

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TREE PROTECTION BYLAW 2019 NO. 5478

CONSOLIDATED FOR CONVENIENCE ONLY

EXPLANATORY NOTE

Bylaw 2019 No. 5478 is to regulate, prohibit and impose requirements for tree cutting and tree protection.

Amending Bylaw 2021 No. 5712 – adopted July 26, 2021

Bylaw 2021 No. 5712 amends Tree Protection Bylaw 2019 No. 5478 by setting forth new inspection and enforcement provisions for tree conservation on private property and on land owned or in the possession of the *Municipality*, and to protect and enhance tree canopy coverage throughout the lifecycle of trees by: regulating tree protection, prohibiting and penalizing damage to *protected trees*, prohibiting and penalizing the removal of *protected trees* without a permit, and regulating and imposing requirements for *protected tree* preservation, removals, and replacements through a permit process.

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TREE PROTECTION BYLAW 2019 NO. 5478

WHEREAS the Community Charter, S.B.C. 2003 c. 26 authorizes Council to regulate, prohibit or impose requirements in relation to Trees;

AND WHEREAS Council deems it desirable to regulate, prohibit, and impose requirements for tree cutting and tree protection;

NOW THEREFORE, the Council of the Corporation of the Township of Langley in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. Title

This Bylaw may be cited for all purposes as “Tree Protection Bylaw 2019 No. 5478.”

2. Definitions

For the purpose of this Bylaw the following words have the following meanings:

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“**Arborist**” means a person, currently certified by the International Society of Arboriculture (ISA).

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“**Arborist Report**” means a technical report prepared by an *arborist*, which shall include the following:

- a) information relevant to the purpose for which the report is to be submitted to the *Municipality*, including, but not limited to, surveyed location, species, size, and condition of the subject *protected tree* or *protected trees*;
- b) the reasons for any proposed removal of a *protected tree* or *protected trees*. *Protected trees* are only approved for removal if they are: dead, dying, damaged, diseased or in decline beyond expectations of recovery, in *imminent failure*, or have unresolvable conflicts with buildings or utilities;
- c) *Protected trees* proposed to be removed as *imminent failure* must be deemed as such by an *arborist* with *TRAQ*;
- d) clear photographs of the *protected trees*, illustrating reason for proposed removal; and
- e) description of the recommended tree protection and mitigation measures for any trees being retained, including trees on neighbouring properties.

“**Council**” means the municipal Council of the Township of Langley.

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“**Critical Root Zone**” means the area of land surrounding the trunk of a *protected tree* contained within a circle of radius equal to the *dbh* of the *protected tree* multiplied by 8.

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“**Cutting or Removal or Cut or Remove**” means to kill, remove or substantially destroy a *protected tree* by any means, including without limitation, knocking down or cutting into the *protected tree*, the topping of a *protected tree* and the cutting of any main stem or other leader or trunk.

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“DBH or dbh (Diameter Breast Height)” means the diameter of the trunk of a *protected tree* measured at a point 1.4 metres above the natural grade, except where the diameter of a *protected tree* having multiple trunks 1.4 metres above the natural grade shall be the sum of 100% of the diameter of the largest trunk and 60% of the diameter of each additional trunk.

“General Manager” means the individual appointed to be the General Manager of the Engineering and Community Development Division or a person duly authorized to carry out the powers and duties of the General Manager of Community Development.

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“Drip Line” deleted by Bylaw #5712

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“Hazard Tree” deleted by Bylaw #5712

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“Hedge” means a row of three or more *protected trees* that are pruned and maintained for the purpose of forming a continuous dense screen for privacy, fencing, and/or boundary definition that is no more than 6 metres in height.

“Highway” includes a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right-of-way on private property.

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“Imminent Failure” means the failure of a *protected tree* has started and is most likely to occur in the near future, even if there is no wind or increased load. Immediate action may be required to protect people from harm.

“Municipality” means the Corporation of the Township of Langley.

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“Owner” has the meaning set out in the *Community Charter*, and includes a strata corporation as defined in the *Strata Corporation Act*.

