



Tree Preservation



RESIDENTIAL TREE PRESERVATION POLICY

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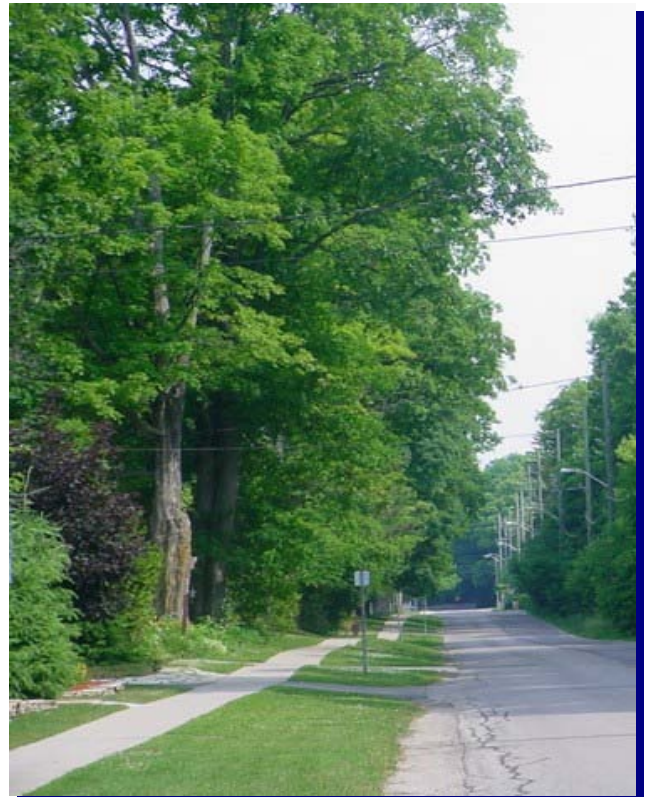
RESIDENTIAL TREE PRESERVATION POLICY

General Principle

1. The City's Official Plan has policies that encourage a program of tree planting so that all areas of the City are provided with a sufficient number of trees to maintain a high standard of amenity and appearance.
2. Trees on steep slopes in hazard areas, ravines and un-developable areas shall be retained.
3. Trees within a proposed residential development that can be retained without negatively impacting the overall efficiency of the development shall be retained where:
 - a. The tree species is consistent with the guidelines and will enhance the project;
 - b. The tree is unique in terms of its age, size or historical importance.
4. Where a tree would normally be retained under part (3) is found to impact on the efficiency of the overall development, removal shall be permitted provided a minimum of two trees are planted for each tree lost. This would not apply to nuisance or scrub type trees.
5. Where a development application is pending or submitted, tree removal is not permitted (other than scrub vegetation) prior to the approval of the required tree survey plan.

Goal of the Policy

- Preserve existing trees, woodlots and natural features wherever possible in accordance with the tree inventory and preservation plan
- Provide landscaping at the streetline which contributes to the continuity of landscaping between adjacent properties
- Stabilize steep embankments (where existing) with ground cover and trees
- Select plant materials that are ecologically sound, appropriate for the existing and future site conditions and suitable for all seasons



- Incorporate drought resistant plant material in order to reduce long term maintenance requirements and conserve water
- As per City policy, native plant materials should be utilized where appropriate and avoid the use of invasive plant species

Existing Tree Preservation – Tree survey plan

The purpose of a tree survey plan is to identify the existing vegetation on site and determine what can be preserved on the lands subject to a development proposal. It is recommended that the applicant speak to the Planning Division to determine if a tree survey plan is required.

