

THE CORPORATION OF THE CITY OF NIAGARA FALLS

BY-LAW NO. 2004-173

A by-law to prohibit or regulate the destruction, injury and planting of trees on municipal property within the City of Niagara Falls.

WHEREAS section 135 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that the Council of a local municipality may pass by-laws to prohibit or regulate the destruction or injury of trees, and to require persons to obtain permits for the injuring or destruction of trees;

AND WHEREAS subsection 135(11) of the *Municipal Act, 2001* provides that the Council of a local municipality may delegate the authority to issue permits and impose conditions to permits to an appointed officer;

AND WHEREAS section 252 of the *Municipal Act, 2001* authorizes the Council of a local municipality to provide for a committee of Council to hear interested parties in place of the Council;

AND WHEREAS the Council of the Corporation of the City of Niagara Falls recognizes the ecological and aesthetic value of trees and deems it expedient to regulate or prohibit certain acts relating to trees within the City of Niagara Falls.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS HEREBY ENACTS AS FOLLOWS:

Definitions

1. In this By-law,
 - (a) "City" means The Corporation of the City of Niagara Falls;
 - (b) "Council" means the Council of The Corporation of the City of Niagara Falls;
 - (c) "dead" means a tree that has no living tissue;
 - (d) "Director" means the Director of Parks, Recreation & Culture for The Corporation of the City of Niagara Falls, or his or her designate;
 - (e) "dying" means a tree that is infected by a lethal pathogen, or where 70% or more of its crown is dead;
 - (f) "emergency work" means the work necessary to terminate an immediate threat to life or property;
 - (g) "Forestry Supervisor" means any person designated from time to time by resolution of Council for purposes of carrying out the provisions of this By-law;

- (h) "hazard" means a tree that is a potential hazard to property or life, but not an immediate threat;
- (i) "highway" means a common and public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle, and part of which is intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof;
- (j) "injure or destroy a tree" means the injury or destruction of a tree by removal, cutting, girdling of the tree or roots, interfering with the water supply, application of chemicals, compaction and regrading within the drip line of the tree, or by other means including irreversible injury which may result from neglect, accident or design;
- (k) "Permit" means a permit issued pursuant to this By-law;
- (l) "person" shall include the Regional Municipality of Niagara, a company, corporation or partnership, as is applicable;
- (m) "public property" means land vested in, controlled or owned by The Corporation of the City of Niagara Falls;
- (n) "Region" means The Regional Municipality of Niagara;
- (o) "site" means the lands which are the subject of an application for a Permit pursuant to this By-law;
- (p) "tree" means any species of woody plant which has reached or can reach a height of at least 4.5 metres (14.8 feet) at physiological maturity;
- (q) "tree lawn" means the land within which a tree is planted or is to be planted.

Application of By-law

2. No person shall:

- (a) injure or destroy a tree growing on public property; or
- (b) plant any tree or any part of a tree on public property,

without first having obtained a Permit issued by the Forestry Supervisor pursuant to this By-law.

3. Notwithstanding section 2, a Permit is not required:

- (a) if the injury or destruction of a tree is required as a consequence of any activities or matters undertaken by the City, Region, a School Board for the development of a school, or any other government authority or utility corporation; or

(b) for emergency work.

4. Notwithstanding section 3, no compensation shall be payable by the City to any person performing any of the acts set out in the said section 3 upon a tree located on public property.

Prohibited Acts

5. No person shall:

- (a) mark, cut, break, debark, deface, damage, tie, wire, rope, prune or trim a tree growing on public property;
- (b) remove a tree growing on public property;
- (c) tack, paste or attach a bill or note or any other thing or object to a tree growing on public property, or to a stake, post, guard or other object supporting such tree; or
- (d) deposit, place, store or maintain any stone, brick, sand, soil, concrete, vehicle, equipment or other matter or material that may impede the free passage of water, air or nutrients to the roots of a tree growing on public property.