“Parcel” means any lot, block or other area in which land is held or into which land is subdivided but does not include a *highway*.

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“Permit” means a *permit* issued by the *General Manager* under authority of this bylaw to *cut or remove a protected tree or protected trees*.

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“Protected Tree” means:

- a) any tree, including multi-stemmed trees, within the Township, regardless of species, having a *dbh* of 20 centimetres or more or, where measurement of the *dbh* at 1.4 metres from the ground is impossible or impractical, the *dbh* shall be measured at the natural grade of the ground;
- b) a *replacement tree* previously planted as required by this bylaw or the Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced from time to time;
- c) a *specimen tree*;
- d) a tree with evidence of nesting or use by:
 - i. raptors, as defined in the Wildlife Act, R.S.B.C. 1996, c. 488;
 - ii. osprey;
 - iii. heron colony; or
 - iv. a hummingbird; and
- e) any tree, regardless of height or *dbh*, where located on land that is in the ownership or possession of the *Municipality*.

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“Pruning” means the selective removal of branches, according to arboricultural techniques in “ISA Best Management Practices: Pruning” to improve quality, or to remove dead or diseased wood, or to correct undesirable growth patterns.

“Public Utility” means the *Municipality*, B.C. Hydro Authority, Telus, FortisBC, and any other utility company or its contractors providing a public service or utility.

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“Qualified Tree Risk Assessor” deleted by Bylaw #5712

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“Replacement Tree” means a woody perennial plant with one or more substantially erect main trunks or stems, including its root system, that is required to be planted and maintained in accordance with Sections 9 and Schedule “A”.

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“Sound Horticultural and Arboricultural Practices” means planting, *pruning*, and practices as defined by Best Practices of the International Society of Arboriculture (ISA), and the standards put forth in the most recent edition of the “Canadian Landscape Standard as published by the CSLA/CNLA”.

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“Specimen Tree” means a tree of any size which an *Arborist*, a landscape architect, or the *General Manager* deems to be of exceptional value because of its species, condition, form, age or size, but which has not been designated by Council to be a significant tree.

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“Stream” includes any of the following that provides fish habitat:

- a) any “Fish Bearing” Class “A”, or “Non-Fish Bearing”, Class “B” and “C” watercourse based on the Township of Langley’s Watercourse Classification Map, or other current information from the Federal Department of Fisheries and Oceans, and/or the Provincial Ministry of Forest, Lands, and Natural Resources Operations;
- b) a watercourse, whether it usually contains water or not;
- c) a pond, lake, river, creek or brook; or
- d) a ditch, spring, or wetland that is connected by surface flow to something referred to in paragraph b) or c) of this definition.

The *General Manager* will ask for further environmental site evaluation by a Qualified Professional, in order to satisfy Township policies and procedures related to environmental sustainability goals and climate change mitigation policies.

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“Topping” means the removal of major portions of a tree crown by cutting branches to stubs or to the trunk or cutting of the main leader or branches, and includes re-topping of previously topped *protected trees* as defined by the International Society of Arboriculture.

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“Tree” deleted by Bylaw #5712

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“Tree Protection Barrier” means a sturdy protection barrier or temporary fence at least 1.2 metres in height, installed around the *critical root zone* of a *protected tree* that is to be retained as per Schedule “B”.

“Tree Retention Area” means those areas within the Municipal boundary of the Township of Langley.

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“Tree Risk Assessment Qualification” (TRAQ) means an *Arborist* with additional training and qualified by the International Society of Arboriculture as proven proficient in basic tree risk assessment as defined in the “ISA Best Management Practices: Tree Risk Assessment”. *TRAQ* is required when an *Arborist* is identifying a *protected tree* to be removed because it is determined to be an *imminent failure*, and therefore immediate action may be required to protect people from harm.

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“Undue Hardship” means the unique circumstances of the *owner*, and the hardship which has resulted from specific site and/or building characteristics, or other aspects (i.e., irregular shape, slope of the site), as opposed to those which are arbitrary in nature or generated by the *owner*. It is the *owner’s* responsibility to clearly state the rationale and/or basis for their application submission and to demonstrate the *undue hardship* that would result from full compliance to the satisfaction of the *General Manager*.

