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Committee of Adjustment

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City of Ottawa | Ville d'Ottawa
Comité de dérogation

Date: February 5, 2026

File: 092325 - 23 Bradley Street

To: Committee of Adjustment
City of Ottawa, 101 Centrepointe

MINOR VARIANCE AND CONSENT TO SEVER APPLICATION FOR 23 BRADLEY STREET

Q9 Planning + Design have been retained to prepare a Planning Rationale regarding the minor variance and consent to sever application for 23 Bradley Street located in Ward 6 - Stittsville. The following is a location plan identifying where the site is located.

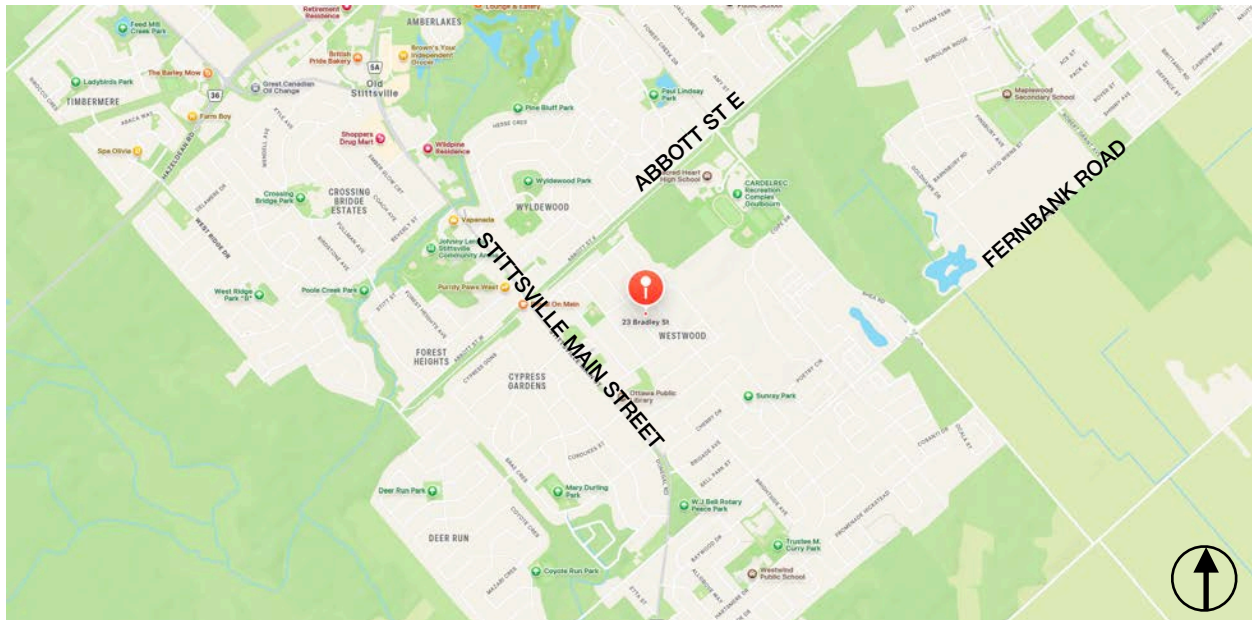


Figure 1: Map of Site Location

The proposal is to demolish the existing single-detached residential and to sever the existing lot into two lots and construct a single-detached dwelling on each resulting lot. The lot is intended to be divided equally and will require some zoning relief. Given the status of the proposed New Zoning By-law, a review of both Zoning By-laws have been undertaken in this report and a list of relief items have been identified for both By-laws.

Included with this application are the following items:

- [Survey
- [Draft Reference Plan
- [Site Plan
- [Tree Information Report
- [Parcel Abstract
- [Application Forms and Fees

Details of Severance Application

- (a) Part 1, to be severed, lot area 694 m², lot frontage 15.23 m
- (b) Part 2, to be retained, lot area 694 m², lot frontage 15.23 m

Minor Variance

(Part 1)

- (a) To permit a lot width of 15.23 m whereas Zoning By-law 2008-250 requires 20 m (Section 156, Table 156A)

(Part 2)

- (a) To permit a lot width of 15.23 m whereas Zoning By-law 2008-250 requires 20 m (Section 156, Table 156A)

SITE & CONTEXT

Site

The subject site is a square interior lot located along the east of Bradley Street, south of Evelyn Street, and North of Carleton Cathcart Street. The site has a rise in grade from the street. A total of 21 trees were inventoried on site.



Figure 2: Aerial of Site Location



Figure 3: Subject Site



Figure 4: Birds Eye View of Subject Site

- [Lot frontage: 30.47 m
- [Lot depth: 45.69 m
- [Lot area: 1388 m²

Context

The subject lot is located in the Westwood neighbourhood in Stittsville on the east side of Bradley Street, east of Stittsville Main Street and South of Abbott Street East. The site is located within a low-density neighbourhood consisting of single-detached dwellings, some semi-detached. The neighbourhood has large lots capable of accommodating sensitive infill but the immediate context has not seen significant redevelopment or infill.

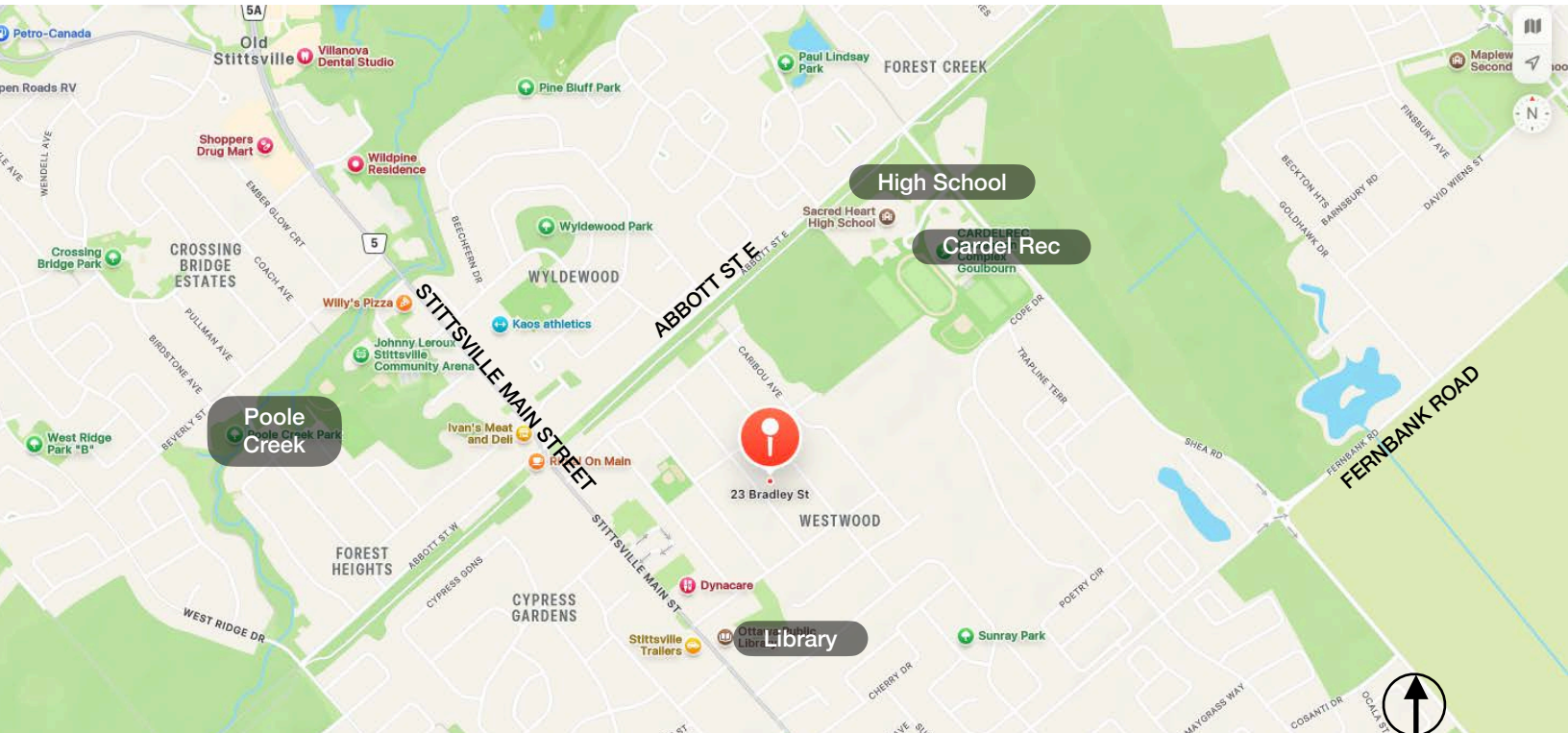


Figure 5: Context Map



Figure 6: Lot Fabric Map

The site is within walking distance to Stittsville Main Street which contains a number of restaurants and amenities to serve the residences in the surrounding area, including a pharmacy, grocery store, and public library. Some of the businesses in the area are listed below:

- [Ritual on Main
- [Stittsville IDA Pharmacy
- [Ivan European Deli
- [Vanille Cafe and Bakery
- [Maverick's Donuts
- [Dynacare Laboratory
- [Postcard Perfect
- [Stittsville Glass and Screens
- [Ottawa Public Library
- [Hurley's Grill
- [ServiceOntario
- [Brews and Blues
- [Napoli's Cafe
- [Delights by Mama
- [Browns' Independent Grocer

The lot fabric consists of mostly large similar sized lots with smaller lots located along Pretty Street and Caribou Avenue. The smaller lots in the immediate community have an approximate range of 500 m² - 700 m². The resulting lots at 694 m² will appropriately integrate into the community. The following are some additional views of the immediate context as well as images of single-detached dwellings on similar sized lots to that proposed.



