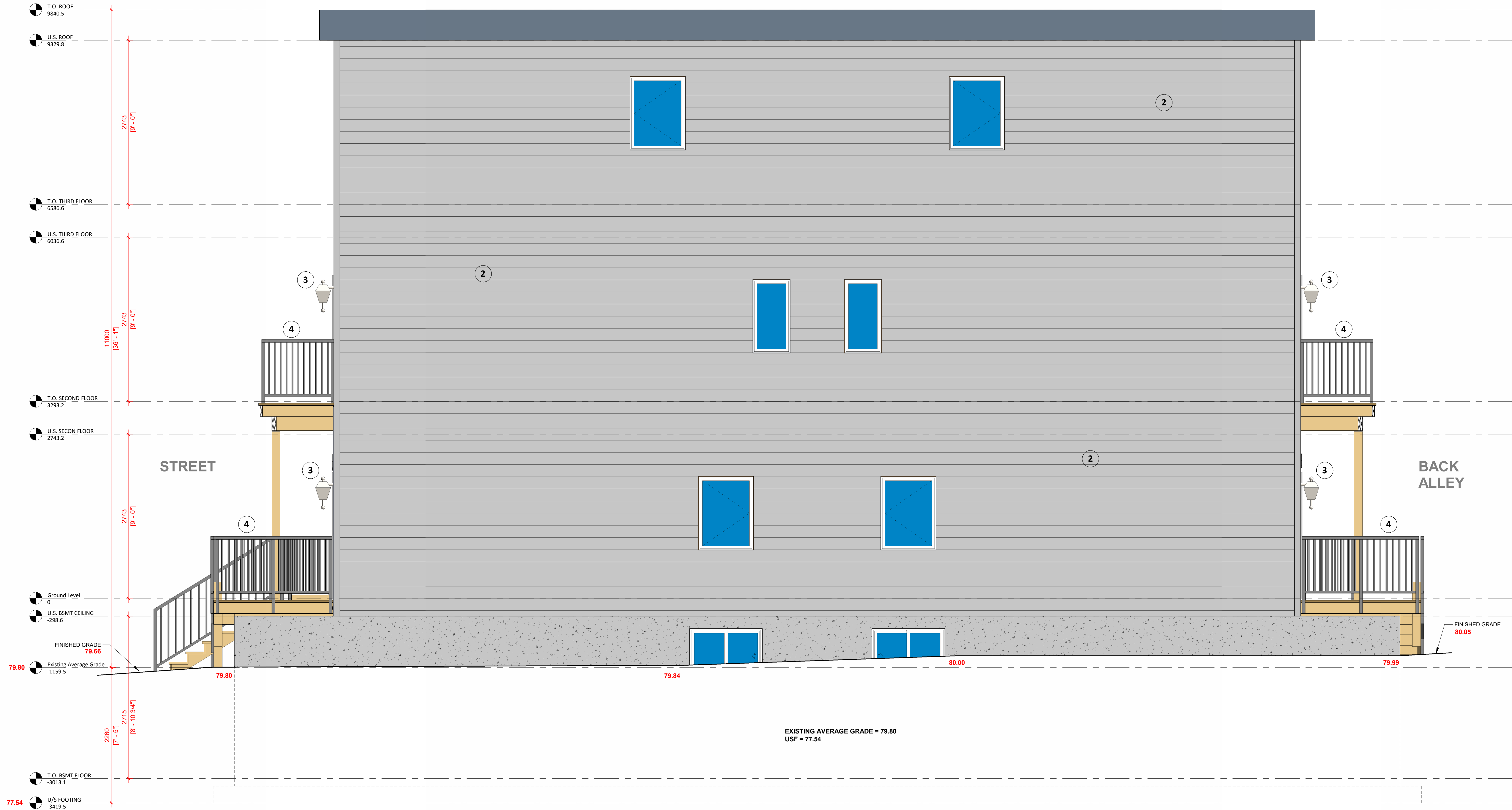
A205

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2025-04-25

City of Ottawa | Ville d'Ottawa
Comité de dérogation

1	STONE CLADDING
2	HARDBOARD SIDING
3	EXTERIOR LIGHT
4	GUARDRAIL



1 SIDE ELEVATION BUILDING B
A206 SCALE: 1 : 32

Antlia Homes
10 Arthur Street
Ottawa, Ontario

DRAWING TITLE:

**SIDE ELEVATION
BUILDING
8A & 8B**

PROJECT NO: 2025-02
SCALE: As indicated
DRAWN BY: GS
CHECKED BY: GS

SHEET:

A206

Replacement Tree Specifications

Note: Proposed tree locations are suggestions only and should be finalized only once construction is complete and should adhere to City of Ottawa Tree Planting Guidelines.