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“Watercourse” deleted by Bylaw #5712

3. Application of Standards

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Except as otherwise set out in this bylaw, the standards and requirements for property prescribed in this bylaw apply to *protected trees* which are:

- a) On land owned or in the possession of the *Municipality*
- b) On a privately-owned *parcel* of land in the *Municipality*
- c) within a development permit area;
- d) within a *tree retention area*; or
- e) identified for retention and protection as part of a subdivision, development permit or building permit approval process.

This bylaw does not apply to:

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- f) private land used for the production or cutting of *protected trees* under a valid, existing licence for a tree farm, nursery or Christmas trees; or

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Clause 3. g) deleted by Bylaw #5712

- g) land that is currently designated as Agricultural Land Reserve as defined under the Agricultural Land Commission Act; or
- h) land that is subject of a development application.

4. Schedule and Severability

If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

This Bylaw is cited as “Tree Protection Bylaw No. 5478”.

RESTRICTIONS AND EXEMPTIONS

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5. Restrictions

- 5.1. A person must not cut or remove any *protected tree*, or cause, suffer or permit any *protected tree* to be *cut or removed*, except in accordance with the terms and conditions of a valid *permit* issued under this bylaw. Without limiting the generality of the foregoing, this section includes *replacement trees*.
- 5.2. A person must comply with the terms and conditions of a *permit* issued under this bylaw.
- 5.3. Except to the extent permitted by a *permit*, or as provided for in Section 6, a person must not damage a *protected tree* by carrying out any of the following activities:
 - a) cutting or damaging the roots of a *protected tree* growing within the *critical root zone*;
 - b) operating trucks, backhoes, excavators or other heavy equipment within the *critical root zone* of any *protected tree*;
 - c) storing or placing fill, building materials, asphalt or a building or structure on land inside the *critical root zone* of a *protected tree*;
 - d) denting, gouging, tearing, girdling, piercing or otherwise damaging the trunk or removing bark from a *protected tree*;
 - e) depositing concrete washout or other liquid or chemical substances harmful to the health of a *protected tree*, or burying garbage or debris on land inside the *critical root zone* of a *protected tree*;
 - f) adding or removing soil from inside the *critical root zone* of a *protected tree*;
 - g) blasting or burning inside the *critical root zone* of a *protected tree*;
 - h) cutting back a *protected tree*'s branches contrary to *sound horticultural and arboricultural practices* so as to significantly alter the form of the tree canopy consistent with the typical form of the species, except if the *protected tree* forms part of a *hedge*;
 - i) trenching utilities or irrigation lines, or otherwise undermining the roots of a *protected tree* growing inside the *critical root zone*; or
 - j) altering the ground water or surface water level within the *critical root zone* of a *protected tree*.
- 5.4. Not including trees in a Streamside Protection and Enhancement Area, a *permit* to *cut or remove* a *protected tree* may be issued by the *General Manager* only in the following circumstances:
 - a) Where an *Arborist* with a *TRAQ* provides an *Arborist report* to the satisfaction of the *General Manager* that a *protected tree* is determined to be an *imminent failure* and high or extreme risk to the safety of persons or property; or where the applicant's *Arborist report* has otherwise demonstrated to the satisfaction of the *General Manager* that the tree is: dead, dying, damaged, diseased or in decline beyond expectations of recovery;
 - b) Where the *General Manager*, or his or her duly authorized representative, or an engineer employed by any *public utility*, or an *Arborist* certifies that in his or her opinion a tree is impairing, interfering with, or presents a risk or hazard to the operation of sewers, drains, water lines, water wells, septic fields, electrical

lines, poles or other similar equipment and appurtenances and that the impairment, interference or risk cannot be reduced or removed in any way other than the removal of the *protected tree*;