Figure 7: Facing South on Bradley Street



Figure 8: Facing North on Bradley Street



Figure 9: Newer two-storey singles on Carleton Cathcart near the site



Figure 10: Two-storey singles on similar sized lots on Caribou Avenue

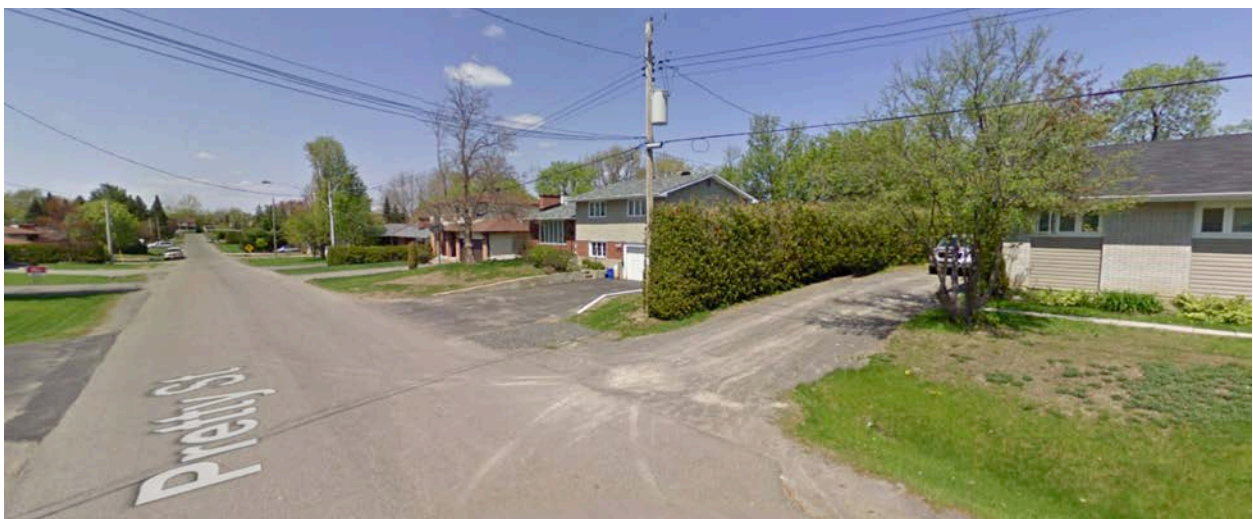


Figure 11: Two-storey singles on similar sized lots on Pretty Street

PROPOSED DEVELOPMENT

The proposed development is to demolish the existing dwelling on the subject lot, sever the lot into two equal portions (694 m² each) and construct 2 new two-storey single-detached dwellings. The resulting lots require relief for lot frontage of 15.23 m under By-law 2008-250 but do not require relief under the proposed Draft By-law 2026-XXX.

The proposed single-detached dwellings are fully compliant with all required setbacks under the current Zoning By-law. In the Draft By-law 2026-XXX, the proposed residential dwellings do not meet the total setback for interior yards which is 3.0 m but as this By-law is not yet in force, no variance is required.

Each dwelling will have a front porch facing the street, a front-facing garage, and a double driveway. The proposed dwellings are low-rise and low-density format with greater than required front and rear setbacks.

A Tree Information Report has been prepared. Of the 21 trees inventoried, a total of 9 are identified to be removed but only 4 of the 9 are identified as protected and will require subsequent post-development plantings.

POLICY REVIEW

In order to obtain approval of the proposed minor variance and consent to sever application, the following documents are required to be review: Provincial Planning Statement, City of Ottawa Official Plan, and City of Ottawa Zoning By-law 2008-250 as well as the draft proposed Zoning By-law scheduled to go to Council in January 2026.

Provincial Planning Statement, 2024

In order to obtain approval of the proposed permission application required to sever the subject lot and construct two single detached dwellings, a review of the relevant and applicable policies and provisions is required. These are reviewed and discussed below. Relevant policies will be indicated in *italics*.

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, and merges the previous “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” and the “PPS (2020)”. It provides broad policy direction on land use planning and development, emphasizing intensification to reach a target of 1.5 million homes by 2031.

These policies must be integrated with other provincial and municipal plans, including local Official Plans and Secondary Plans, and all planning decisions must be consistent with the PPS. Relevant policies from the PPS are outlined below, with the specific policies provided in *italics* Section 2.0 provides policies to ensure that planning authorities prepare for long-term growth by using provincial forecasts, maintaining adequate land for residential and other uses, and incorporating any additional growth from zoning orders into future plans. It emphasizes the creation of complete, accessible, and equitable communities through a diverse mix of land uses.

Section 2.1 - Planning for People and Homes

2.1.6 Planning authorities should support the achievement of complete communities by:

- a. accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b. improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c. improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Section 2.2 - Housing

Policy 2.2.1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a. establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b. permitting and facilitating:*

1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
 - c. *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
 - d. *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

Comment | The proposal results in the construction of two residential dwellings where there is currently one. The proposal also ensures that the neighbourhood contains a greater mix of housing options and increases the supply of housing availability in a manner that is compatible, promotes sensitive density, and contributes to development near an arterial road.

Section 2.3 - Settlement Areas and Settlement Area Boundary

Section 2.3 directs growth in Ontario's settlement area, particularly near strategic growth areas and major transit stations. It states that planning authorities shall establish minimum intensification and redevelopment targets to create complete communities within designated growth areas to ensure orderly development and sufficient infrastructure provision.

2.3.1.1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a. *efficiently use land and resources;*
- b. *optimize existing and planned infrastructure and public service facilities;*
- c. *support active transportation;*
- d. *are transit-supportive, as appropriate; and*
- e. *are freight-supportive.*

2.3.2.1 States that planning authorities shall consider the following for new settlement areas and boundary expansions:

- a. *the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
- b. *if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
- c. *whether the applicable lands comprise specialty crop areas;*

- d. *the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- e. *whether the new or expanded settlement area complies with the minimum distance separation formulae;*
- f. *whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
- g. *the new or expanded settlement area provides for the phased progression of urban development.*

Comment | The residential development results in a more efficient use of available land, resources, and infrastructure by utilizing an existing, serviced parcel within the urban settlement area for the proposed infill. Its location near Stittsville Main Street, which contains two bus routes (61 and 62) supports transit-supportive development. The development of two single-detached residential dwellings is contextual appropriate and aligns with the policies of the PPS 2024.

Section 4.0 of the PPS provides policies aimed at protecting Ontario's natural heritage, water, agricultural, mineral, cultural heritage, and archeological resources in order to preserve the province's long-term prosperity, environmental health, and social wellbeing.

Section 5.0 of the PPS contains policies to protect the health and safety of Ontarians, reducing risk from natural and human-made hazards by directing development away from hazard areas.

Based on our review, it is our professional planning opinion that the proposed development is consistent with the policies of the Provincial Policy Statement (PPS), 2024.

City of Ottawa Official Plan

Designation: *Neighbourhood, within the Suburban West Transect (B5)*

Section 2 contains the overarching strategic directions of the new Official Plan, centred around the Five Big Moves. These five broad strategic directions call for increased growth through intensification, sustainable transportation, context-based urban and community design, environmental, climate, and health resiliency embedded into planning policy, and planning policies based on economic development. Six cross-cutting issues have also been identified as essential to the achievement of liveable cities, which are related to intensification, economic development, energy and climate change, healthy and inclusive communities, gender equity, and culture.

The proposed infill achieves a context-based and compatible development that is appropriate for the existing low-rise neighbourhood. It supports appropriate density, efficient use of land, and support of the amenities and transit along Stittsville Main Street.

Section 3 of the Official Plan provides a renewed growth management framework that directs various types and intensities of growth to appropriate areas, ensuring that adequate

land is provided to accommodate new growth. Most of the future growth in population and jobs is expected to occur within the urban settlement area, with the balance being accommodated in rural areas. Six transect policy areas underpin this growth management framework, with each transect policy area planning for new growth accommodation in accordance with the existing development context. Tailored direction is provided to gradually transition lands within these transects towards 15-minute communities.

The subject site is located in the suburban area within an established residential neighbourhood just east of Stittsville Main Street. It is currently developed with a single-storey dwelling on a large lot with large yards. The development, being the consent and the two new singles, contributes to the direction to support new growth in an appropriate manner.

Section 4 of the Official Plan provide policies applicable to development throughout the City, including those for more sustainable modes of transportation and the design and creation of healthy, 15-minute neighbourhoods. It also promotes housing choice to accommodate a variety of needs.

Section 4.6 provides policies aimed at regulating the design of built form and the public realm in a manner that supports 15-minute neighbourhoods. It emphasizes design excellence throughout the City, especially in Design Priority Areas. The subject site is not located within a Design Priority Area.

The proposed two single dwellings have not undergone detailed design but will be two storeys in height. Two storeys is supported in the Official Plan as the Suburban Transect can support three storeys and in some cases four storeys.