Permit Application

6. A person applying for a Permit shall submit the following to the Forestry Supervisor:

- (a) a complete application in the form attached hereto as Schedule "A", which form may be amended from time to time by the Director;
- (b) a plan, sketch or drawing showing the location of the site, and clearly illustrating which tree(s) are to be injured or destroyed, and the location of any proposed planting; and
- (c) where the applicant is not the owner of the lands adjacent to the site of the proposed injury, destruction or planting, the written authorization of the owner consenting to the application.

Issuance of Permit - Injury or Destruction

7. The Forestry Supervisor shall review all completed applications and shall issue a Permit for the injury or destruction of a tree on public property where:

- (a) the tree location conflicts with any proposed building permit plans that comply with the City's Zoning By-law;

- (b) there will be no negative impact on flood or erosion control, or slope stability, as the case may be; or
- (c) the injury or destruction of the tree is otherwise acceptable to the Forestry Supervisor.

Issuance of Permit - Planting

8. The Forestry Supervisor shall review all completed applications and shall issue a Permit for the planting of a tree on public property where the tree is in a location, and is of a species satisfactory to the Forestry Supervisor.
9. A person who receives a Permit to plant a tree on public property pursuant to this By-law shall comply with all directions and requirements of the Forestry Supervisor, and shall comply with the following conditions, unless varied in writing by the Forestry Supervisor:
 - (a) The Forestry Supervisor shall approve the selection of an acceptable species and planting location of the tree, as set out in Schedule "B" to this By-law;
 - (b) Based on a 40-year cycle, a tree which will attain a trunk diameter greater than 30.48 cm to 36.1 cm (12 to 15 inches) shall not be planted in a tree lawn less than 1.83 m (6 feet) in width. Where overhead wires or a building set-back present a special problem in tree lawns less than 1.83 m (6 feet) in width, the selection of the site and species of tree shall be determined by the Forestry Supervisor.
 - (c) All trees shall be planted a minimum of 15.24m (50 feet) from a highway intersection, and if the tree is small upon reaching maturity it shall be planted a minimum of 1.52m (5 feet) from all driveways, otherwise it shall be planted a minimum of 4.57m (15 feet) from all driveways.
 - (d) The spacing of a tree shall be determined by the Forestry Supervisor according to the species to be used, mature height, spread and form, the local surrounding environment, and any other matter the Forestry Supervisor determines is relevant.
 - (e) An applicant proposing to plant a tree on an unpaved street without a curb shall require the approval of the Forestry Supervisor who will then determine the tree location so the tree will not be injured or destroyed when the street is paved.

Refusal to Issue Permit Revocation of Permit

10. Where the Forestry Supervisor recommends that a Permit not be issued, he shall advise the applicant forthwith.
11. Within 30 days of receiving notice of the Forestry Supervisor's recommendation to refuse the application, the applicant may request to appear before The Park in the City Committee to make representations regarding the Forestry Supervisor's recommendation.

12. The Park in the City Committee may, after reviewing the Forestry Supervisor's report, and hearing the applicant's representations, if any, uphold the refusal, or issue the Permit subject to any conditions the Committee deems appropriate. The decision of The Park in the City Committee shall be final in all respects.
13. The Forestry Supervisor may revoke a Permit issued pursuant to this By-law if it was issued because of mistaken, false or incorrect information provided by the applicant, or the applicant's agent or designate.

Terms and Conditions

14. The Forestry Supervisor may impose terms and conditions upon the issuance of any Permit, including a condition that any person to whom a Permit is issued pursuant to this By-law for the injury or destruction of a tree be required to plant two (2) replacement trees meeting the City's street tree specifications in the vicinity of the injured or destroyed tree, and in a location otherwise acceptable to the Forestry Supervisor. If, in the opinion of the Forestry Supervisor acting reasonably, the planting of two (2) replacement trees is not possible, one (1) replacement tree shall be planted in accordance with the foregoing provisions, and the Permit holder shall be required to pay to the City, by cash or certified cheque, that sum set out in the City's Fee Schedule, as amended from time to time, in lieu of the second, unplanted tree. If, in the opinion of the Forestry Supervisor acting reasonably, the planting of any replacement tree(s) is not possible, the Permit holder shall be required to pay to the City, by cash or certified cheque, that sum set out in the City's Fee Schedule, as amended from time to time, in lieu of the two (2) unplanted trees.

