

Tree Protection Zone (TPZ)

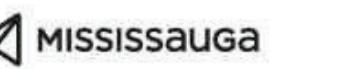


All construction activities, including any stored materials or equipment, excavation, vehicular traffic are **NOT** permitted within this TPZ.

This tree protection barrier must remain in good condition and must not be removed or altered without the authorization of City of Mississauga Forestry.

City of Mississauga Tree Protection By-laws 0020-2022 and 0021-2022

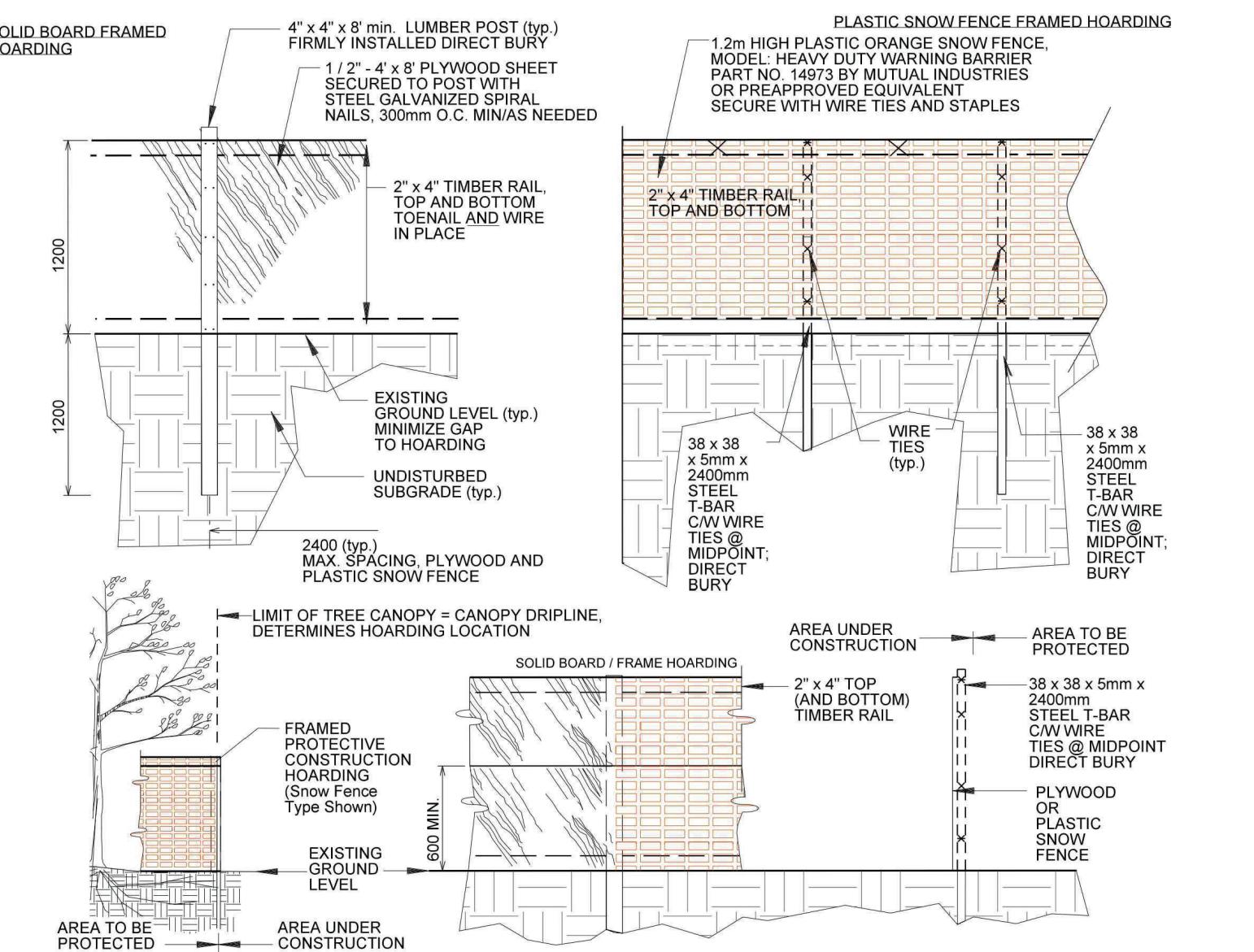
For more info regarding this TPZ call **6311** (905-615-4311 outside City limits)