Tree 1 and 2 should be large trees at maturity. Site conditions are expected to be full light exposure and moderate to minimal moisture availability. Species suggestions include:

- White oak - *Quercus alba**
- Red oak - *Quercus rubra**
- Freeman maple - *Acer x freemanii*
- Ginkgo - *Ginkgo biloba*

Liberty elm - *Ulmus americana* 'Libertas'*

Northern catalpa - *Catalpa speciosa*

Hackberry - *Celtis occidentalis**

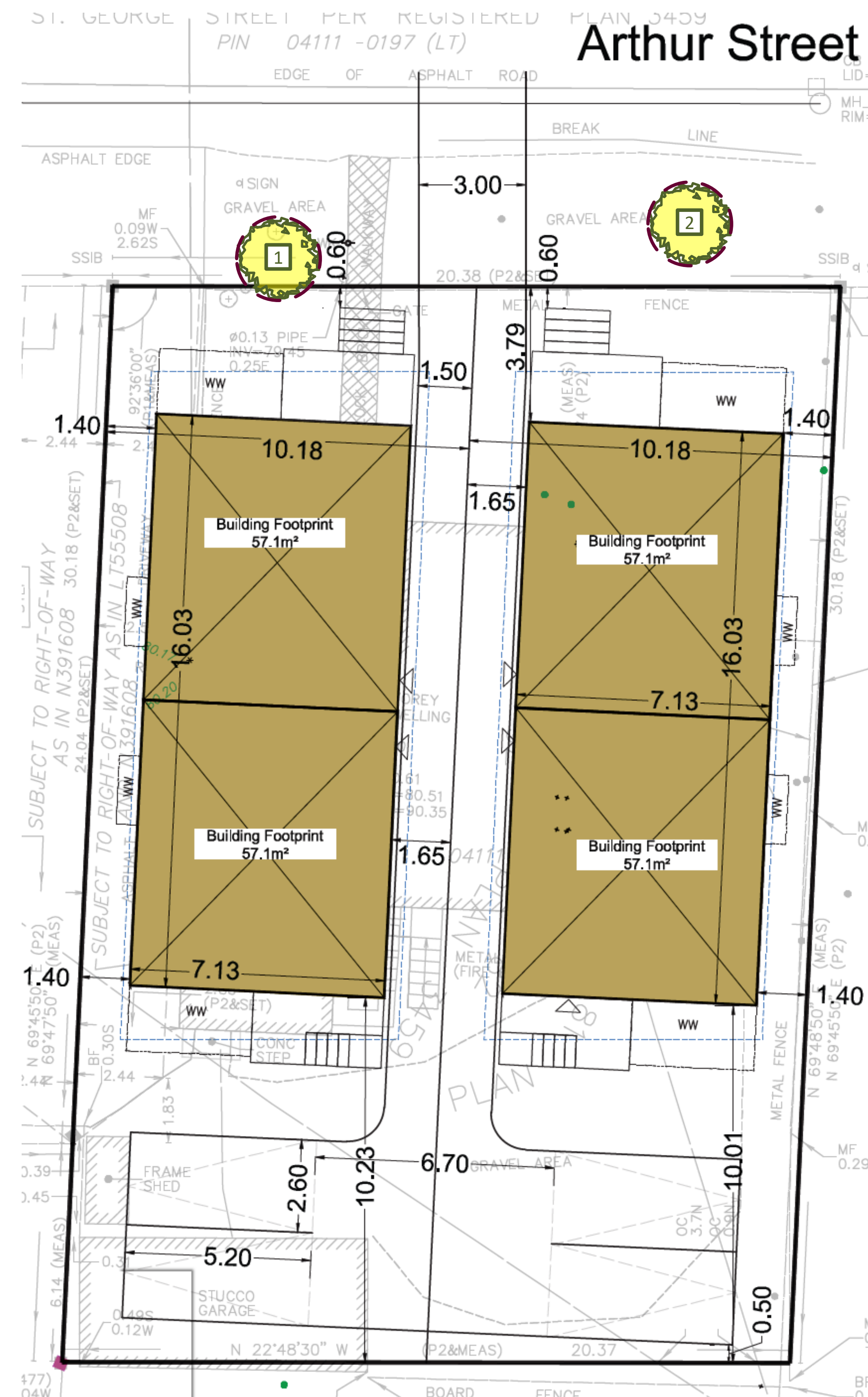
Horsechestnut - *Aesculus hippocastanum**

*Native to Ottawa region: Planting species native to a region can help maintain and enhance biodiversity.

Note: Norway maple (*Acer platanoides*) is *not* recommended as it is highly invasive and not a suitable tree for urban planting.