Section 5.4 provides direction for Suburban Transects and while recognizing the suburban built form, there is also the intent to evolve towards 15-minute neighbourhoods which is largely geared towards increasing the number of people near the number of services/amenities available. It is also noted that Policy (2) in 5.4.4. states that net residential densities shall strive to approach the densities of the Inner Urban Transect over time. Section 5.4.5, direction to Neighbourhoods in Suburban Transect, supports the proposed development of residential infill creating two single-detached dwellings on an existing lot.

The proposed development of two single-detached dwellings in a low-density zoned neighbourhood in a suburban community with compliant yard setbacks is:

- [consistent with the Provincial Planning Statement 2024,
- [compliant with the City of Ottawa Official Plan, and
- [complies with the intent and purpose of Zoning performance standards

City of Ottawa Zoning By-law

The subject site is zoned R1D - Residential First Density, subzone D. The subject site is outside the greenbelt and is not located within a mature neighbourhood, as such, Sections 139, 140, and 144 of the Zoning By-law are not applicable. The site is also subject to the N1D Proposed New Zoning By-law, also reviewed below. Compliance

issues are highlighted and linked to each respective By-law. Only variances to By-law 2008-250 are required.

	R1D Current By-law	Part 1	Part 2	N1D Proposed By-law
Max No. Dwelling Units	NA	1	1	0.8/100m ² of Lot Area. Max 4 per Building
Max. Building Width	NA	11.9 m	11.9 m	22 m
Minimum Lot Width	20 m	15.23 m	15.23 m	15 m
Minimum Lot Area	600 m ²	694 m ²	694 m ²	NA
Max Building Height	11 m	8 m	8 m	11 m
Minimum Front Yard Setback	6 m	9.1 m	9.1	6 m
Total Interior Side Yard Setback	NA	1.0 / 1.05 = 2.05 m	1.06 / 1.05 = 2.11 m	3 m (Total)
Min. Single Interior Yard	1.0	1.0 m	1.05 m	0.6 m
Minimum Rear Yard Setback	9 m	15.9 m	15.9 m	25 % of Lot Depth = 11.42 (45.6*25%)
Maximum Lot Coverage	40%	38.4%	38.2%	NA
Permitted Projections (Front Porches)	1.0 m to PL (Min) 2.0 m Project (Max)	0.64 m to PL 1.9 m Project	1.3 m to PL 1.9 Project	1.0 m to PL (Min) 2.0 m Project (Max)

Planning Act Review

The consent to sever application along with the Minor Variances requested requires a review of two different sections of the Planning Act. These are reviewed below.

Section 53

In order to sever the lot, a review of section 53 of the Planning Act is necessary. This section sets out the procedures for the consideration and approval of consents.

Section 53(1)

Upon review of the proposed Consent to Sever for 23 Bradley Street, the proposal is to create only one additional new lot and no new roads are being created. For this reason,

a Plan of Subdivision for these lands is not necessary for the proper and orderly development of the municipality.

Section 53(2)(3)

According to the S. 53 (2), (3), the applicant must provide the council or the Minister with any prescribed information or any additional relevant material necessary to make a decision on the application. When considering the application for consent, S. 53 (12) states that the Approval Authority must regard the criteria specified in S. 51 (24) of the Planning Act. This will be examined in further detail below.

Section 51 (24)

The following is a review of Section 51(24) of the Planning Act to assess the suitability of the proposed severance to sever the single lot at 23 Bradley Street into two equal lots to build two two-storey residential dwellings. In the Planning Act, a series of conditions are presented that state in the case of any subdivision of land, including consent to sever, regard shall be had to:

1. *The effect of the development of the proposed subdivision on matters of provincial interest as referred to in Section 2;*

The proposed consent allows for the creation of two lots. The severance is consistent with all the applicable provincial policies including the Provincial Planning Statement. The proposed consent has regard to matters of Provincial interest as identified in Section 2 of the Planning Act.

2. *Whether the proposed subdivision is premature or in the public interest;*

The proposed consent to sever is not premature and is in the public interest. It facilitates the creation of a new lot and provides additional housing within an existing community, using existing services, and resources.

3. *Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The proposed consent conforms to the City of Ottawa's Official Plan as it supports the residential use of the property and creates smaller lots which facilitate the transition towards a 15-minute neighbourhood.

4. *The suitability of the land for the purposes for which it is to be subdivided;*

The severance proposes the creation of two total lots from the existing parcel. The resulting lots would be rectangular and slightly smaller than the surrounding neighbours but reflect Official Policy intentions to gradually increase density in the Suburban Transect. Each parcel will be used for a single detached dwelling that is appropriately sized, and suitable to accommodate the use.

5. *The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

No new roads are proposed as part of this land severance.

6. *The dimensions and shapes of the proposed lots;*

The two lots will be rectangular, compatible with the lot fabric and with frontage on a public street.

7. *The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

No additional limitations or proposed restrictions affect either the retained or proposed lot and their respective uses, aside from those outlined in the Zoning By-law.

8. *Conservation of natural resources and flood control;*

As a necessary condition for any severance application, the proposed consent necessitates a grading and drainage plan to demonstrate how runoff will be managed. The property does not fall within a floodplain.

9. *The adequacy of utilities and municipal services;*

The site has adequate access to utilities and municipal services to serve both parcels and will use the existing utilities available.

10. *The adequacy of school sites;*

The consent will result in an additional single dwelling, which will have a minor impact, if any, on the surrounding schools. There are schools located nearby.

11. *The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

No part of the proposed lands will be conveyed or allocated for public purposes. Bradley Street does not have a protected Right-of-Way.

12. *The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The proposed severance would make use of existing services, and resources. This added density results in a more efficient use of the nearby services and allows for a seamless transition to a more urban lot fabric.

13. *The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).*

The proposed development does not require Site Plan Approval and is considered to be a minor development proposal.

Section 45(1)

Is the variance minor?	<p>> Yes, the variance is minor because the proposed single-storey dwelling is able to be accommodated on the lot while remaining contextual appropriate for the character of the area and while meeting or exceeded all other performance standards in the current By-law. No variance is needed to lot width under the Draft By-law.</p> <p>As some additional information: The subject development with 2.0 m total interior yard remains compatible with the desired fabric of the neighbourhood without compromising the suburban context. A reduction from 3.0 m total interior (as required under the Draft By-law, not yet in force) to 2.05 and 2.11 is considered minor and will not result in any negative or undue impact on the resulting lots or adjacent lots.</p>
Does the variance meet the intent and purpose of the Official Plan	<p>> Yes. The variance enables a sensitive manner of infill creating a net gain of 1 residential dwelling in an established neighbourhood, maintaining context and compatibility. The proposed variance does meet the intent and purpose of the Official Plan.</p>
Does the variance meet the intent and purpose of the Zoning By-law?	<p>> Yes, the proposed lot width is appropriate for the proposed two-storey dwellings as they are able to be accommodating while meeting performance standards in the current by-law, which also reflects the existing contextual yard setbacks. The resulting interior yards and lot widths are suitable, allow for rear yard access, allow for appropriate yard-to-yard relationships between abutting neighbours and as such meet the intent and purpose of the By-law(s).</p>

Is the variance desirable for the appropriate use of the land?

> Yes, the proposed two-storey dwellings are desirable for the appropriate use of the lot. The lot is zoned for low-rise residential uses in a suburban setting with a focus of gradually supporting density more reflective of the Inner Urban Transect. The two-storey dwellings are fully compatible and appropriate for context.

Conclusion

The proposed consent application and minor variances for lot width is required to permit a sensitive infill proposal which will result in a net gain of 1 residential dwelling to an area which has yet to see much change in the way of infill or intensification and as such will contribute to the goals of the City of Ottawa Official Plan.

Upon review, it is determined that the proposed development, being a consent to sever to create two lots from one and minor variance applications to reduce the lot width is consistent with the policies of the PPS, 2024, and conforms to the City of Ottawa Official Plan, and meets the intents and purposes of zoning performance standards.

It is the opinion of Q9 Planning + Design that the proposed Consent to Sever and Minor Variance Applications constitutes good land use planning and meets the required tests and criteria set out in the *Planning Act*.

Yours truly,



Christine McCuaig, RPP MCIP M.PI
Principal Senior Planner + Project Manager



APPENDIX A

Tree Information Report

23 BRADLEY STREET TREE INFORMATION REPORT



JANUARY 16, 2026
SUBMITTED TO:
Z. KASSIS

OTTAWA TREE REPORTS
WWW.OTTAWATREEREPORTS.COM

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Introduction

Ottawa Tree Reports was retained to complete a Tree Information Report (TIR) in support of a Minor Variance application for the property located at 23 Bradley Street in Ottawa, Ontario. This report identifies and describes trees the subject property in advance of proposed tree removal and construction related activities. This TIR has been prepared following the City of Ottawa's guidelines (2020).

In accordance with the City of Ottawa's Tree Protection By-law (No. 2020-340), the removal of trees on the subject property cannot occur until written approval is granted from the City of Ottawa. The approved TIR and Tree Removal Permit is required prior tree removal occurring on the subject property; a copy of this Tree Removal Permit must be available on-site prior to and during tree removal activities.

The work plan for this Tree Information Report included the following:

- Prepare inventory of the tree resources on the subject property and within vicinity of impact on adjacent neighbouring property;
- Evaluate potential tree protection and preservation opportunities based on proposed site plans; and
- Document the findings in a Tree Information Report.