TREE PROTECTION SIGNAGE

02830-6

Hoarding
Framed Protective Construction Hoarding
Solid Board- Plastic Snow Fence



NOTES:
 1. HOARDING LOCATION AS PER DRAWINGS. HOARDING INSTALLATIONS ARE TO INCLUDE WOVEN GEOTEXTILE FABRIC FOR SEDIMENT CONTROL.
 2. NO MORE THAN 100MM WASTE TO GROUND UNLESS HOARDING HAS BEEN INSPECTED AND APPROVED BY COMMUNITY SERVICES PROGRAM MANAGER (CSPM). CONTRACTOR TO PROVIDE FOR A HOARDING INSPECTION WITH CSPM 48 HOUR NOTICE REQUIRED.
 3. HOARDING TO BE SUPPLIED, INSTALLED AND MAINTAINED BY THE CONTRACTOR THROUGH ALL PHASES OF WORK ON SITE.
 4. THE CONTRACTOR IS TO REMOVE AND DISPOSE OF THE HOARDING OFF SITE WHEN DIRECTED BY THE (CSPM).
 5. ALL FASTENERS TO BE NEW GALVANIZED STEEL AND SECURELY INSTALLED. WIRE TIES MIN 3.5mm DIA. GALVANIZED STEEL.
 6. DO NOT ALLOW WATER TO COLLECT AND/OR POND ON EITHER SIDE OF THE HOARDING.
 7. WHEN INSTALLING DIRECT BURY TIMBER POSTS AND TIMBERS TAKE CARE TO AVOID DAMAGE AND ASBESTOS-ABLE TREE ROOTS.
 8. PLACEMENT OF HOARDING TO BE AS FAR AWAY FROM THE TRUNK OF THE TREE AS POSSIBLE.
 9. HOARDED OFF AREA TO REMAIN UNDISTURBED. NO STOCKPILING, STAGING OR MOVEMENT OF VEHICLES TO OCCUR WITHIN PROTECTED AREA.
 10. FOR PROTECTION OF TREE'S AND ROOT SYSTEM. CONTRACTOR MAY BE REQUIRED TO PROVIDE WATERING, MULCHING, FERTILIZING, PRUNING OR OTHER ACTIVITIES TO ENSURE THE HEALTH OF THE TREE(S).
 11. DISAGREEMENTS OVER TECHNICALS NOTED OTHERWISE (E.G. DIMENSIONAL LUMBER).
 12. CONTRACTOR RESPONSIBLE FOR LOCATES.

N.T.S.

Detail: 02830-6

TREE PROTECTION HOARDING DETAIL

THE INTENT OF TREE PRESERVATION AND PROTECTION IS TO PROVIDE AN INVENTORY OF EXISTING TREES ON SITE. IT IS NOT A SURVEY AND THEREFORE THE EXACT LOCATION OF EXISTING TREES MUST BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.

ALL TREES TO BE PRESERVED SHALL BE INDICATED AND MARKED AS SUCH ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCING OF THE CLEARING AND GRUBBING CONTRACT.

AS PART OF THE CLEARING AND GRUBBING CONTRACTUAL WORK, TREES LOCATED AT THE EDGES OF ALL PRESERVATION AREAS REGARDLESS OF SIZE, ARE TO BE PRUNED OF DEAD AND DISEASED LIMBS AND INDIVIDUAL SPECIMENS AND ARE TO BE REMOVED IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES AND TO THE SATISFACTION OF THE MUNICIPALITY UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT.

IN THE EVENT THAT A TREE THAT HAS BEEN DESIGNATED FOR PRESERVATION IS DAMAGED OR REMOVED WITHOUT PRIOR WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT AND MUNICIPALITY, THE LAND OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL AND OR DAMAGE.

SPECIFICATIONS FOR PRESERVATION & PROTECTION

PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, ALL TREES OR BLOCKS OF TREES THAT HAVE BEEN DESIGNATED FOR PRESERVATION, AS INDICATED ON THE ACCOMPANYING PLAN SHALL BE FULLY PROTECTED BY THE ERECTION OF HOARDING OUTSIDE OF OR AT THE DRIP LINE.

EQUIPMENT OR VEHICLES SHALL NOT BE PARKED, REPAIRED OR REFUELED WITHIN TREE PROTECTION ZONE, CONSTRUCTION MATERIALS SHALL NOT BE STORED AND EARTH MATERIALS SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE AREA OF ANY TREE NOT DESIGNATED FOR REMOVAL.

ANY TREES NOT DESIGNATED FOR REMOVAL SHALL NOT HAVE RIGGING CABLES ATTACHED OR WRAPPED AROUND THEM, NOR SHALL ANY CONTAMINANTS BE DUMPED WITHIN THE PROTECTIVE AREAS. FURTHER, NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE THEY MAY COME INTO CONTACT WITH THE FEEDER ROOTS OF THE TREES TO BE PRESERVED.

