

Regarding the site landscaping of the property, it is City policy that the landscaping meet the following specifications prior to release of final occupancy approval.

Part 1: Landscape Requirements:

- a) All new construction of residential use shall have front, side and rear of dwelling landscaped to the following specifications unless otherwise approved by the City.
 - i) 150mm thick layer of placed topsoil (100mm when rolled/compacted) to cover the entire front, rear and side yards.
 - ii) Sodding, seed or hydro seed to be installed in accordance with good industry practice and manufacturer's instructions.
 - iii) Certification from the installing contractor that installation, as noted above, is completed in conformance with the requirements.
- b) All new construction of dwelling units located in residential zones where the building line is a minimum of 4.5 metres shall have a minimum of one (1) tree planted on either the front or side of the dwelling to the following specifications.
 - i) Trees shall meet landscape Nursery Guide Specifications.
 - ii) Trees shall be selected from a species hardy to Canadian Plant Hardiness Zone 5B, salt tolerant, adapted to environmental conditions at the site, with a proven local history.
 - iii) Trees shall at both the time of establishment, or in the future, not obstruct the sightlines between the street and access drives nor shall any feature which creates an obstruction of view be located in the sight triangle.
 - iv) No tree shall be located closer than 1.5 metres from the back of sidewalk/property line, from any driveway or laneway.
 - v) Planted trees shall be nursery grown and at least a stock size of 35mm caliper and 1.25 metres in height.
- c) In areas where planting a tree in the front yard cannot be achieved due to set back, location of underground servicing or there is no adequate side yard available, upon approval by the City, the permit holder may plant the tree in the rear yard subject to the specifications referenced in Part 1.
- d) Owner/applicant must ensure consideration for mature tree size in relation to above and below ground utilities, infrastructure and root zone requirements.
- e) The following list constitutes the official tree species for the City of St. Johns. No species, other than those included in this list are to be planted without prior approval of the Municipal Arborist.

DECIDUOUS TREES			
Botanical/ Latin Name	Common Name	Botanical/ Latin Name	Common Name
Acer platanoides	Norway Maple	Phellodendron amurense	Amur Cork Tree
Acer pseudoplatanus	Sycamore Maple	Prunus sargentii	Sargent's Cherry
Aesculus carnea	Red Horsechestnut	Prunus serrulata	Japanese Cherry
Aesculus hippocastanum	Horse Chestnut	Pyrus calleryana	Callery Pear
Betula papyrifera	Paper Birch	Quercus coccinea	Scarlet Oak
Betula pendula	Silver Birch	Quercus imbricaria	Shingle Oak
Betula verucosa	White Birch	Quercus palustris	Pin Oak
Celtis occidentalis	Common Hackberry	Quercus robur	Common (English) Oak
Elaeagnus angustifolia	Russian Olive	Quercus rubra	Red Oak
Fraxinus Americana	White Ash	Sorbus spp.	Whitebeam
Fraxinus mandshuricia	Manchurian Ash	Syringa spp.	Lilac
Fraxinus nigra	Black Ash	Tilia cordata	Small-leaved Linden
Fraxinus pennsylvanica	Red (or Green) Ash	Tilia x euchlora	Caucasian Linden
Malus spp.	Dolgo Crab Apple	Tilia x europaea	Common Linden
CONIFEROUS TREES			
Botanical/ Latin Name	Common Name	Botanical/ Latin Name	Common Name
Abies concolor	Colorado Fir	Pinus nigra	Austrian Pine
Picea abies	Norway Spruce	Pinus sylvestris	Scots Pine
Picea pungens	Colorado Spruce		

Part 2: Landscape Security:

- a) Prior to the issuance of any construction approval or building permits, the owner/applicant will be required to provide a refundable security to the sum of one thousand dollars (\$1,000) to Access St. John's to an acceptable standard of the City.

Part 3: Landscape Acceptance:

- a) The City, upon final inspection of the dwelling, will provide acceptance of the installed landscaping. All landscaping, including tree planting, must be completed prior to a final occupancy permit being issued.

- b) The Inspector, when at the time of the final inspection is unable to determine if the requirements have been met, may at the discretion of his/her supervisor, refer to the Municipal Arborist.

Part 4: Landscape Release of Security:

- a) The timing of the release of the security will be upon completion of all landscaping requirements referenced within, including tree planting, to the satisfaction of the City.
- b) The security will be released at a rate of 100%.
- c) The security will remain in effect for a period of twenty-four (24) months of which time, if not released, the City will make contact with the owner regarding noncompliance of the By-Law.