Documents Reviewed

- 21 January 2023 Survey – Fairhall, Moffat & Woodland
- 6 January 2026 Site Plan
- GeoOttawa Imagery

Contact Information

Owner Information:

Name: Zeyad Kassis
 Phone #:
 Email: zeyad.kassis.ca@gmail.com

Arborist Information:

Name: Scott Petrie
 Phone #: 613-204-8687
 Email: info@ottawatreeereports.com

Contractor Information:

Name:
 Phone #:
 Email:

Policy Framework

The subject property is subject to the provisions of the City of Ottawa’s Tree Protection By-law 2020-340. The purpose of this by-law is for the protection of municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa.

City of Ottawa tree protection requirements were applied during the Tree Information Report planning process. These protection requirements indicate a minimum distance at which the critical root zone (CRZ) must be protected.

The CRZ distances allow for maximum development potential while providing sufficient space to ensure the tree(s) are not subject to any long term adverse due to the impacts of development. In instances where the CRZ will be encroached upon and impacted, an Adjusted Tree Protection Zone (Adj TPZ) has been calculated based upon impacts to the CRZ; further mitigation measure may be required to ensure there are no adverse long-term impacts to the tree(s).

Tree Information

Field assessments were conducted on October 8, 2025 the results of the assessment are provided in the Tree Information Table found in Appendix “A”.

Tree Inventory and Assessment Methodology

All trees on the subject property and those that maybe impacted on adjacent properties were inventoried and assessed, with specific focus on trees that are protected and thus subject to the provisions of the City of Ottawa’s Tree Protection By-law 2020-340.

Tree inspections were limited to visual, on-ground examinations. No boring, probing, or sonic tomography was employed during the assessments. Any data and information collected is based on the conditions at the time of inspection. A “tree” is defined as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The critical root zone (CRZ) is calculated as Dbh x 10 cm. Trees with a diameter equal to or greater than 30cm in diameter at breast height (Dbh) were inventoried and assessed.

Subject Trees

A total of 21 trees were inventoried and assessed for the project. It was determined that 4 protected trees will be impacted by the proposed works. Please refer to the table below for the number of trees, number of impacted trees, and the distribution of protection status and type of impact.

Table 1 – Tree Information Dashboard

# of Trees Inventoried	# of Protected Trees	# Protected Tree Impacts	Protected Tree Removals		Protected Tree Injuries	
			# of City Trees	# of Private Trees	# of City Trees	# of Private Trees
20	14	4	0	4	0	2

Impacted Trees

In total, 6 protected trees are to be impacted by the proposed work, 4 are recommended to be removed to facilitate the proposed works. The impacted trees will be further discussed below (See Table 2), based on their location and proximity to proposed work, and the nature of impact to be incurred.

Table 2 – Tree Impact Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Recommendations
	Common	Botanical				(Poor/Fair/Good)			
						Trunk	Canopy	Canopy	
						Integrity	Structure	Vigour	
1	Little Leaf Linden	<i>Tilia cordata</i>	91	Private	Yes	G	P	F	Removal
2	Little Leaf Linden	<i>Tilia cordata</i>	60	Private	Yes	P	P	F	Removal
15	Sugar Maple	<i>Acer saccharum</i>	53	Private	Yes	G	G	G	Injure and Protect
16	Basswood	<i>Tilia americana</i>	42	Private	Yes	F	F	F	Removal
18	Basswood	<i>Tilia americana</i>	57	Private	Yes	G	G	F	Removal
21	White Spruce	<i>Picea glauca</i>	50	Adjacent	Yes	G	G	G	Protect

Tree 1 is a 91 cm Little Leaf Linden *Tilia cordata*, completely located on the subject property with a CRZ of 9.1m, the location of this tree is directly within the new building envelope, it is recommended that this tree be removed to facilitate the proposed works.

Tree 2 is a 60 cm Little Leaf Linden *Tilia cordata*, completely located on the subject property with a CRZ of 6.0m, the location of this tree is directly within the new building envelope, it is recommended that this tree be removed to facilitate the proposed works.

Tree 15 is a 53 cm Sugar Maple *Acer saccharum* completely located on the subject property with a CRZ of 5.3m, approximately 10% of the CRZ of this tree will be impacted by installation of the proposed covered porch of the western residence.

Tree 16 is a 42 cm Basswood *Tilia americana*, completely located on the subject property with a CRZ of 4.2m, the static relevant zone of this tree will be directly impacted by the foundation excavation, it is recommended that this tree be removed to facilitate the proposed works.

Tree 18 is a 57 cm Basswood *Tilia americana*, completely located on the subject property with a CRZ of 5.7m, the static relevant zone of this tree will be directly impacted by the foundation excavation, it is recommended that this tree be removed to facilitate the proposed works.

Tree 21 is a 50cm White Spruce *Picea glauca*, completely located on the adjacent property with a CRZ of 5.0m, it is estimated less than 10% of the CRZ will be impacted by the installation of the private approach for the western residence.

Trees with Declining Health

There are 4 trees labelled as “other” within the Tree Information Table found in appendix. These four trees will not be impacted by the proposed works; however, their declining health and condition warrant mentioning.

Tree 5 is a 48cm Manitoba Maple *Acer negundo* completely located on the subject property, this tree has decay of the main stem, and fruiting bodies are present throughout the canopy, it is recommended that this tree be removed due to its declining health and condition.

Tree 7 is a 53cm Manitoba Maple *Acer negundo* completely located on the subject property, this tree has sapwood and heartwood decay of the main stem, with dead scaffold, secondary, and broken branches throughout the canopy, it is recommended that this tree be removed due to its declining health and condition.

Tree 9 is a 51cm Sugar Maple *Acer saccharum* completely located on the subject property, with a large vertical crack in the pedestal, retrenchment canopy dieback, dead branches. There is a probable likelihood of failure with a high likelihood of impact to the fence and neighbours yard. It is recommended that this tree be removed to its declining health and poor structural condition.

Tree 14 is a 50cm Manitoba Maple *Acer negundo* completely located on the subject property, this tree has a large dead scaffold branch, cavities, crown dieback and heartwood decay within the pedestal. It is recommended that this tree be removed to its declining health.

Tree Protection Details

7 trees are required to have tree protection measures installed as outlined in the City of Ottawa's Tree Protection Specification in Appendix “B”. Tree protection measures are recommended to be installed prior to the commencement of the proposed works to ensure tree resources designated for retention and protection are not impacted by the development. The tree protections should be maintained throughout the duration of the proposed works until final grading and landscaping are complete, or as otherwise directed by City of Ottawa staff.

Unless otherwise indicated, tree protection shall be installed at the minimum extent of the CRZ.

Table 3 – Tree Protection Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Arborist Recommendations	CRZ (m)	CRZ Impacted	Recommended Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations	Notes
	Common	Botanical										
6	Manitoba Maple	<i>Acer negundo</i>	36	Private	Yes	Protect	3.6	No	NA	NA	Moduloc	Contiguous protection parallel to property line at CRZ limit of tree 12
8	Basswood	<i>Tilia americana</i>	38	Private	Yes	Protect	3.8	No	NA	NA	Moduloc	
9	Sugar Maple	<i>Acer saccharum</i>	51	Private	Yes	Protect	5.1	N	NA	NA	Moduloc	
12	Sugar Maple	<i>Acer saccharum</i>	56	Private	Yes	Protect	5.6	No	NA	NA	Moduloc	
13	White Birch	<i>Betula papyrifera</i>	39	Private	Yes	Protect	3.9	No	NA	NA	Moduloc	
15	Sugar Maple	<i>Acer saccharum</i>	53	Private	Yes	Injure & protect	5.3	Yes	4.0	NA	Moduloc	See tree protection plan
21	White Spruce	<i>Picea glauca</i>	50	Adjacent	Yes	Protect	5	Yes	4.0	NA	Moduloc	See tree protection plan

For **Trees 6,8,9,12,13** contiguous rigid tree protection measures shall be installed 5.6m south of the northern property line from the eastern property line, west to the Northeastern protection limit of the **Tree 15**.

Tree 15 is a 53 cm Sugar Maple *Acer saccharum* completely located on the subject property with a CRZ of 5.3m, approximately 10% of the CRZ of this tree will be impacted by installation of the proposed covered porch of the western residence. Rigid tree protection measures shall be installed 4m south of this tree from the western property line for 6m East then 7 m North to meet the contiguous tree protection measures for **Trees 6,8,9,12,13**.

Tree 21 is a 50cm White Spruce *Picea glauca*, completely located on the adjacent property with a CRZ of 5.0m, it is estimated less than 10% of the CRZ will be impacted by the installation of the private approach for the western residence. Tree protection measures shall be installed 4m from the base of this tree parallel to the property line, it is recommended that any, and all roots that are exposed or damaged during excavation, shall be pruned in accordance with good arboricultural practices.

Tree Compensation and Replanting

Table 4 – Tree Planting and Compensation

Trees being removed	4
Trees Exempt	0
Trees Being Replanted	4
Trees Cash in Lieu of Planting	7

To compensate for the loss of **Tree 1 (3),2 (3),16(2),18(3)** - 11 compensatory tree plantings are required in accordance with the by-law. However, due to existing vegetation and limited growing medium 4 trees are recommended to be planted, and the remaining 7 will be cash in lieu of planting.

Recommended tree planting species include but are not limited to:

- White Pine *Pinus strobus*
- White Spruce *Picea glauca*
- Norway Spruce *Picea abies*
- Sugar Maple *Acer saccharum*
- Red Maple *Acer rubrum*
- Hackberry *Celtis occidentalis*
- Red Oak *Quercus rubra*
- Pin Oak *Quercus palustris*

As per the by-law a replacement tree when planted, *must be a minimum of 50 mm measured no less than 15 cm above ground level for deciduous trees, and no less than 200 cm in height as measured from ground level to midway between the tip of the leader and the uppermost whorl, or as otherwise approved by the General Manager.*

Summary

Ottawa Tree Reports was retained to complete a Tree Information Report (TIR) in support of a Minor Variance application for the property located at 23 Bradley Street in Ottawa, Ontario.