Compliance with Plans and Conditions, Applicable Law

15. Where a Permit has been issued pursuant to this By-law, no person shall injure or destroy any tree on public property, or plant any tree, or part of any tree on public property except in accordance with the plans, documents and any other information on the basis of which the Permit was issued, and in compliance with any terms, conditions and design guidelines imposed by the Forestry Supervisor.
16. Notwithstanding the issuance of a Permit pursuant to this By-law, an applicant and/or owner shall comply in all respects with all other applicable federal, provincial and municipal laws, by-laws and ordinances.

Request for Inspection

17. An applicant for a Permit, or his or her authorized agent, shall, where a Permit has been issued pursuant to this By-law, request the Forestry Supervisor to make inspections at the commencement and at the conclusion of the work which is the subject of the Permit, and shall request such further inspection as may be required by the Forestry Supervisor.

Time Limit for Permits

18. A Permit issued pursuant to this By-law shall be valid for a period of six (6) months from the date of issuance, but shall expire three (3) months from the date of issuance if work has not been commenced by that date. A Permit which is no longer valid or which has expired pursuant to this section may be renewed within a six (6) month period following the date of expiration upon written application to the Director, provided that the proposed work which was the subject of the Permit has not been revised in any way.

Enforcement of By-law

19. The administration and enforcement of this By-law shall be performed by the Director, his or her designates, and those persons designated from time to time by Council as Forestry Supervisors under this By-law. The Director, his or her designates, and any duly designated Forestry Supervisor shall have all powers necessary to carry out the administration and enforcement of this By-law.
20. Where a person has injured or destroyed any tree, or planted any tree in contravention of a Permit issued pursuant to this By-law, without a Permit where a Permit is required under this By-law, or contrary to any other provision of this By-law, the Director may make an Order directing the person to do any or all of the following:
 - (a) comply with the conditions of the Permit and this By-law;
 - (b) cease the work which is the subject of the contravention; and/or
 - (c) require work to be done to correct the contravention to the satisfaction of the Director, and within the time specified in the Order.
21. The Order issued by the Director pursuant to section 20 shall set out:
 - (a) the municipal address or location of the land;
 - (b) reasonable particulars of the contravention; and
 - (c) the period within which there must be compliance with the Order.
22. Where a person has failed to correct any such contravention to the satisfaction of the Director within the time specified in an Order issued pursuant to this By-law, the City, in addition to all other remedies it may have, may take all necessary steps to bring the lands into compliance with the terms of this By-law.
23. The City may recover those costs incurred by it under the preceding section, plus interest accrued to the date payment is made at the rate of fifteen percent (15%) per annum, from the owner of the land by action or in like manner as municipal taxes.

Exemption from By-law

24. The provisions of this By-law do not apply to:
- (a) activities or matters undertaken under a licence issued under the *Crown Forest Sustainability Act, 1994*;
 - (b) the injuring or destruction of trees by a person licensed under the *Surveyors Act* to engage in the practice of cadastral surveying or his or her agent, while making a survey;
 - (c) the injuring or destruction of trees imposed after December 31, 2002 as a condition to the approval of a site plan, a plan of subdivision or a consent under section 41, 51 or 53, respectively, of the *Planning Act*, or as a requirement of a site plan agreement or subdivision agreement entered into under those sections;
 - (d) the injuring or destruction of trees imposed after December 31, 2002 as a condition to a development permit authorized by regulation made under section 70.2 of the *Planning Act*, or as a requirement of an agreement entered into under the regulation;
 - (e) the injuring or destruction of trees by a transmitter or distributor, as those terms are defined in section 2 of the *Electricity Act, 1998*, for the purpose of constructing and maintaining a transmission system or a distribution system, as those terms are defined in that section;
 - (f) the injuring or destruction of trees undertaken on land described in a licence for a pit or quarry or a permit for a wayside pit or wayside quarry issued under the *Aggregate Resources Act*; or
 - (g) the injuring or destruction of trees undertaken on land in order to lawfully establish and operate or any large any pit or quarry on land that has not been designated under the *Aggregate Resources Act*, or a predecessor of that Act, and on which a pit or quarry is a permitted land use under a by-law passed under section 34 of the *Planning Act*.

