



minto
Communities



All about trees

One of the advantages of buying a home in a brand new community is the trees and landscaping that come with your home. Here is some information you should know about trees and their maintenance.

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1. Street trees

1.1 Ownership & location

As you may know, your property line does not extend all the way to the curb. Typically 4-5 m of the land adjacent to the curb is owned by the municipality and considered part of the 'road'. This portion of the publically owned property contains utility structures, such as hydro transformers, telecommunication boxes and streetlights, as well as sidewalks, bus stops, mailboxes and trees. By virtue of their location

on public property, these trees – known as street trees – belong to the municipality and during the first critical growing year, the landscaping contractor will water the street trees.

Please note that these trees are the property of the City of Ottawa and you are not permitted to cut them down without their permission. Please also refrain from pruning the tree. If pruning is needed, you may call 3-1-1 to put in a service request.

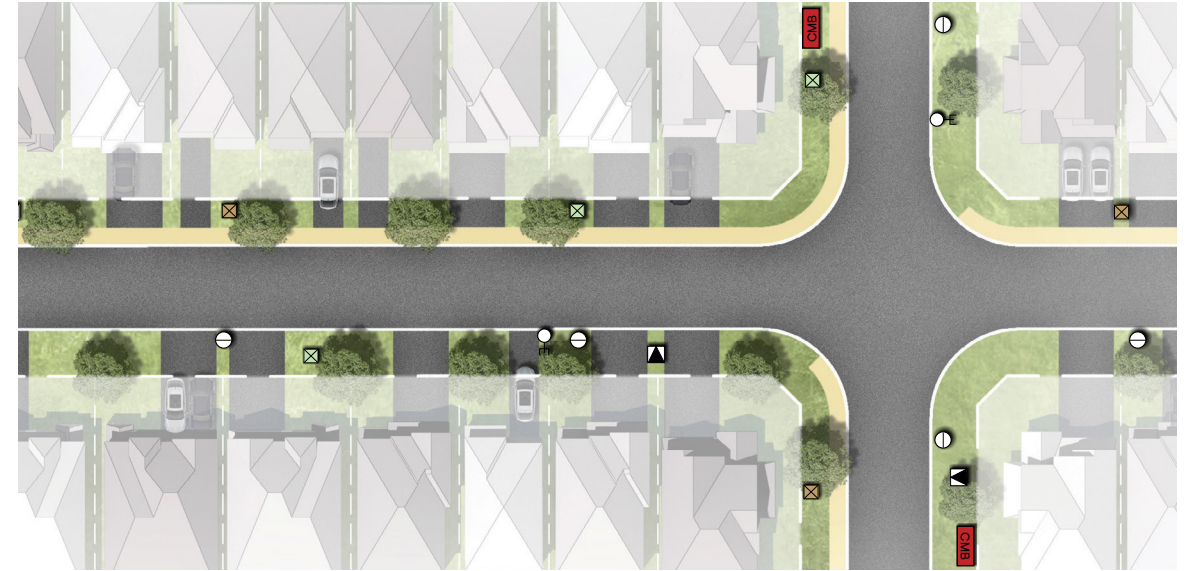


Figure 1: Private property in grey, and the publically owned property – where the street trees are located – in colour.

1.2 Street tree spacing & species

As part of the approved landscaping plan for the community's design, a number of street trees will be planted at a ratio equal to or better than one-per-home. While this doesn't mean every home gets a tree, it does mean that there will be an abundance of trees in your neighborhood and part of every streetscape.

The type of tree and location is determined through the municipal approval process and in close consultation with Landscape Architect, soil Engineers and the utility companies to ensure all appropriate setbacks and spacing is met.

1.3 Other things to know about new street trees

On occasion, newly planted trees will experience some shock and a few weeks after planting, may appear a little 'droopy'. If your tree does not bounce back a few months after its initial planting, please let your Minto MasterCare Warranty team know. All street trees are inspected by a Landscape Architect a year after they are planted to ensure they are in good health.

Street trees are usually installed with a guying system, rodent protection and a mulched soil saucer. Please refrain from adjusting or altering any of these elements as they are critical to the establishment of the tree. At the end of the warranty period, Minto's contractor will return to remove the guys and rodent protection. The mulched saucer at the base of the tree is intended to control weed growth and to direct rain and irrigation water down to the root system. Please do not plant anything in this saucer, pile additional mulch against the stem of the tree or construct garden walls. These practices are detrimental to the establishment of the tree and immediately voids the warranty.





2. Planting your own trees

While Minto Communities will be planting a number of street trees on the public portion of the land adjacent to the street curbs, we want to remind you that if your future landscaping plans includes planting trees on your private property, it is important to adhere to parameters set out by the municipality.

As with all new communities, a robust review of Riversbend's soils have been carried out and restrictions identified by professional Engineers and Landscape Architects in consideration of the specific conditions in your community.