- c) Where the *protected tree* prevents the *owner* of the lot on which the tree is located from developing or using a lot in a manner permitted under the Official Community Plan or Zoning Bylaw No. 2500, as amended or replaced from time to time, and the development or use cannot be modified to accommodate the *protected tree* as documented by an *Arborist report*, without causing the *owner undue hardship*, all to the satisfaction of the *General Manager*;
- d) Where a building permitted by the Zoning Bylaw, not related to 6.1(a), or a driveway permitted by the Highway and Traffic Bylaw No. 4758, as amended or replaced from time to time, is proposed and the building or driveway layout, location, or shape cannot be modified to accommodate the *protected tree* without causing the *owner undue hardship* as demonstrated by the *owner* to the satisfaction of the *General Manager*; or
- e) Where a *protected tree* is situated on a lot outside the Agricultural Land Reserve, which is zoned to permit agricultural use and the application is accompanied by an *Arborist report* and by a sworn declaration of the *owner* declaring that the *protected tree* is to be *cut or removed* to permit agricultural use, that the agricultural use cannot be located elsewhere on that lot so as to accommodate the *protected tree*, and where the *owner* enters into a restrictive covenant registered on the title of the lot documenting that the *owner* has agreed not to make application for development of the lot for a period of ten (10) years, and that full *replacement trees* and all other applicable provisions of this bylaw, as determined by the *General Manager*, will apply should the development application be considered for the lot within the ten (10) year period.

5.5. The *General Manager* may issue a *permit to cut or remove a protected tree* where the *owner* submits an *Arborist report* which documents that the *protected tree*, by virtue of its size and species, is inappropriate for its location and the reasons that it is deemed to be inappropriate for its location, all to the satisfaction of the *General Manager*. The *General Manager* shall determine the number, size, species and location of *replacement trees* and required securities.

6. Exemptions

6.1. A *permit* is not required to *cut or remove a protected tree* where:

- a) a development permit, rezoning and/or subdivision has been approved which addresses the removal of the *protected tree*;
- b) the *tree cutting or removal* is necessary for the purposes of farm operations as defined in the Farm Practices Protection (Right to Farm) Act, as amended from time to time;
- c) the *tree cutting or removal* is for the installation of roads or services shown on an engineering drawing approved by the *Municipality* in respect of a building permit or subdivision approval;
- d) the *tree cutting or removal* is carried out by the *Municipality* or its agents on public property;

- e) the *tree cutting or removal* is carried out using standard arboricultural practices for the maintenance of above ground utility conductors by a *public utility* or its contractors;
- f) the *cutting or removal* is of a *protected tree* less than 20 centimetres *dbh* by a British Columbia Land Surveyor when cutting survey lines of a width of less than 2 metres;
- g) the *cutting or removal* constitutes normal *pruning of protected trees*, including *pruning by a public utility* in accordance with *sound horticultural and arboricultural practices* or as required for the safe operation of overhead transmission lines; or
- h) the *protected tree* is less than 20 centimetres *dbh*.

Clause 6.2 deleted by Bylaw #5712

6.2. A *permit* is not required for the *pruning* of a *hedge*.

PERMIT APPLICATION PROCESS

7. General Conditions of Permit

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- 7.1. A *permit* for the *cutting or removal* of any *protected tree* to which this bylaw applies shall be in the form issued by the *General Manager*.
- 7.2. A *permit* issued under this bylaw is non-transferable.
- 7.3. The *permit* shall be displayed in an accessible and visible location on the *parcel* to which it pertains no less than 72 hours prior to and during *protected tree cutting or removal* operations.

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8. Application Requirements

- 8.1. Every application for a *permit* shall be made in writing to the *General Manager* and shall include:
 - a) a non-refundable application fee in the amount set in the Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time, unless the application is for permission to remove a *protected tree* in *imminent failure*;
 - b) the following documents, plans and information relating to the proposed *cutting or removal* of a *protected tree*:
 - i. an *Arborist report*;
 - ii. a tree cutting and replacement plan drawn to approximate scale identifying:
 - A. the boundaries of the subject *parcel*;
 - B. any abutting streets, lanes or public access rights of way;
 - C. the location of existing buildings and structures;
 - D. the location, species and *dbh* of those *protected trees* proposed to be *cut or removed*;
 - E. the location, species and *dbh* of those *protected trees* proposed to be retained and protected;
 - F. the location, species and *dbh* of proposed *replacement trees*; and