Offence and Penalty

25. Every person who contravenes any provision of this By-law, or an Order issued hereunder, is guilty of an offence and is liable to a fine of not more than \$10,000.00 or \$1,000.00 per tree, whichever is greater, on a first conviction, and not more than \$25,000.00 or \$1,000.00 per tree, whichever is greater, on any subsequent conviction, as provided in subsection 138(1) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended.
26. Every corporation that contravenes any provision of this By-law, or an Order issued hereunder, is guilty of an offence and is liable to a fine of not more than \$50,000.00 or \$5,000.00 per tree, whichever is greater, on a first conviction, and not more than \$100,000.00 or \$10,000.00 per tree, whichever is greater, on any subsequent conviction, as provided in subsection 138(1.1) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended.

- 27. If a person is convicted of an offence for contravening the provisions of this By-law, or an Order issued pursuant to this By-law, the Court in which the conviction has been entered, and any Court of competent jurisdiction thereafter, may order the person to rehabilitate the land or to plant or replant such tree(s) in such manner and within such time period as the Court considers appropriate, including any silvicultural treatment necessary to re-establish the tree(s).

Severability

- 28. In the event that any provision or part of this By-law is found to be invalid or unenforceable for any reason whatsoever, then the particular provision or part thereof shall be deemed to be severed from the remainder of the By-law and all other provisions or parts thereof shall remain in full force and shall be valid and enforceable to the fullest extent permitted by law.

Short Title

- 29. The short title of this By-law is the City of Niagara Falls Municipal Property Tree By-law.

Passed this twentieth day of September, 2004.

"DEAN IORFIDA"

"R. TED SALCI"

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DEAN IORFIDA, CITY CLERK

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R. T. (TED) SALCI, MAYOR

First Reading: September 20, 2004.
 Second Reading: September 20, 2004.
 Third Reading: September 20, 2004.

**CITY OF NIAGARA FALLS
By-law No. 2004-173**

SCHEDULE "A"

**APPLICATION FOR PERMIT TO INJURE, DESTROY
OR PLANT TREES ON PUBLIC PROPERTY**

1. Registered Owner of Affected Property: _____
2. Mailing Address of Owner: _____
Postal Code: _____ Phone Number: (H) _____ (W) _____
3. Legal Description of Affected Property: Plan Number: _____ Lot Number: _____
4. Street Address (location of tree if different from above) _____
5. Existing Land Uses(s): _____
6. Present Land Use Designation: _____ Existing Zoning: _____
7. Purpose of Proposed Tree Activity: _____

8. Commencement/Completion Dates: _____
9. Description of Proposed Activity (if necessary, attach addendum): _____

10. Contractor (if different from owner): _____

11. Include a plan of affected area drawn to scale, accurately delineating the following:
 - (a) property boundaries, buildings and structures;
 - (b) existing topography (including contour intervals);
 - (c) location/dimensions of proposed tree cutting, planting or removal activities (including the location of access roads or other associated works);
 - (d) photographs