The findings of the tree inventory indicate a total of 15 protected trees on the subject property or within vicinity of impact on neighbouring property. Removal of 4 protected trees will be required to accommodate the proposed works. The remaining tree resources may be preserved and retained provided appropriate tree protection measures are implemented.

The following recommendations are suggested to minimize impacts to trees identified for protection. Refer to Tree Protection Drawing in Appendix “B” for additional tree preservation plan notes and the tree protection fence details.

- Tree protection barriers and fencing should be erected at locations prescribed on Tree Protection Drawing in accordance to the Tree Protection Specification in Appendix “B”.

- Tree protection measures will have to be implemented prior to construction phase to ensure the trees identified for preservation and protection are not impacted by the development.
- Branches and roots that extend past prescribed critical root zone and/or adjusted tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with good arboricultural practices.
- Site visits, pre, during and post construction is recommended by Ottawa Tree Reports to ensure proper utilization of tree protection barriers.

Trees should also be inspected for damage incurred during construction to ensure appropriate corrective pruning or other mitigation measures are implemented.

Application Fees

Application fees are required to be paid at the time of application, if a City of Ottawa Tree requires removal further fees will be administered by the City. Application fees outlined in the following table are not considered final until confirmed by the City of Ottawa.

Table 5 - Tree Removal Fees

	Fees	(\$)
Removal Fee*	\$1055/tree	\$4,220.00
Planting in lieu Fee	\$400/tree	\$2,800.00
Public Tree Evaluation		
	TOTAL	\$ 7,020.00

* Effective February 1, 2026 application fee rates will change to \$1240/tree

This report was prepared for the exclusive use of Zeyad Kassis, and may be distributed only by Zeyad Kassis. Questions related to the data and interpretation can be addressed to the undersigned.

Respectfully Submitted,

Scott Petrie

**Scott Petrie, Dip EMT, EDDM
Ottawa Tree Reports**

APPENDIX A

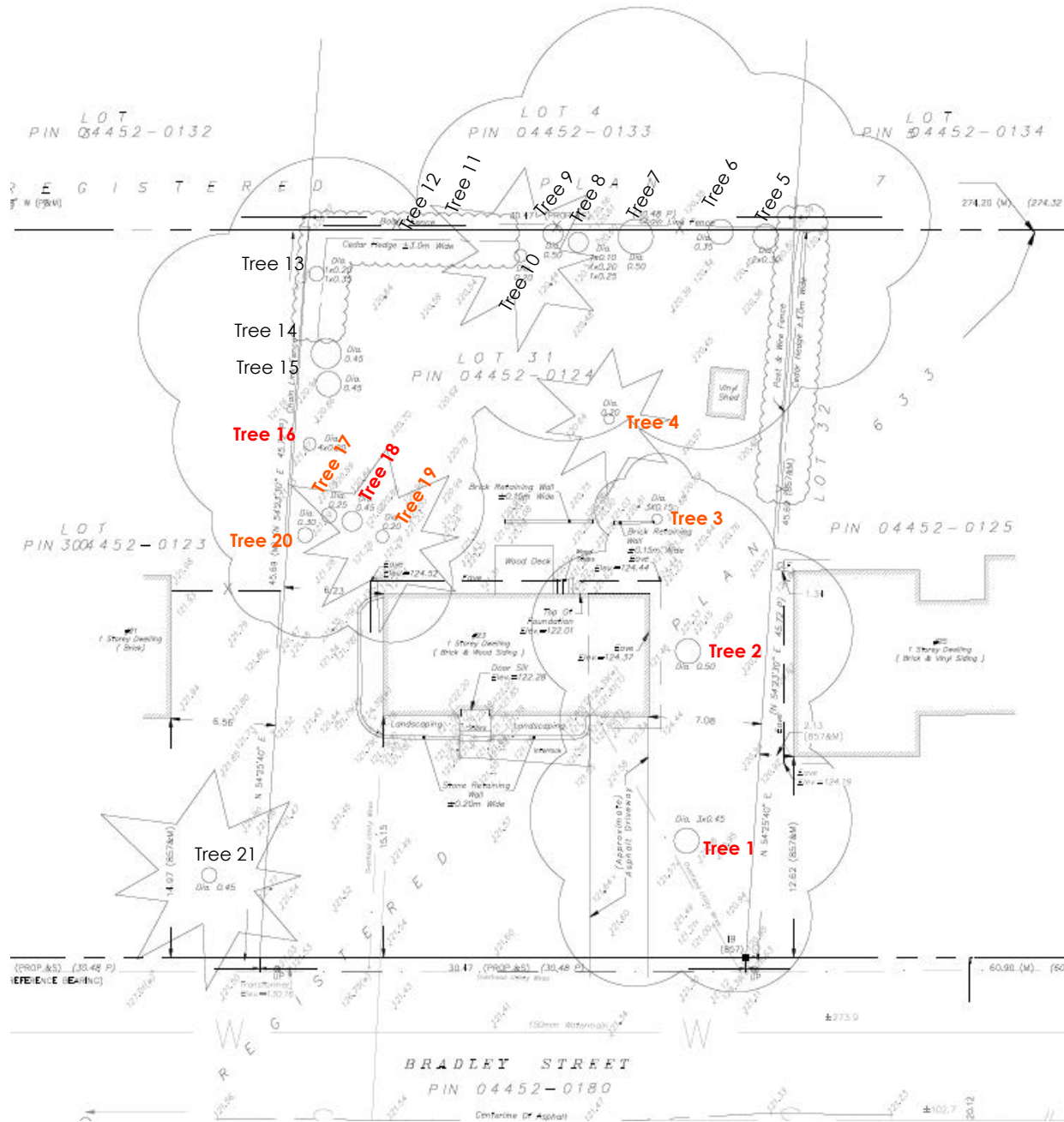
Tree Information Table

Table 6 – Tree Information Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition			Arborist Recommendations	Tree Planting Required	Planting #s	CRZ (m)	CRZ Impacted	Recommended Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations	Notes
	Common	Botanical				(Poor/Fair/Good)											
						Trunk	Canopy	Canopy									
						Integrity	Structure	Vigour									
1	Little Leaf Linden	<i>Tilia cordata</i>	91	Private	Yes	G	F	F	Removal	Yes	3	0	Yes	4.55	4.55		MS dimensional cross section calculation
2	Little Leaf Linden	<i>Tilia cordata</i>	60	Private	Yes	P	P	F	Removal	Yes	3	0	Yes	3	3		Multiple cavities pedestal, trunk.
3	European Mountain Ash	<i>Sorbus aucuparia</i>	26	Private	No	P	P	F	Removal	No	0	0	Yes	NA	NA		MS dimensional cross section calculation
4	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	28	Private	No	F	F	F	Removal	No	0	0	Yes	NA	NA		
5	Manitoba Maple	<i>Acer negundo</i>	48	Private	Yes	F	P	F	Other	No	0	4.8	No	NA	NA		MS dimensional cross section calculation, stem decay, fungi, trees condition warrants removal
6	Manitoba Maple	<i>Acer negundo</i>	36	Private	Yes	F	F	F	Protect	No	0	3.6	No	NA	NA	Moduloc	
7	Manitoba Maple	<i>Acer negundo</i>	53	Private	Yes	F	P	F	Other	No	0	0	No	NA	NA		sap and heartwood decay, deadwood, hangers, trees condition warrants removal
8	American Basswood	<i>Tilia americana</i>	38	Private	Yes	F	F	F	Protect	No	0	3.8	No	NA	NA	Moduloc	MS dimensional cross section calculation
9	Sugar Maple	<i>Acer saccharum</i>	51	Private	Yes	P	F	P	Other	No	0	5.1	No	NA	NA		Vertical crack in pedestal, deadwood/dieback in canopy, trees condition warrants removal
10	White Cedar	<i>Thuja occidentalis</i>	22	Private	No	G	F	G	Protect	No	0	2.2	No	NA	NA	Moduloc	
11	White Birch	<i>Betula papyrifera</i>	32	Private	Yes	P	F	F	Protect	No	0	3.2	No	NA	NA	Moduloc	Basal Rot, good response growth
12	Sugar Maple	<i>Acer saccharum</i>	56	Private	Yes	G	F	G	Protect	No	0	5.6	No	NA	NA	Moduloc	
13	White Birch	<i>Betula papyrifera</i>	39	Private	Yes	F	F	F	Protect	No	0	3.9	No	NA	NA	Moduloc	
14	Manitoba Maple	<i>Acer negundo</i>	50	Private	Yes	P	P	F	Other	No	0	5	No	NA	NA		Internal decay, cavity, dead scaffold, trees condition warrants removal
15	Sugar Maple	<i>Acer saccharum</i>	53	Private	Yes	G	G	G	Injure & protect	No	0	5.3	Yes	4	4	Moduloc	
16	American Basswood	<i>Tilia americana</i>	42	Private	Yes	F	F	F	Removal	Yes	2	0	Yes	NA	NA		MS dimensional cross section calculation
17	White Spruce	<i>Picea glauca</i>	29	Private	No	F	F	F	Removal	No	0	0	Yes	NA	NA		
18	American Basswood	<i>Tilia americana</i>	57	Private	Yes	G	G	F	Removal	Yes	3	0	Yes	NA	NA		
19	White Cedar	<i>Thuja occidentalis</i>	29	Private	No	F	F	G	Removal	No	0	0	Yes	NA	NA		
20	White Spruce	<i>Picea glauca</i>	28	Private	No	G	F	F	Removal	No	0	0	Yes	NA	NA		
21	White Spruce	<i>Picea glauca</i>	50	Adjacent	Yes	G	F	F	Protect	No	0	5	Yes	4	4	Moduloc	