- G. the location of significant topographic and hydrographic features and other pertinent site information;
 - iii. the street location and legal description;
 - iv. the consent in writing of the registered *owner* of the property, if different from the applicant, authorizing the applicant to act as the *owner's* agent;
 - v. the consent in writing of the registered *owners* of the *parcels* where the base of the *protected tree* to be *cut or removed* is located;
 - vi. the methods proposed for control of drainage and erosion impacts during and after the *protected tree cutting or removal*;
 - vii. the proposed methods for disposal of wood waste and other debris;
 - viii. the proposed methods of noise and dust control during the *protected tree cutting or removal* operation;
 - ix. the proposed completion dates for *protected tree cutting or removal*;
 - x. Upon submission and review of an *Arborist report*, the *General Manager*, or his or her duly authorized representative, may ask for further and specific information as deemed necessary and at their sole discretion, in order to evaluate the *Arborist Report* and/or the rationale for proposed removal of any *protected tree* or *protected trees*; and
 - xi. the *General Manager* shall also request, as applicable:
 - A. a report prepared by a professional engineer, professional biologist or certified *arborist* with experience in, as the circumstances require, geotechnical engineering, hydrology or tree management, certifying that the proposed *cutting or removal* of the *protected tree* will not create an adverse impact including flooding, erosion, land slip or contamination of a *stream*;
 - B. where the site of the tree *cutting or removal* is on a *parcel* adjacent to or containing any part of a *stream*, a survey plan prepared by a BC Land Surveyor or professional engineer showing the top-of-bank of such *stream*; and
- Section 8.1 b) xi. C. deleted by Bylaw #5712*
- C. any applicable Federal or Provincial submissions for approvals, including a Bird Nesting Survey if removing *protected tree* between March 15 and August 1 as per the Wildlife Act (British Columbia) and its regulations.

Section 8.1 b) xii. Deleted by Bylaw #5712

9. Replacement Trees

- 9.1. For *parcels* containing a one-family dwelling, as a condition of issuing a *permit* under this bylaw, it is required that *replacement trees* be planted and maintained for each *protected tree cut or removed* on the applicant's *parcel* in accordance with the requirements of Schedule "A". The number of *replacement trees* to be planted and maintained by the *permit* holder or property *owner* shall be as follows:
- a) *Protected trees* with *dbh* of 30 centimetres or less is 1 to 1; and
 - b) *Protected trees* with *dbh* of 31 centimetres or greater is 2 to 1.

For tree replacements on all other *parcels*, the *General Manager*, as a condition of issuing a *permit* under this bylaw, shall require one or more *replacement trees* be planted and maintained on the applicant's *parcel* in accordance with the requirements of Schedule "A."

If a *protected tree* or *protected trees* located on any *parcel* form part of a *hedge*, the *General Manager* may require that less than one *replacement tree* be planted and maintained for each *protected tree* that is cut.

In the event that the *replacement tree* cannot, in the opinion of the *General Manager*, be accommodated on the *parcel*, the *General Manager* may require the applicant to plant the *replacement tree* on Municipal owned property in a location designated by the *General Manager*. Alternatively, a cash-in-lieu payment in an amount equivalent to 120% of the estimated cost of the *replacement tree*, including labour and installation, shall be paid to the *Municipality* to fulfil the requirements at a future date.