**CITY OF NIAGARA FALLS
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SCHEDULE "B"

**CITY OF NIAGARA FALLS TREE PLANTING
LIST OF ACCEPTABLE SPECIES**

TREE TYPE	FEATURES	SOIL	LIGHT	PRUNING	USES
SUGAR or HARD MAPLE	<p>Slender, oval-headed, deciduous tree. Moderate growth rate. Height 20' (6m) in 10-12 years, matures to approx. 75' (22.5m); spreads 40-50' (12-15m).</p> <p>Leaves green in Spring and Summer. Fall colours of yellow, orange, red.</p>	<p>Moist and well-drained. Surface roots take all nourishment from topsoil beneath and around tree. Intolerant of ice-melting chemicals and salt used on highways. Also sensitive to air pollution from traffic. Plant well away from roads.</p>	<p>Full sun.</p>	<p>Thin branches in late summer and fall. Will bleed excessively if pruned in Winter or Spring.</p>	<p>Accent or specimen.</p>
RED or SCARLET MAPLE	<p>Rounded or oval deciduous tree. Very fast growing. Height and spread 20' (6m) in 5 to 10 years, matures to 50-70' (15-21m) high, spreads 30-50' (9-15m).</p> <p>Flowers red on red twigs, contrasting with gray bark. Leaves dark green with silvery undersides. Fall colours of orange to deep red.</p>	<p>Moist and well-drained. Surface roots take all nourishment from topsoil beneath and around tree.</p>	<p>Full sun or light shade.</p>	<p>Thin branches in late summer and fall. Bleed excessively if pruned in winter or spring.</p>	<p>Shade tree, accent or specimen.</p> <p>Tolerates urban pollution, coastal climate, wind and water table.</p>

TREE TYPE	FEATURES	SOIL ¹²⁻	LIGHT	PRUNING	USES
NORWAY MAPLE	<p>Large, dense, round-headed deciduous tree. Very fast growing. Height 20' (6m) in 5 to 10 years, matures to 70-90' (21-27m) high, spreads 40-50' (12-15m).</p> <p>Green leaves follow yellow flowers in spring. Fall colours of oranges and yellows. Leaves hold well if sheltered from autumn winds.</p>	<p>Moist and well-drained. Surface roots take all nourishment from topsoil beneath and around tree, inhibiting grass.</p>	<p>Full sun or light shade.</p>	<p>Thin branches regularly in late summer and fall. Will bleed excessively if pruned in winter or spring.</p>	<p>Large shade tree.</p> <p>Tolerates urban pollution, coastal climate and wind.</p>
SCHWEDLER PURPLE LEAF MAPLE	<p>Densely growing deciduous tree. Fast growth rate. Height 20' (6m) in 8-10 years, matures to 50' (15m); spreads 30-40' (9-12m).</p> <p>Leaves open bright red-purple, turn dark purplish green in summer. Fall colours of deep purples and reds.</p>	<p>Moist and well-drained. Surface roots take all nourishment from topsoil beneath and around tree, inhibiting grass.</p>	<p>Full sun or light shade.</p>	<p>Thin branches regularly in late summer and fall. Will bleed excessively if pruned in winter or spring.</p>	<p>Shade tree, accent or specimen.</p> <p>Tolerates urban pollution, coastal climate and wind.</p>
CRIMSON KING NORWAY MAPLE	<p>Densely branched deciduous tree. Fast growing. Height 20' (6m) in 8-10 years, matures to 50' (15m); spreads 30-40' (9-12m).</p> <p>Leaves retain red-purple colour throughout summer. Fall colour of intense purple.</p>	<p>Moist and well-drained. Surface roots take all nourishment from topsoil beneath and around tree, inhibiting grass.</p>	<p>Full sun or light shade.</p>	<p>Thin branches regularly in late summer and fall. Will bleed excessively if pruned in winter or spring.</p>	<p>Shade tree, accent or specimen.</p> <p>Tolerates urban pollution, coastal climate and wind.</p>