THE CONTRACTOR OR LAND OWNER SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO TREES OR SHRUBS THAT ARE NOT DESIGNATED FOR REMOVAL AS PER THE ACCOMPANYING PLAN.

UNLESS THE CONTRACT WORK SPECIFICALLY REQUIRES WORK WITHIN THE DRIP LINE OF TREES NOT DESIGNATED FOR REMOVAL, EQUIPMENT SHALL NOT BE OPERATED WITHIN THAT DRIP LINE AREA. WHEN CONTRACT WORK MUST BE COMPLETED WITHIN THE DRIP LINE OF TREES NOT DESIGNATED FOR REMOVAL, OPERATION OF EQUIPMENT WITHIN THAT DRIP LINE SHALL BE KEPT TO THE MINIMUM AMOUNT REQUIRED TO COMPLETE THE WORKS. PRIOR TO THE COMMENCEMENT OF SUCH WORKS THE LANDSCAPE ARCHITECT AND MUNICIPALITY MUST BE GIVEN WRITTEN NOTIFICATION AND WILL SUBSEQUENTLY BE REQUIRED TO INSPECT SAID WORKS.

THE CONTRACTOR'S OPERATION SHALL IN NO WAY CAUSE DAMAGE TO THE TRUNK OR BRANCHES OF TREES NOT DESIGNATED FOR REMOVAL.

THE CONTRACTOR'S OPERATION SHALL NOT CAUSE FLOODING OR SEDIMENT DEPOSITS IN AREAS WHERE TREES ARE NOT DESIGNATED FOR REMOVAL.

IN THE EVENT THAT IT IS NECESSARY TO REMOVE LIMBS OR PORTIONS OF TREES NOT DESIGNATED FOR REMOVAL, WRITTEN APPROVAL AND DIRECTION MUST BE GIVEN BY THE LANDSCAPE ARCHITECT AND MUNICIPALITY PRIOR TO ANY WORKS. THE REMOVALS MUST BE EXECUTED CAREFULLY AND IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND TECHNIQUES.

IN THE EVENT THAT GRADES AROUND A TREE DESIGNATED FOR PRESERVATION ARE TO BE CHANGED, THE DEVELOPER, AGENT OR LAND OWNER SHALL BE REQUIRED TO TAKE PRECAUTIONS TO PRESERVE THE TREE, SUCH AS DRY WELLING AND ROOT FEEDING. THE PROTECTION MEASURES MUST BE DONE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND MUNICIPALITY.

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND/OR REMOVAL OF DEAD, DYING, DISEASED TREES WITHIN THE LIMIT OF THIS PLAN UNTIL END OF GENERAL MAINTENANCE.

NOTES FOR TREE PRESERVATION AND PROTECTION

NOTE:

NO TREE CUTTING SHALL OCCUR BETWEEN APRIL 1ST AND OCTOBER 31ST UNLESS CLEARANCE FROM M.N.R. AND M.E.C.P. IS PROVIDED.

1. PROTECTION AREA IS INITIALLY IDENTIFIED IN THE FIELD BY A LICENSED ONTARIO SURVEYOR. THIS LINE APPROXIMATELY ESTABLISHES THE LIMITS OF TREE PRESERVATION SUBJECT TO AN ON-SITE MEETING WITH MUNICIPALITY PARKS PLANNING STAFF AND THE LANDSCAPE ARCHITECT/ARBORIST.

2. THE LANDSCAPE ARCHITECT/ARBORIST AND THE MUNICIPALITY PARKS PLANNING STAFF MEET TO REVIEW THE SURVEYED LINE PRIOR TO ANY TREE REMOVAL OCCURRING, AND TO ADJUST THE LINE WHERE APPROPRIATE TO REFLECT THE ACTUAL NATURE OF A TREED AREA AS OPPOSED TO A STRAIGHT CUT LINE.

3. TREES THAT ARE SUSCEPTIBLE TO FALLING ONTO PRIVATE PROPERTY OR MUNICIPAL PROPERTY FROM WITHIN THE TREE PRESERVATION ZONE WILL BE IDENTIFIED FOR REMOVAL. REMOVAL WILL TAKE PLACE AS PRESCRIBED IN ITEM #6 BELOW.

4. ONCE THE SITE VISIT HAS CONCLUDED, THEN TREE PRESERVATION FENCING WILL BE ERECTED ALONG THE AGREED TREE PRESERVATION LINE.