23 Bradley Street

Tree Identification Plan



Tree Information Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Condition (Poor/Fair/Good)			Arboret Recommendations
	Common	Botanical				Trunk	Canopy	Canopy	
						Integrity	Structure	Vigour	
1	Little Leaf Linden	<i>Tilia cordata</i>	91	Private	Yes	G	F	F	Removal
2	Little Leaf Linden	<i>Tilia cordata</i>	80	Private	Yes	P	P	F	Removal
3	European Mountain Ash	<i>Sorbus aucuparia</i>	28	Private	No	P	P	F	Removal
4	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	28	Private	No	F	F	F	Removal
5	Manitoba Maple	<i>Acer negundo</i>	48	Private	Yes	F	P	F	Other
6	Manitoba Maple	<i>Acer negundo</i>	38	Private	Yes	F	F	F	Protect
7	Manitoba Maple	<i>Acer negundo</i>	53	Private	Yes	F	P	F	Other
8	American Basswood	<i>Tilia americana</i>	38	Private	Yes	F	F	F	Protect
9	Sugar Maple	<i>Acer saccharum</i>	51	Private	Yes	P	F	P	Other
10	White Cedar	<i>Thuja occidentalis</i>	22	Private	No	G	F	G	Protect
11	White Birch	<i>Betula papyrifera</i>	32	Private	Yes	P	F	F	Protect
12	Sugar Maple	<i>Acer saccharum</i>	58	Private	Yes	G	F	G	Protect
13	White Birch	<i>Betula papyrifera</i>	39	Private	Yes	F	F	F	Protect
14	Manitoba Maple	<i>Acer negundo</i>	50	Private	Yes	P	P	F	Other
15	Sugar Maple	<i>Acer saccharum</i>	53	Private	Yes	G	G	G	Injure & protect
16	American Basswood	<i>Tilia americana</i>	42	Private	Yes	F	F	F	Removal
17	White Spruce	<i>Picea glauca</i>	29	Private	No	F	F	F	Removal
18	American Basswood	<i>Tilia americana</i>	57	Private	Yes	G	G	F	Removal
19	White Cedar	<i>Thuja occidentalis</i>	29	Private	No	F	F	G	Removal
20	White Spruce	<i>Picea glauca</i>	28	Private	No	G	F	F	Removal
21	White Spruce	<i>Picea glauca</i>	50	Adjacent	Yes	G	F	F	Protect

LEGEND:

Protected Tree Removals

Non - Protected Tree Removals

Notes:

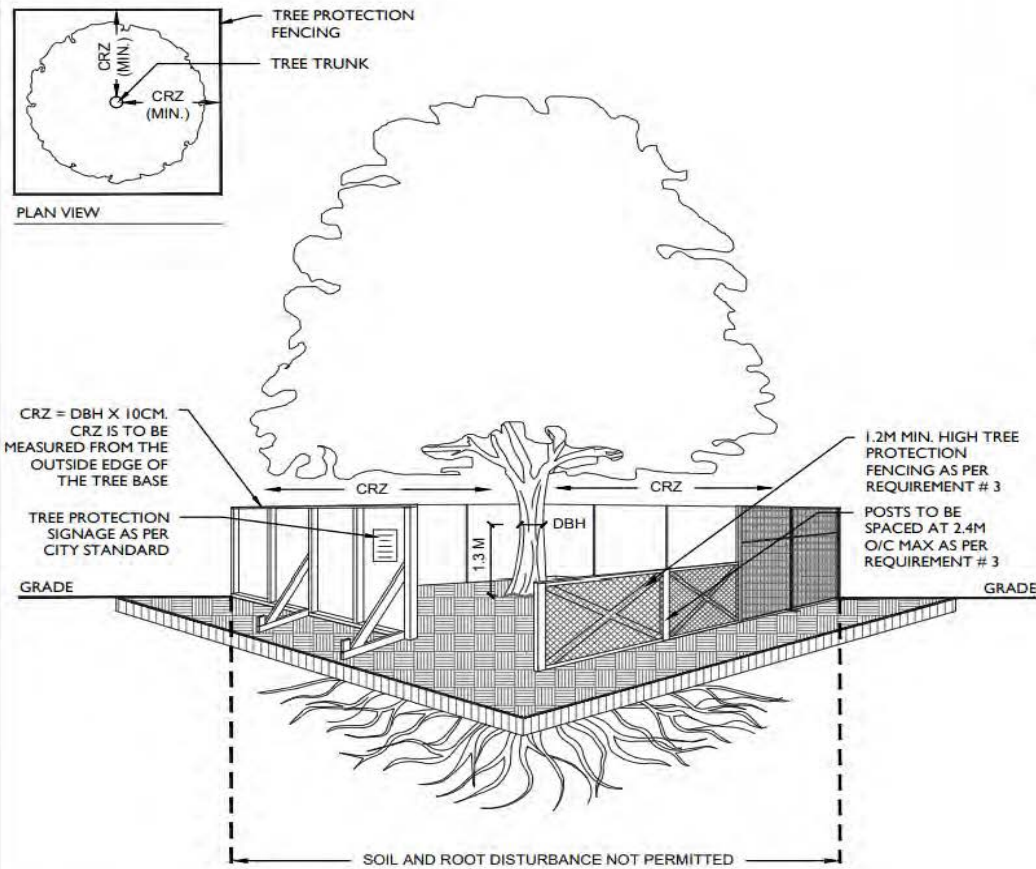
This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.



OTTAWA TREE REPORTS
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info@ottawatreereports.com
 613-204-8687

APPENDIX B

Tree Protection Specification



- TREE PROTECTION REQUIREMENTS:**
- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, 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 OUTHUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES 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 CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE 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 INFORMATION 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.
- THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

DATE: MARCH 2021

DRAWING NO.: 1 of 1

23 Bradley Street

Tree Protection Plan

LEGEND



Tree Protection Table

Tree #	Species		DBH (cm)	Ownership	By-Law Protected	Arbiter Recommendations	CRZ (m)	CRZ Impacted	Recommended Excavation Limit (m)	Adj TPZ (m)	Specification Recommendations	Notes
	Common	Botanical										
6	Manitoba Maple	<i>Acer negundo</i>	36	Private	Yes	Protect	3.0	No	NA	NA	Moduloc	
8	Basswood	<i>Tilia americana</i>	38	Private	Yes	Protect	3.8	No	NA	NA	Moduloc	
9	Sugar Maple	<i>Acer saccharum</i>	51	Private	Yes	Protect	5.1	N	NA	NA	Moduloc	Contiguous protection parallel to property line at CRZ limit of tree 12
12	Sugar Maple	<i>Acer saccharum</i>	56	Private	Yes	Protect	5.6	No	NA	NA	Moduloc	
13	White Birch	<i>Betula papyrifera</i>	39	Private	Yes	Protect	3.9	No	NA	NA	Moduloc	
15	Sugar Maple	<i>Acer saccharum</i>	53	Private	Yes	Injure & protect	5.3	Yes	4.0	NA	Moduloc	See tree protection plan
21	White Spruce	<i>Picea glauca</i>	50	Adjacent	Yes	Protect	5	Yes	4.0	NA	Moduloc	See tree protection plan

NOTES:

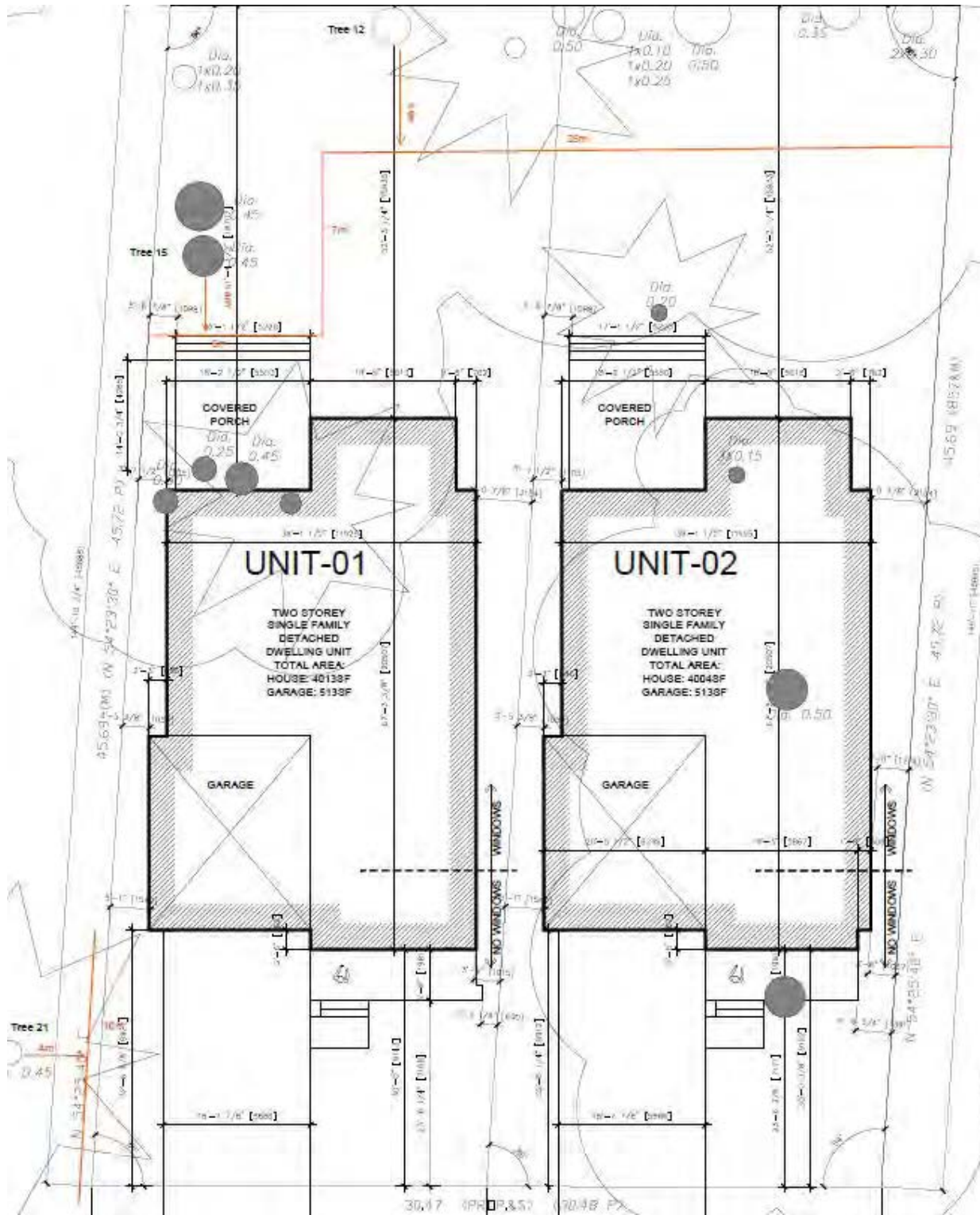
Trees and Tree Protection Zones identified on this plan are for graphical representation only and should not be used for survey and scaling purposes. Contractor is required to verify locations in the field prior to work commencing.

Where not outlined Tree Protection should be installed at the CRZ limit.

Tree Protection measures shall be installed according to City of Ottawa Specifications





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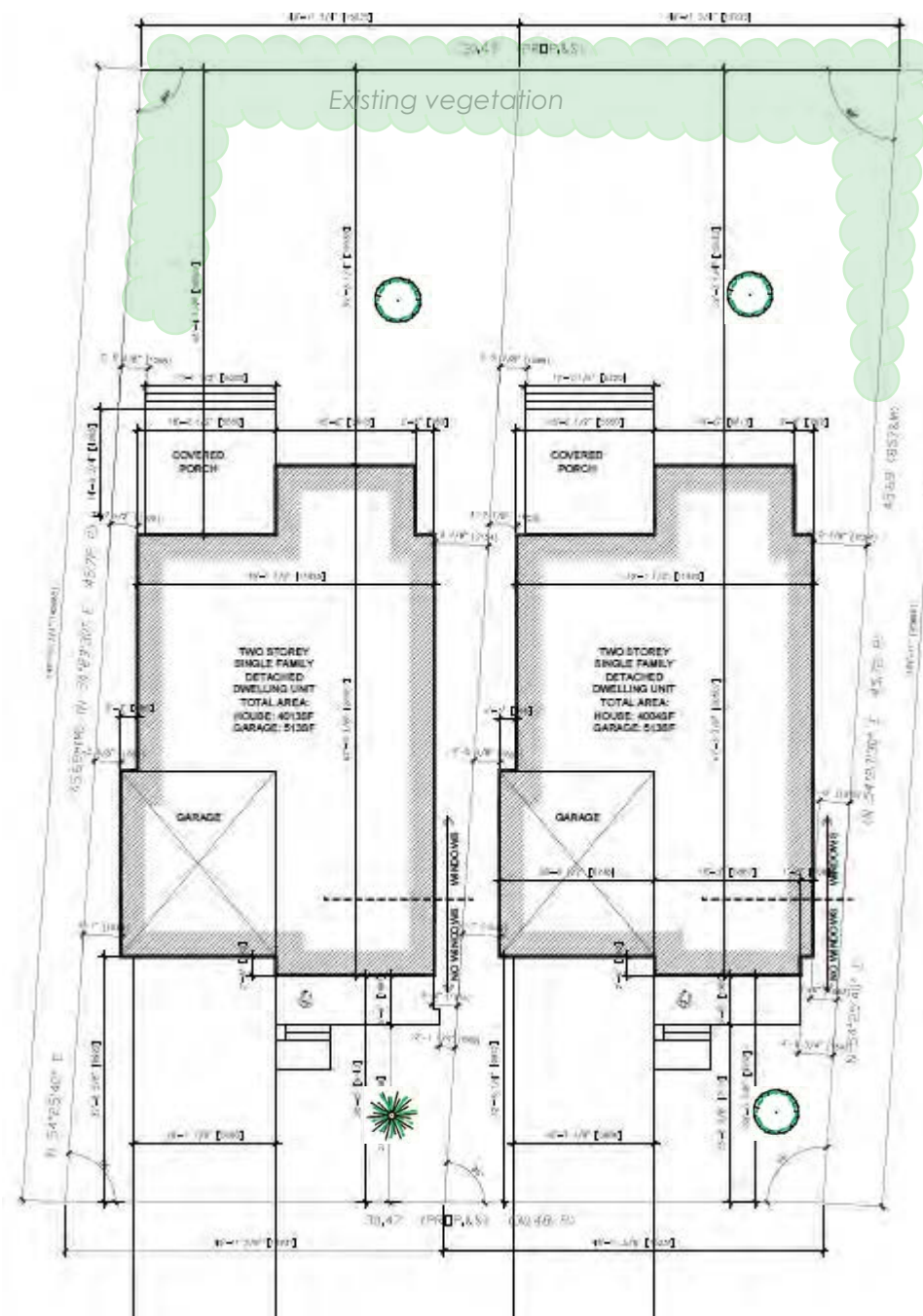


23 Bradley Street

Tree Replacement Plan

LEGEND

-  Proposed Deciduous Tree
-  Proposed Coniferous Tree



Notes:
Proposed Tree Planting locations are subject to utility verification.



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613-204-8687

Self-Declaration Statement

By signing this application declaration, the owner, arborist and contractor (if known at time of application) which confirms that all parties agree with the information provided and will respect the proposed work and mitigation measures (if required). Furthermore, the signature of the owner is also acknowledging and understanding that a City of Ottawa Forestry Staff may enter your property at a reasonable time for the purpose of carrying out an inspection. You also acknowledge and understand that 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 Tree Information Report are followed, and where necessary are done so under the supervision of an arborist.

Owner/Applicant

Print Name

Signature

Arborist

Scott Petrie

Scott Petrie

Print Name

Signature

Contractor

Print Name

APPENDIX C

ASSUMPTIONS AND LIMITING CONDITIONS

Intended Use of the Report

This Report was prepared by Ottawa Tree Reports (hereafter "OTR") at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

Intended User of the Report

This Report was prepared by OTR for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to OTR. On-site conditions may limit the extent of the on-site inspection(s) conducted by OTR, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. OTR and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which OTR relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by OTR. OTR and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by OTR as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result, the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the

information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to OTR. Where documents, records, site and grading plans, permits, representations, and any other information was provided to OTR for the purpose of preparing this Report, OTR assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. OTR and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. OTR and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which OTR relied in preparing this Report.

For the purpose of preparing this Report, OTR and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. OTR and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies. For the purpose of preparing this Report, OTR and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

No Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with OTR. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where OTR has given its prior written consent. Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of OTR.

Implementing the Report Recommendations

OTR and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties. OTR and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

Further Services

Neither OTR nor any assessor employed or retained by OTR for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

Limits of Liability

In carrying out this Report, OTR and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by OTR for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to OTR by the Client or third parties;
- e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
- f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against OTR, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to OTR pursuant to the Contract for Services dated October 8, 2025, for which this Assessment was carried out. Further, under no circumstance may any claims be initiated or commenced by the Client against OTR or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

No Third-Party Liability

This Report was prepared by OTR exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. OTR accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. OTR accepts no liability for misunderstandings due to a black and white copy of the report. Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.