TREE TYPE	FEATURES	SOIL ¹³⁻	LIGHT	PRUNING	USES
HEDGE MAPLE	Densely branched, slow growing round headed deciduous tree. Mature height 25' (7.5m) spreading equally wide. Shrub form also available, growing 20' (6m). It spreads 15' (4.5m). Interesting corky bark. Lobed leaves are dull green, turning yellow in Fall.	Almost any, and is tolerant of dry conditions. Tolerates drought, poor soil and urban conditions.	Full sun.	Rarely needed.	Accent, street or small shade tree. Shrub form makes dense tall screen.
WHITE ASH	Fast growing oval or round-topped deciduous tree. Mature height 80-120' (24-36m); spreads 30-50' (9-15m). Male and female flowers on separate trees. Fruit (female trees only) winged, quickly germinating to produce many seedlings close to tree. Plant male tree if possible. Leaves mid-green, pinnate with leaflets about 6" (15.2cm) long. Cast filtered shade that does not inhibit grass.	Almost any, well drained. Deep root system.	Full sun. Fall colours of purple to yellow. Fallen leaves quickly disintegrate, making raking hardly necessary.		Shade tree, accent, street tree.

TREE TYPE	FEATURES	SOIL ¹⁴⁻	LIGHT	PRUNING	USES
GREEN ASH	Very fast growing, upright deciduous tree. Height 25' (7.5m) in 10-12 years, matures to 50-60' (15-18m), spreads to 20-30' (6-9m). Male and female flowers on separate trees. Fruit (female trees only) winged, quickly germinating to produce many unwanted seedlings near tree. Plant male tree or seedless variety (eg. Marshall's Seedless). Leaves mid-green, pinnate and fernlike, casting filtered shade that does not inhibit grass:	Almost any, well-drained. Deep root system.	Full sun Fall colours of yellows and purples; fallen leaves quickly disintegrate, making raking hardly necessary.		Shade tree, accent, street tree.
WHITE OAK	Rounded, wide-spreading deciduous tree. Slow growing. Height 20-25' (6-7.5m) in 10-20 years, matures to 80-100' (24-30m) with equal spread. Horizontal, open-branched system. Leaves 5-9" (12.7-22.9cm) long with deep-cut round-tipped lobes.	Moist and rich, prefers acid (pH5.5-6.5). Tolerates dry, rocky & sandy conditions. Use iron chelate or sequestrene in alkaline areas to improve growth and leaf colour.	Full sun. Fall colour of purplish red.	Prune young trees in winter or early spring. Remove lower branches for headroom as needed.	Shade tree, accent, street tree.
RED OAK	Pyramidal to rounded deciduous tree. Fast growing. Height 20' (6m) in 5-10 years, matures 60-80' (18-24m), spreads 40-50' (12-15m). Easily established. Leaves 5-9" (12.7-22.9cm) long with pointed lobes. Fall colour of red.	Moist and rich, prefers acid (pH5.5-6.5). Tolerates dry, rocky and sandy conditions. Use iron chelate or sequestrene in alkaline areas to improve growth and leaf colour	Full sun. Tolerates urban pollution.	Prune young trees in winter or early spring. Remove lower branches for headroom as needed.	Shade tree, accent, street tree.

TREE TYPE	FEATURES	SOIL ¹⁵⁻	LIGHT	PRUNING	USES
HACKBERRY or NETTLE TREE	<p>Wide-spreading deciduous tree. Moderate growth rate. Height 25-35' (7.5-10.5m) in 15-20 years, matures to 50-60' (15-18m). Bark often has characteristic wart like bumps. Easily transplanted and established. Leaves oval and pointed, mid to dark green colour, turning yellow in the fall.</p>	<p>Almost any, provided it is deep. Tolerates acid or alkaline, wet or dry conditions. Deep root system.</p>	<p>Full sun. Tolerates drought, poor soil, urban conditions; resists wind damage.</p>	<p>Rarely needed.</p>	<p>Accent, street, shade tree.</p>
SHADE- MASTER HONEY LOCUST	<p>Spreading, open-headed deciduous tree. Fast growing. Height 25' (7.5m) in 10-12 years, matures to 50-60' (15-18m); spread equals height. Easily established. Few if any seed pods. Leaves 6-8" (15.2-20.3cm) long, pinnate and fernlike; unfold late in spring. Dark green colour, casting gentle shade. Foliage persists longer in fall than on other locusts. Fall color of pale yellow. Fallen leaves quickly disintegrate; raking rarely necessary</p>	<p>Deep, fertile, well-drained. Tolerates alkaline conditions.</p>	<p>Full sun. Tolerates urban pollution. Once established, will tolerate drought.</p>	<p>Prune in fall. Older trees rarely need pruning.</p>	<p>Shade tree, accent or specimen, street tree.</p>

