



### DEVELOPMENT & DESIGN CONSTRUCTION HOARDING

**NOTES:**

- 1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
- 2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
- 3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE HOARDING IS OBTAINED FROM DEVELOPMENT AND DESIGN.
- 4. DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.
- 5. T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH PRE-APPROVAL FROM DEVELOPMENT AND DESIGN.
- 6. OSB/CHIPBOARD WILL NOT BE ACCEPTED FOR SOLID HOARDING.

**MISSISSAUGA Development and Design**

SCALE: N.T.S.  
DATE: JUNE, 2014

LEGEND

- 20 Tree Identified for Preservation (GREEN)
- 84 Tree Identified for Removal (RED)
- TPZ Tree Preservation Zone Symbol
- Tree Preservation Fence Location
- Property Boundary
- Dripline

Tree Inventory

Refer to Table 1 of report dated the 18<sup>th</sup> of September 2018 for the complete tree inventory. All trees 15 cm in diameter situated on subject property, in the road allowances and on neighbouring property within vicinity of the proposed development were included in the tree inventory.

Tree Removal

The removal of Trees 1, 2, 3, 16, 18, 25, 27-29 and 31-149 will be required to accommodate the proposed development.

Tree Preservation

The preservation of Trees 4-15, 17, 19-24, 26 and 30 will be possible with appropriate tree protection measures. Tree protection measures will have to be implemented prior to the commencement of the demolition phase to ensure the trees identified for preservation are not impacted by the proposed development.

Encroachment within the driplines of some trees will be required to accommodate the proposed development. Light to moderate encroachment will be required within the dripline of Trees 4-10 to accommodate the proposed sidewalk and retaining wall. If any excavating is required to accommodate the proposed sidewalk/grading, the area of encroachment must be excavated using air spade methods to ensure roots are not damaged by construction. Any roots that are exposed during air spading must be pruned by a Certified Arborist in accordance with good arboricultural practice.

Light encroachment within the driplines of Trees 12-15, 17 and 19-24 will be required to accommodate the proposed development. These trees are comprised of Norway Maples in good condition. Given that Norway Maple trees respond well to disturbance and that the encroachment is light, there should be no long term adverse impacts to these trees. If any roots are exposed during construction they must be pruned by a Certified Arborist in accordance with good arboricultural practice.

TREE PROTECTION PLAN NOTES

Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work. It is the applicant's responsibility to discuss potential tree injury of trees on shared property lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible for removal and such issues would be dealt with in civil court or through negotiation. The applicant would be required to replace such trees to the satisfaction of the City of Mississauga.

**TREE PROTECTION ZONE:** No construction activity including grade changes, surface treatments or excavations of any kind is permitted within the area identified on the Tree Protection Plan or Site Plan as a Tree Protection Zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. Grade changes are not permitted within established TPZ. The area(s) identified as a TPZ must remain undisturbed at all times.

TREE PROTECTION BARRIERS:

For City-owned Trees:

Tree protection barriers for trees situated on the City road allowance where visibility must be maintained, can be 1.2m (4ft.) high and consist of chain link, or orange plastic web snow fencing on a 2" x 4" wood frame. All supports and bracing used to secure the barrier should be located outside the TPZ. All supports and bracing should minimize damage to roots outside the TPZ. Where some fill or excavate has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the TPZ. If the TPZ needs to be reduced to facilitate construction access, the tree protection barrier must be maintained at a lesser distance and the exposed TPZ protected with plywood and wood chips. This must first be approved by the City of Mississauga.

For trees on private property situated on or adjacent to construction sites:

Tree protection barriers must be installed around trees to be protected using plywood clad hoarding or an equivalent approved by the City of Mississauga. All supports and bracing to safely secure the barrier should be outside the TPZ. All such supports and bracing should minimize damage to roots outside the TPZ.

General Note:

Prior to the commencement of any site activity the tree protection barriers specified on this plan must be installed and written notice provided to the City of Mississauga. Established tree protection zones must not be used as construction access, storage or staging areas. The tree protection barriers must remain in effective condition until all site activities including landscaping are complete. Written notice must be provided to the City of Mississauga prior to the removal of the tree protection barriers.

ARBORICULTURAL WORK:

Any roots or branches which extend beyond the TPZ indicated on this plan which require pruning, must be pruned by a qualified Arborist or other tree professional as approved by the City of Mississauga. All pruning of tree roots and branches must be in accordance with good arboricultural standards. Roots located outside the TPZ that have received approval from the City of Mississauga to be pruned must first be exposed by hand digging or by using a low pressure hydro vac method. This will allow a proper pruning cut and minimize tearing of the roots. The Arborist/tree professional retained to carry out crown or root pruning must contact the City of Mississauga no less than 48 hours prior to conducting any specified work.



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Tree Inventory & Preservation Plan

Project	P1889	Figure
Date	18 Sep. 2018	1
Scale	1:500	