APPENDIX B

Survey and Draft Reference Plan

METRIC
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

TOPOGRAPHIC SURVEY OF
LOT 31
REGISTERED PLAN 633
CITY OF OTTAWA

SCALE 1 : 200
0 5 10 20 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

ELEVATION NOTES

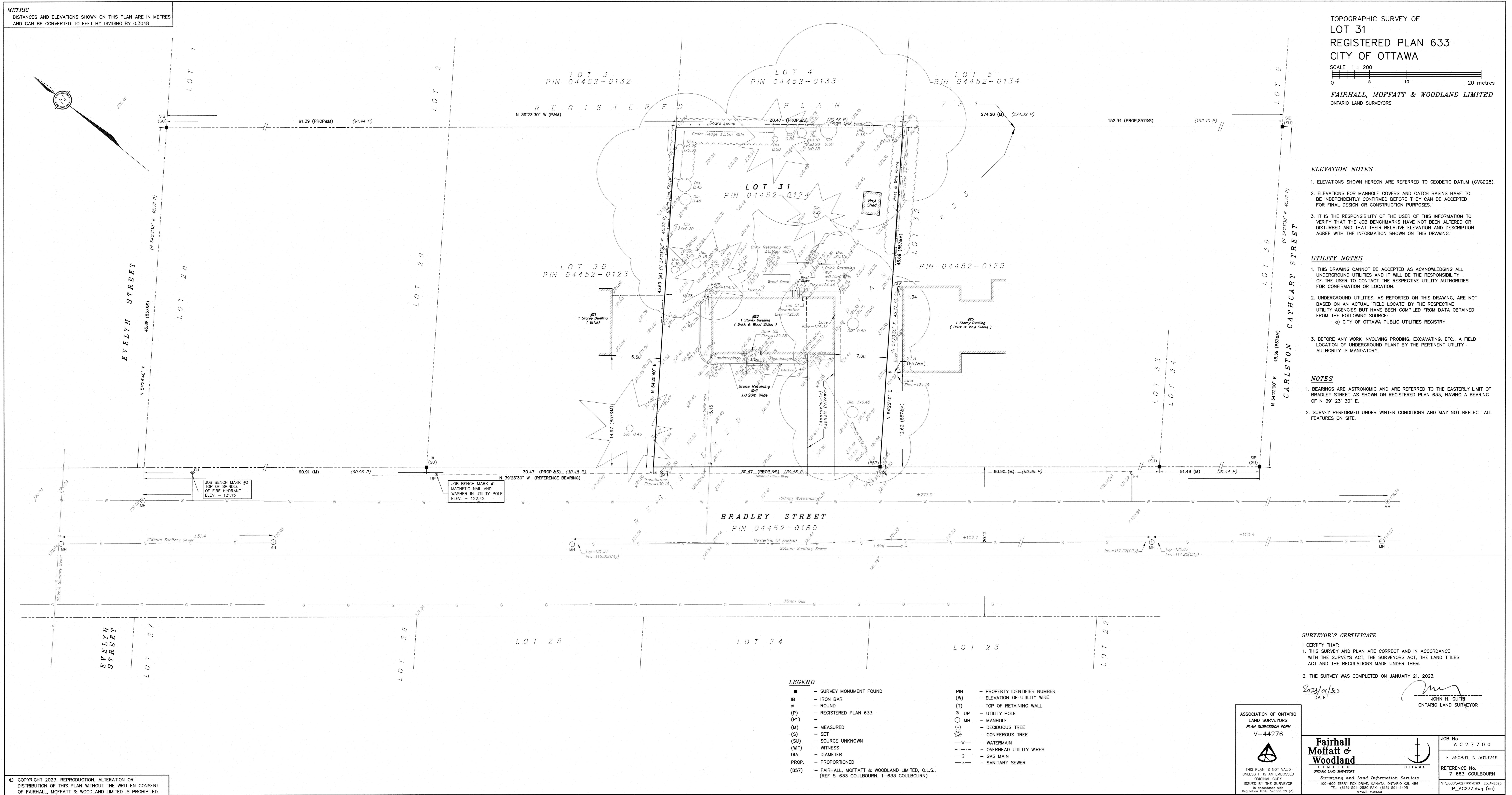
- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CVGD28).
- ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THEIR RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES

- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
- UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:
a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
- BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTES

- BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE EASTERLY LIMIT OF BRADLEY STREET AS SHOWN ON REGISTERED PLAN 633, HAVING A BEARING OF N 39° 23' 30" E.
- SURVEY PERFORMED UNDER WINTER CONDITIONS AND MAY NOT REFLECT ALL FEATURES ON SITE.



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ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-44276

Fairhall Moffatt & Woodland
L I M I T E D
ONTARIO LAND SURVEYORS
Surveying and Land Information Services
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591-2500 FAX: (613) 591-1495
www.fmw.com

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

JOB No. A C 2 7 7 0 0
E 350831, N 5013249
REFERENCE No. 7-663-GOULBORN
S:\005\AC27700\DWG 23JAN2023 TP_AC277.dwg (ss)

DATE: 2023/01/30
JOHN H. GUTRI
ONTARIO LAND SURVEYOR

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

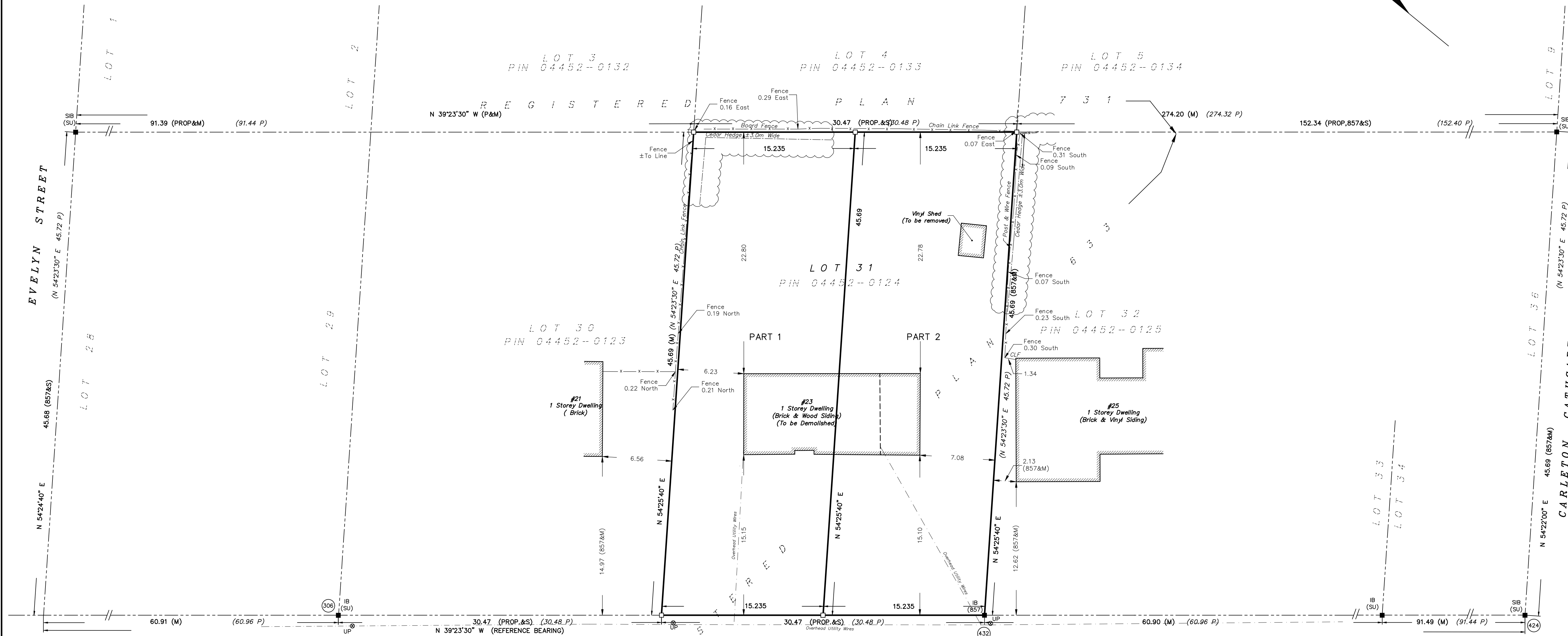
COORDINATES WERE DERIVED FROM REAL TIME NETWORK OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 CSRS (2010).
COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
306	5013271.14	350781.99
424	5013107.22	350918.45
432	5013224.30	350820.94

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

PLAN PREPARED FOR COMMITTEE OF ADJUSTMENT PURPOSES
DECEMBER 18, 2025

SCHEDULE				
PART	LOT	REGISTERED PLAN	ALL OF PIN	AREA(sq. m)
1	31	633	04452-0124	694
2				694



PLAN OF SURVEY OF
LOT 31
REGISTERED PLAN 633
CITY OF OTTAWA

SCALE 1 : 200
0 5 10 20 metres
THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

- NOTES**
- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF BRADLEY STREET AS SHOWN ON REGISTERED PLAN 633, HAVING A BEARING OF N 39°23'30" E.
 - BEARINGS CAN BE CONVERTED TO GRID BY APPLYING AN ANGLE ROTATION OF 0°23'50" COUNTER-CLOCKWISE, REFERENCE BEARING BECOMES N 39°47'20" W.
 - DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999912.

- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - SSIB - SHORT STANDARD IRON BAR
 - SIB - STANDARD IRON BAR
 - IB - IRON BAR
 - - ROUND
 - (P) - REGISTERED PLAN 633
 - (M) - MEASURED
 - (S) - SET
 - (SU) - SOURCE UNKNOWN
 - (WIT) - WITNESS
 - PROP. - PROPORTIONED
 - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S., (REF 7-633 GOULBOURN, 1-633 GOULBOURN)
 - PIN - PROPERTY IDENTIFIER NUMBER
 - ⊙UP - UTILITY POLE
 - - OVERHEAD UTILITY WIRES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON

DATE _____ JOHN H. GUTRI
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER

Fairhall Moffatt & Woodland LIMITED ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca	JOB No. A C 2 7 7 0 0
	REFERENCE No. 7(a) - 663 GOULBOURN
	E 350831, N 5013249
	S:\JOBS\AC22700\DWG rp_ac277.dwg (rr)

BRADLEY STREET
PIN 04452-0180

APPENDIX C

Site Plans