TREE TYPE	FEATURES	SOIL ¹⁶⁻	LIGHT	PRUNING	USES
SUNBURST HONEY LOCUST	Pyramidal deciduous tree. Fast growing. Height 25' (7.5m) in 10-12 years, matures to 35-70' (10.5-21m); spreads to only half its height. Easily established. Leaves 6-8" (15.2-20.3cm) long, pinnate and fernlike, unfold in late spring. Golden yellow colour until mid-summer, then mid to dark green. Fall colour of pale yellow. Fallen leaves quickly disintegrate; raking rarely needed.	Deep, fertile, well drained. Tolerates alkaline conditions.	Full sun. Tolerates urban pollution. Once established, will tolerate drought.	In fall, older trees rarely need pruning.	Accent tree, especially useful for restricted a street tree.
LITTLE LEAF LINDEN	Symmetrical, pyramid-shaped deciduous tree. Fast growing. Height 20' (6m) in 10-12 years, matures to 50-70' (15-21m); spreads 25-30' (7.5-9m). Flowers in midsummer, yellow-white and very fragrant, attractive to bees. Followed by tiny inedible fruit which persist into winter. Leaves 1.5-3" (3.8-7.6cm) long, lopsided, mid-green. Tolerates urban pollution.	Deep, moist, well-drained. Deep root system.	Full sun or light shade. Fall colour of yellow with cool nights; in mild climates. Leaves remain green until killed by frost.	Rarely needed. Remove suckers at ground level	Street tree, shade tree.

TREE TYPE	FEATURES	SOIL ¹⁷⁻	LIGHT	PRUNING	USES
CRIMEAN LINDEN	Densely conical deciduous tree. Fast growing. Height 20' (6m) in 8-10 years, matures to 40-60' (12-18m), spreads to half its height. Flowers in mid-summer, yellow & very fragrant, attracts bees. Followed by tiny inedible fruit which persist into winter. Leaves medium length, glossy and dark green. Tolerates urban pollution.	Deep, moist, well-drained. Deep root system.	Full sun or light shade Fall colour of yellow with cool nights; in mild climate, leaves remain green until killed by frost.	Rarely needed	Shade tree.
GLEN-LEVEN LINDEN	Symmetrical, pyramid-shaped deciduous tree. Fast growing. Height 20' (6m) in 10-12 years, matures to 50-70' (15-21m); spreads 25-30' (7.5-9m). A less compact variety. Flowers in mid-summer, yellow-white and very fragrant, attractive to bees. Tiny inedible fruit follow. Leaves 1.5-3" (3.8-7.6cm) long, lopsided, mid-green. Tolerates urban pollution.	Deep, moist, well-drained. Deep root system.	Full sun or light shade. Fall colour of yellow with cool nights; in mild climates leaves remain green until killed by frost.	Rarely needed. Remove suckers at ground level.	Street tree, shade tree.

(Original By-law 80-77 was) passed this 21st day of April, 1980.

J. L. COLLINSON / CITY CLERK

WAYNE THOMSON / MAYOR

First Reading: April 21st, 1980
 Second Reading: April 21st, 1980
 Third Reading: April 21st, 1980