- 9.2. *Replacement trees* shall be planted and maintained in accordance with *sound horticultural and arboricultural practices* to the satisfaction of the *General Manager*.
- 9.3. *Replacement trees* must be planted in a space that will be appropriate for mature height and size of the tree species being planted. Appropriate tree species may be recommended by an *Arborist* and must be accepted by Urban Forestry staff or the Environmental Coordinator.
- 9.4. A security deposit of \$500 shall be required for each *replacement tree*.
- 9.5. The security deposit shall be provided in the form of cash, certified cheque, bank draft or letter of credit prior to issuance of the *permit*.
- 9.6. Ten (10) percent of the security shall be held by the *Municipality* for a one (1) year maintenance period after the planting of *replacement trees* has been approved by the *Municipality* in accordance with inspection requirements set out in Section 14.
- 9.7. If the *owner* fails or refuses to plant the required number, size, and type of *replacement trees* in the specified locations as per the conditions of the *permit*, the owner will have thirty (30) days after receiving written directions from the *General Manager* to do so, or the *Municipality* may use the security to either have the trees planted onto the *owner's* lot or use the securities to plant trees elsewhere on Municipal owned property.

10. Permit Issuance or Refusal

- 10.1. The *General Manager* may issue a *permit* if:
 - a) an application for a *permit* complies with the requirements of this bylaw; and
 - b) the proposed tree *cutting or removal* complies with this bylaw and all other applicable Municipal bylaws.
- 10.2. The *General Manager* may refuse to issue a *permit* if the proposed *protected tree cutting or removal* is within a *tree retention area*.

11. Expiry

- 11.1. Every *permit* shall expire 12 months from the date of issue or upon such earlier date as may be specified in the *permit*.

12. Renewal, Extension or Modification

- 12.1. If the tree *cutting or removal* operations authorized by a *permit* are not completed before the *permit* expires, or it becomes necessary to alter or deviate from the particulars of the *permit* application or the tree cutting and replacement plan submitted for a *permit*, the *General Manager* may renew, extend or modify the *permit* upon written request of the *permit* holder, subject to the following:
- a) a *permit* holder has no vested right to receive an extension, renewal or modification and the *General Manager* may require that a new *permit* be obtained;
 - b) the *permit* holder shall pay a non-refundable fee in the amount set from time to time in the Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time;
 - c) the *General Manager* may not renew or extend a *permit* for a period of more than two (2) years from the date of issuance of the original *permit*;
 - d) the *General Manager* may require that the *permit* holder provide additional information authorized by this bylaw as a pre-condition to considering an application for a *permit* renewal, extension or modification; and
 - e) all terms and conditions set out in the original *permit* shall apply to each renewal, extension or modification of the *permit* except as amended or modified by the renewal, extension or modification.

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REGULATIONS

13. Tree Cutting or Removal

- 13.1. Every *cutting or removal* of a *protected tree* shall comply with, and every *permit* issued under this bylaw is subject to, the observance or fulfilment of the following requirements, restrictions and regulations, to the satisfaction and approval of the *General Manager*:
- a) tree parts and woodwaste shall be properly disposed of by chipping or removal from site in accordance with all applicable Municipal bylaws and Provincial regulations;
 - b) each *protected tree* to be *cut or removed* shall be clearly identified with a flag, paint, survey tape or other such method;
 - c) a *tree protection barrier*, as shown on Schedule "B", shall be placed around any *protected tree* or *protected trees* which are not to be *cut or removed*, in such a manner to ensure that the trunk, branches and root system are not damaged by the *cutting or removal* operations. The *tree protection barrier* must be constructed prior to the issuance of the *permit* and must remain intact for any construction or demolition site throughout the entire period of construction or demolition;

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- d) precautions shall be taken to ensure that *protected trees* which are not to be *cut or removed* are not subject to any of the damaging activities prohibited by subsection 5.3;
 - e) *tree cutting or removal* activities may be carried out between the hours of 7:00 am and 8:00 pm on weekdays and 9:00 am and 5:00 pm on Saturdays, except in the event of an *imminent failure*. No *tree cutting or removal* activities may be carried out on Sundays or statutory holidays;
 - f) all damage to drainage facilities, *streams, highways* or other public or private property arising from the removal of a *protected tree* shall be promptly and properly repaired to the satisfaction of the *General Manager* at the expense of the *permit* holder, failing which the Municipality may undertake the necessary repairs and invoice the *permit* holder for immediate payment;
 - g) all *streams*, groundwater aquifers, waterworks, ditches, drains, sewers or other established drainage facilities shall be kept free of all wood waste arising from or caused by the *tree cutting or removal* operations;
 - h) all hazards or potential hazards arising from the *tree cutting or removal* operation shall be adequately fenced or otherwise protected for the safety of the public;
 - i) *tree cutting or removal* operations must not encroach upon, undermine, damage or endanger any adjacent property or any setback area prescribed in the *permit* or a bylaw; and
 - j) *tree cutting or removal* operations shall be limited only to the area specified in the *permit* which shall be clearly marked at the site and such markings maintained for the duration of the *permit*.
- 13.2. The *General Manager* may issue a *permit* subject to the observance or fulfilment of any additional conditions specified in the *permit* which in the opinion of the *General Manager* are necessary to achieve the purposes of this bylaw.