5. FULL TREE REMOVAL OUTSIDE OF THE TREED AREAS MAY OCCUR ONCE THE PRESERVATION FENCING HAS BEEN ERECTED, TREE REMOVAL PERMIT ISSUED, AND SIGNAGE POSTED A MINIMUM OF 7 DAYS PRIOR TO COMMENCING TREE REMOVAL ACTIVITIES ON SITE.

6. TREES ARE TO BE FELLED IN SUCH A MANNER AS TO NOT DISTURB VEGETATION TO REMAIN. NO MACHINERY OR EQUIPMENT SHALL BE OPERATED OR STORED WITHIN THE DRIP LINE OF PROTECTED TREES.

7. STUMP REMOVALS ARE TO BE IMPLEMENTED AS TO NOT TO DISTURB THE GROUND WITHIN THE TREE PRESERVATION ZONE.

8. ONCE TREE REMOVAL HAS OCCURRED, AND PRIOR TO THE ISSUANCE OF THE UNDERGROUND CERTIFICATE, A RE-INSPECTION OF THE TREE PRESERVATION AREAS MUST OCCUR WITH MUNICIPALITY STAFF AND THE LANDSCAPE ARCHITECT/ARBORIST. ANY ADDITIONAL TREES TO BE REMOVED WILL BE NOTED BY THE MUNICIPALITY PARKS PLANNING STAFF AND LANDSCAPE ARCHITECT/ARBORIST.

9. ALL TREES ON ADJACENT PRIVATE LAND SHALL RECEIVE DRIPLINE PROTECTION.



KEY MAP



GENERAL NOTES		
CONTRACTOR IS RESPONSIBLE FOR ALL LOCATES INCLUDING ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION OR INSTALLATIONS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.		
ANY ACCOMPANYING DOCUMENTATION RELATING TO THE LANDSCAPE PLAN AND/OR PRESERVATION PLAN SUCH AS TENDER DOCUMENTS AND CHANGE NOTICES ARE TO BE ENDORSED BY "JDB" PRIOR TO THE BEGINNING OF ANY SITE WORKS. IN THE EVENT THAT OF A DISCREPANCY THE DRAWING SHALL BE ASSUMED CORRECT.		
IT IS THE RESPONSIBILITY OF THE PERSON OR PERSONS RESPONSIBLE FOR THE CONSTRUCTED WORKS TO NOTIFY THE LANDSCAPE ARCHITECT WHEN PREPARED FOR ANY REQUIRED INSPECTIONS AND SIGN OFFS.		
SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.		

No.	REVISION	DATE	APRV.D.
1.	CLIENT REVIEW	June 27, 2025	CR
2.	SUBMIT FOR REZONING	July 30, 2025	CR
3.	RESUBMIT FOR REZONING	December 11, 2025	CR

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF "JDB". DRAWINGS ARE NOT TO BE MODIFIED AND/OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF "JDB". REPRODUCTION OF DRAWINGS IN ANY FORM WITHOUT THE CONSENT OF "JDB" VOIDS THE DRAWING AT WHICH TIME "JDB" RELEASES LIABILITY FOR THE DRAWING CONCERNING THE USE OR REPRODUCTION FROM AND REGARDING DRAWINGS. DRAWINGS MAY BE REPRODUCED BY MUNICIPAL AND GOVERNMENT AGENCIES RESPONSIBLE FOR APPROVALS FOR THEIR OWN USE.

"JDB" RESERVES THE RIGHT TO WITHDRAW ANY DRAWING(S) FROM GOVERNMENT OR MUNICIPAL AGENCIES WHETHER APPROVED OR NOT IN THE EVENT THAT ACCOUNTS ARE NOT SETTLED OR REMAIN OUTSTANDING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR VARIATIONS FROM THE SUPPLIED INFORMATION TO THE LANDSCAPE ARCHITECT WITH THE PROJECT. "JDB" IS RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS. ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND OTHER INFORMATION SHOWN ON THE DRAWING. FOR FURTHER INFORMATION REFER TO APPROPRIATE SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING OR ELECTRICAL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORKS.

THIS DRAWING IS NOT TO BE SCALED.

Client info:	Sajecki Planning Inc. tony@sajeckiplanning.com (416) 639 2449
BASE PLAN REVISED:	

ACCEPTED BY:	
DATE:	
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Urban Designers Landscape Architects	
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C: 705-816-0042	

50 High Street East City of Mississauga		
TREE PRESERVATION DETAILS		
SCALE: NTS	DESIGNED BY: CR	REVIEWED BY: HES
MUNICIPAL FILE NO.	OUR FILE REF. #	TP-2
15-25		