Like many communities around Ottawa, Riversbend's pre-existing topography includes a type of soil called sensitive marine clay, which has a higher water content than many other types of soils. This means that planting a tree too close to your home's basement or not adhering to the restrictions below could result in damage to your home's foundation. Improper setbacks or tree species may result in roots removing too much water from the soil, causing excess settlement, the roots moving to seek the water that is designed to shed from your foundation or any other number of potential issues.

The conditions for Riversbend private tree planting is as follows:

Large trees (mature height over 14 m) can be planted provided a tree-to-house-foundation setback is equal to or greater than the full mature height of the tree.

Medium trees (mature height between 7.5 m to 14 m) and small trees (mature height 7.5 m or below) are permitted with a minimum setback of 4.5 m from house foundation provided the following conditions are also met:

- The underside of footing (USF) of the house is 2.1 m or greater below the finished grade (as verified by the grading plan), or a 10 m setback is required elsewhere.

- A small tree must be provided with a minimum of 25 cubic m of available soils volume, and ensure the soil is generally un-compacted.
- A medium tree must be provided with a minimum of 30 sq. m of available soil volume, and ensure the soil is generally un-compacted.
- Grading surrounding the tree must promote drainage to the tree, without causing excessive ponding.
- Certain types of trees, such as Willows, Poplars, and fast growing Maples are not to be planted. Coniferous trees are worth considering.

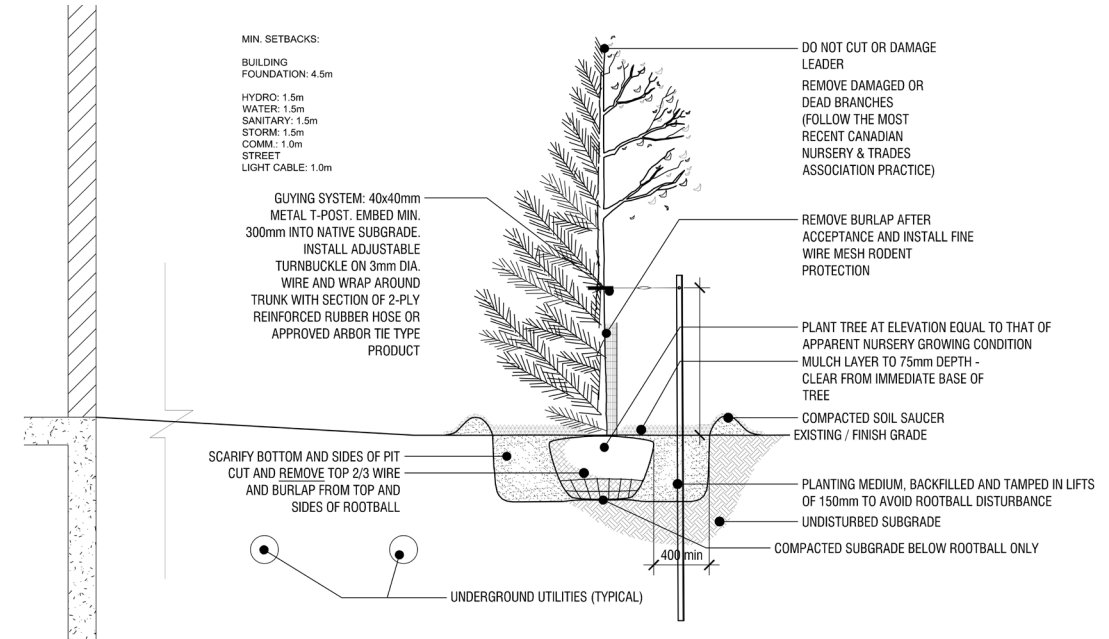


Figure 2: Tree planting detail. Please also note minimum distance from foundation noted above.



3. Frequently asked questions

Can I request the removal or ‘not to plant’ a street tree? May I request a different tree species?

Street trees are ultimately planted on municipal property and belong to the City of Ottawa. Many factors have gone into selecting the location and species of each tree, which is recommended by a Landscape Architect, including considerations such as future growth height, soil conditions, maintenance requirements, distance to utility structures, streetscaping aesthetics, along with

others. As such, Minto does not offer the option to remove or alter street trees upon request, as each tree is part of the larger approved plan.

Am I obligated to take care of the tree?

You are not required to perform maintenance of the tree. You are responsible to contact the City if the tree becomes damaged, needs pruning or in rare cases, hazardous.

Why isn't there a tree in front of my home?

We may not be able to plant a tree in front of every home, due to a variety of factors. There are required distances from utility structures, such as transformers, fire hydrants, underground connections, etc., which are set by engineers, the municipality, various utility companies, provincial guidelines, and others.

What if my tree dies/doesn't grow well?

Often, a tree will go into temporary shock when it is first planted, and will show signs of drooping, but typically after a few weeks will look healthy

again. Within the first few weeks following planting, a qualified Landscape Architect or Arborist will inspect all new trees. If any were planted incorrectly or showing damage, they will be flagged for replacement. After 1 year, the trees will be inspected again by a qualified third party and if any are not well, they will either be supported (fertilizer, extra watering by the builder or municipality) or replaced.

As always, if you have any questions, please reach out to your Minto MasterCare Warranty team.