ADMINISTRATION

14. Inspection

- 14.1. The *General Manager* is hereby authorized at all reasonable times to enter upon and inspect any lands to determine whether the requirements, restrictions, regulations, terms, conditions and directions of this bylaw or a *permit* issued under this bylaw are being observed.
- 14.2. The *General Manager* may, at all reasonable times, assess or inspect, or cause an assessment or inspection to be made of any *protected trees* to which this bylaw applies, including an assessment of the location, size, species and condition of such *protected trees*, in the following circumstances:
- a) where land is subject to an application for subdivision, approval of a servicing plan prior to subdivision, a development permit, a development variance permit, a temporary commercial or industrial use permit or a building permit;
 - b) when *replacement trees* have been planted as required by this bylaw; or
 - c) when an application for a *permit* to carry out *tree cutting or removal* operations has been made under this bylaw.

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14.3. No person shall prevent or obstruct or attempt to prevent or obstruct the *General Manager* or designate from entering upon lands as authorized by subsections 14.1 and 14.2.

14.4. As per Section 9, once all *replacement trees* required under a *permit* have been planted, the *owner* may request that Urban Forestry staff conduct a field review to confirm that the *replacements trees* have been provided and installed.

15. Notice of Non-compliance

15.1. The *General Manager* may give notice, in the form established in Schedule "C", to any person of a breach of, or non-compliance with, any of the provisions of this bylaw or a *permit* issued under this bylaw, and such person shall immediately cease all *tree cutting or removal* activities until such breach or non-compliance is remedied to the satisfaction of the *General Manager*, and every *owner* of land shall refuse to suffer or permit further *tree cutting or removal* operations upon the *owner's* land until such time as the breach or non-compliance is remedied to the satisfaction of the *General Manager*.

16. Failure to Remedy Non-compliance

16.1. In the event that a person having received notice under Section 15 fails within the time specified therein to remedy such breach, the *Municipality* or its appointed agents may enter upon the lands or any part thereof and carry out the works required to remedy the breach, and the expense of doing so shall be paid by the person in breach and, if not paid within 90 days, the expense, with interest at the prescribed rate and costs, shall be recovered from the *owner* of the lands in the same manner as municipal taxes.

17. Suspension or Cancellation of Permit

17.1. Without limiting the application of Part 19 (Offences and Penalties), if:

- a) there is a contravention of any term, condition, requirement or restriction of this bylaw or a *permit* issued under this bylaw; or
- b) a *permit* was issued under this bylaw on the basis of statements made in the *permit* application or a report, declaration or record required under this bylaw, that were false or misleading with respect to a material fact or that omitted to state a material fact, the omission of which made the statement false or misleading;

the *General Manager* may:

- i. suspend in whole or in part the rights of the *permit* holder under the *permit*;
- ii. cancel the *permit*; or
- iii. amend or attach new conditions to a *permit* with the consent of the *permit* holder.

18. Right of Reconsideration

18.1. Where an applicant or owner of property is subject to a requirement or a decision made by the *General Manager* under this bylaw and is dissatisfied with the requirement or decision, the applicant or owner may apply to the Municipal Council

for reconsideration of the matter within 30 days of the requirement or decision being communicated to them.