If it is determined that a tree survey is required, the following information is generally required:

- **Individual trees**
 - location of each tree exceeding 100 mm: 100 – 200 mm measured 300 mm from the ground and greater than 200 mm measured 1.4 m from the ground
 - existing grade at base of trunk
 - species of specimen
 - limit of canopy
 - state of health of tree
 - indicate whether the tree is to be retained or removed (including reasons for removing if tree is to be removed)
 - the retention of trees greater than 15 cm in diameter in front and rear yards is critical.
- **Grouping or woodlots**
 - location of the outermost trees and existing grade at base of trunk
 - limit of canopy and grade at that point
 - predominant species within the zone to be preserved
 - average diameter of trees within the zone measured 1.4 m above ground
 - general condition of trees in the zone
- **Site Development Information**
 - detailed layout of site showing building locations, driveways, parking areas, walkways etc;
 - existing and proposed grades
 - location and type of services and utilities
 - construction area requirements (area around the proposed buildings required for excavation of foundations and access during construction)

▪ **Hoarding**

- the applicant is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition approved
- no materials (building material, soil etc) should be stockpiled in the area of hoarding

Landscape Plan Requirements

Where existing trees are to be removed, a landscaping plan showing new planting will be required.

The following outlines the information to be provided by such a plan:




- A landscape plan will be required
- All plans will be to scale and have the location of the site with a north arrow
- Planting detail including installation and support will be illustrated on landscape plan
- The landscape plan must conform to the site plan
- All landscape plans must be prepared by a member of the Ontario Association of Landscape Architects (OALA) or a landscaping professional satisfactory to the Community Services Department
- Landscape plans must take into account adjacent lands and topography
- The landscaping plan will achieve the goals of this policy and be consistent with the City's policy regarding planting Native species in the boulevard area.

The following information will document the following information:

- Locations of all proposed plant material, planting beds and sod areas
- A plant list clearly labeled with a key system with the following information: botanical and common name, species and or variety, size, quantity, spacing, planting detail and specifications etc.
- Existing vegetation to be retained or removed in accordance with tree preservation plan must be identified.
- Location of storm water management landscape features
- Location, height and material of all fences, screen walls and retaining walls.
- Existing and proposed grades along the property line and elevations at the base of trees to remain. Finished floor elevations of all buildings.
- Location and material of all hard surface areas
- Any special snow storage areas

Landscape Standards – Plant Material and Landscape Specifications

- All plant material must conform to the Canadian Nursery Trades Association specifications and standards

- All sod to conform to the Canadian Nursery Sod Growers specifications
- Minimum acceptable size for plant material are:
 -  deciduous trees – 60 mm (6 cm) caliper
 -  coniferous trees – 175 cm (5') height
 -  shrubs – 60 mm height
- Deciduous trees planted in a row will be centered at 11 metres maximum. Smaller flowering trees and ornamentals will be centered at 5-7 metres maximum
- Where existing trees on a City (or County) road allowance are removed the trees must be replaced to the satisfaction of the City of Owen Sound
- Coniferous trees will be centered at 4-8 metres depending on desired effect
- Plantings consisting of trees and shrubs will be a minimum of 50% coniferous plantings
- Where landscaped planting areas are abutting public roads, a minimum buffer width in accordance with the Zoning Bylaw must be maintained from inside the property line
- All berming and finished grades should be at a maximum slope of 3:1 for maintenance and erosion purposes
- Landscape areas (not including grass areas) should be designed to be maintained free from snow storage

Landscape Plan Checklist

- Title block, name of development, architect, legal description and municipal address
- North arrow, scale
- 6 copies
- property dimensions and adjacent property land uses and zoning
- existing or proposed buildings, entrance/egress points
- location and width of existing and proposed streets and sidewalks
- existing and proposed utilities
- tree retention plan information
- landscaping materials – location, size, etc (i.e. all plants, paving, benches,, screens, fountains, statues, earthen berms, ponds including depth of water, or other landscape features)
- proposed plant materials – location species spacing (if applicable), size (at time of planting and maturity)
- existing and proposed topography with slope indicated
- parking computations showing required and provided parking spaces
- Distance of trees/shrubs from sidewalks, curb, screening walls and utilities

- ❑ Screening – materials, location, type and height
- ❑ Legend if abbreviations or symbols are used
- ❑ Description of maintenance provisions
- ❑ Detailed structural designs of entryway features
- ❑ Layout and description of irrigation, sprinkler or water systems including placement of water sources, irrigation connections, meter locations and size with check valve vaults
- ❑ Additional information necessary for clarity