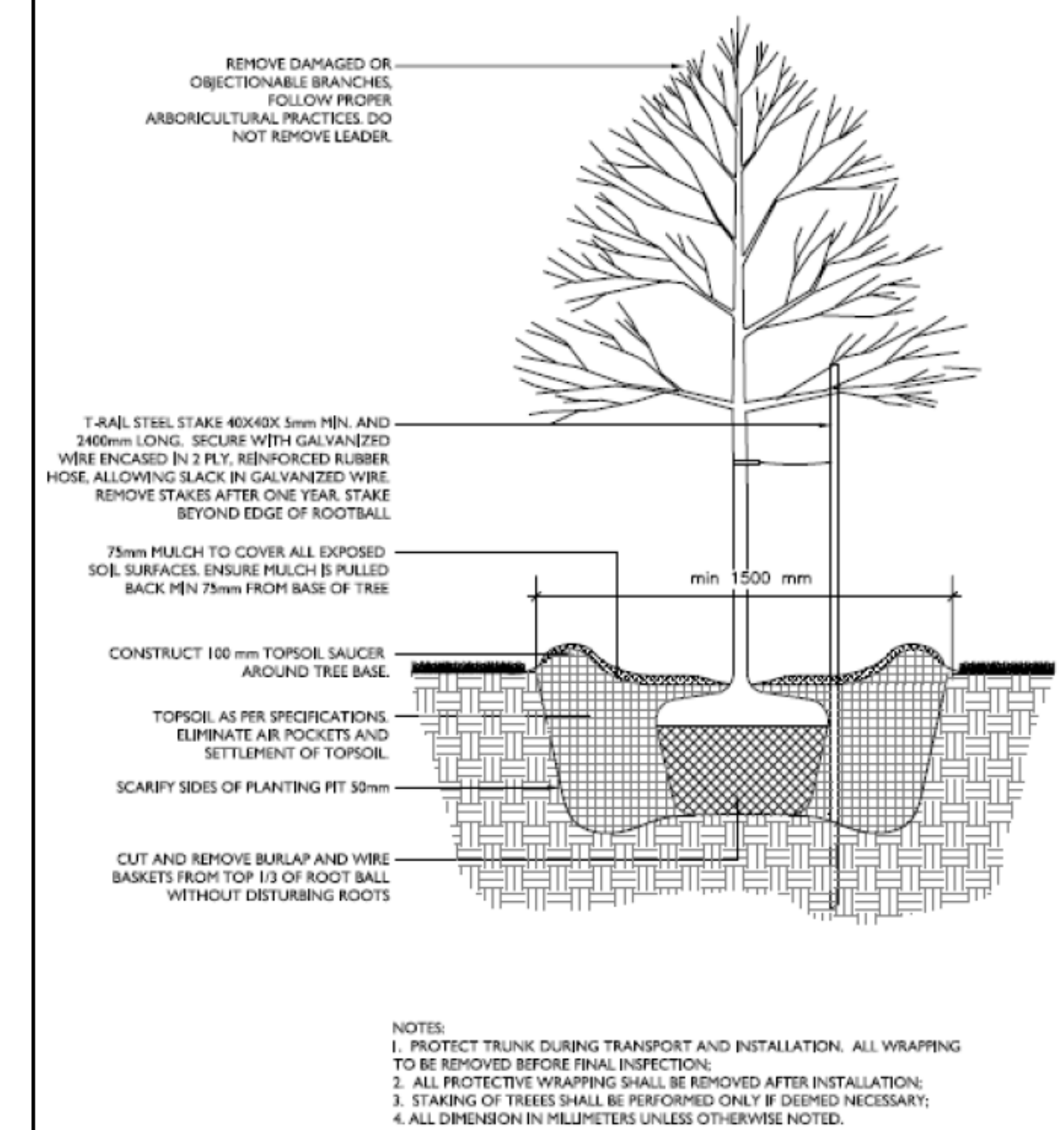
The species recommended herein are the most suitable species based on the existing plans. For best success, tree species should be matched to site conditions.

All deciduous trees must be a minimum of 50 mm in diameter measured no less than 15 cm above ground level. Coniferous trees must be no less than 200 cm in height.



Tree Planting Plan – 10 Arthur Street
Prepared by Dendron Forestry Services
Version 1.0, March 20, 2024
For more information, please contact:
info@dendronforestry.ca

Note: the tree layer has been added to the original site plan supplied by the client in pdf format. This layer refers to the trees only, and the original site plan has not been altered in the process. Refer to the original plan for details as quality is lost when importing the plan into the mapping software used to create the tree layer.



KEY SPACING GUIDELINES

For Deciduous Trees:

- Minimum 50mm caliper stock
- 1.5m from sidewalks, driveways, walkways, fences, sound walls, and old stumps.
- 2.5m from curbs, hydro transformers, or behind fire hydrants
- 4-7m from any part of an existing tree, depending on canopy width
- 10m from bus shelters and community mailboxes

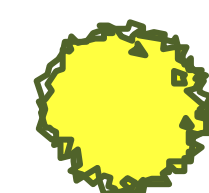
For Coniferous Trees:

- Follow same setbacks as deciduous, but due to the widest branching being at the base of the tree, conifers need greater setbacks for ground-level obstacles.
- Minimum 200cm height stock
- 4.5m setbacks from sidewalks, walkways, driveways, and curbs.
- Do not plant on corners where sight lines will be compromised.

TREES MUST BE WATERED REGULARLY FOLLOWING PLANTING TO ENSURE PROPER ESTABLISHMENT.

On average, a young tree needs 6 gallons (24 liters) of water twice per week. (Do not water using a sprinkler as water on the foliage can lead to fungal infection)
Placing a ring of mulch around the planting hole will help reduce water loss.
Ensure no mulch is touching the base of the tree.

Legend



New Tree either fully or partly on city property