- 18.2. An application for reconsideration must be delivered in writing to the Municipal Clerk and must set out the grounds upon which the applicant considers the requirement or decision of the *General Manager* is inappropriate and what, if any, requirement or decision the applicant or owner considers the Council ought to substitute.
- 18.3. At the meeting of *Council*, Council may hear from the applicant and any other person interested in the matter under reconsideration who wishes to be heard and may either confirm the requirement or decision of the *General Manager* or substitute its own requirement or decision.

OFFENCES AND PENALTIES

19.1. Any person who contravenes or violates any provision of this bylaw or of any *permit* issued under this bylaw, or who suffers or allows any act or thing to be done in contravention or violation of this bylaw or any *permit* issued under this bylaw, or who fails or neglects to do anything required to be done under this bylaw or any *permit* issued under this bylaw, including a bylaw notice issued pursuant to the Bylaw Notice Enforcement Bylaw 2008, No. 4703, as amended from time to time, commits an offence; and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence.

#5712
26/07/21

19.2. Where one (1) or more *protected trees* is *cut or removed* or damaged, other than as authorized by this bylaw, or more than one (1) *protected tree* is not replaced or maintained in accordance with a *permit* issued under this bylaw, a separate offence is committed in respect of each such *protected tree*.

#5712
26/07/21

19.3. Every person who violates any of the provisions of this bylaw or an offence against this bylaw:

- a) is liable on summary conviction to a fine not exceeding ten thousand dollars (\$10,000); and
- b) may be subject to penalties specified in the "Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703" as amended from time to time per *protected tree* and *replacement tree*. Every day a violation or offence continues shall be deemed a new offence.

19.4. In addition to the penalties imposed under section 19.3, by order of the court, a person convicted of an offence under this bylaw may be directed to:

- a) not do any act or engage in any activity that may result in the continuation or repetition of the offence;
- b) pay the costs incurred by the *Municipality* in investigating and prosecuting the offence;
- c) pay compensation to the *Municipality* for any damage or loss sustained by the *Municipality* because of the commission of the offence to a maximum of \$25,000 or higher monetary limit as may be specified under the Small Claims Act in force at the time of the offence; or
- d) take any action the court considers appropriate to remedy any harm that resulted from the commission of the offence.

19.5. Pursuant to section 19.4 (d) the *Municipality* may seek an order directing a person convicted of an offence under this bylaw to complete an education or training

SCHEDULE A to BYLAW NO. 5478

Replacement Trees

Where *replacement trees* are required to be provided pursuant to this bylaw, such *replacement trees* shall be provided and planted as follows:

- 1) For *protected tree* removals not related to demolition or construction on *parcels* containing a one-family dwelling:
 - a) deciduous *replacement trees* are to be a minimum of 3 metres in height or of a minimum 6 centimetres caliper*;
 - b) coniferous *replacement trees* are to be a minimum of 2.5 metres in height.
- 2) For *protected tree* removals for all other properties and permits related to construction, demolition, rezoning, development permits, subdivisions or building permits:
 - a) every deciduous *replacement tree* shall be of a minimum 6 centimetres caliper*.
 - b) every coniferous *replacement tree* shall be a *protected tree* of a minimum 2.5 metres height.
- 3) Every *replacement tree* shall be spaced from existing trees and other *replacement trees* in accordance with an approved forest management plan or landscape plan and in all cases shall be planted in accordance with the current CSLA/CNLA (Canadian Society of Landscape Architects/Canadian Nursery Landscape Association) Landscape Standard, and all *replacement trees* shall meet current CSLA/CNLA standards.
- 4) An accepted list of *replacement trees* is available on the Township's Tree Protection webpage (tol.ca/treeprotection).

(*Caliper is the diameter of the trunk measured at 15 centimetres above the ground)

Replacement Tree Planting Guidelines

General

1. The final location, planting, species selection and sizes shall be completed to the satisfaction of Urban Forestry. The Owner is responsible for contacting the Municipality for review of planting locations.

Location of Planting

2. Trees shall be spaced as noted on the drawings, unless otherwise approved by the Municipality. Trees shall be sized as noted on the drawings and no less than 3.0m in height with a minimum clear stem height of 1.8m to the lowest branch. Actual tree numbers, spacing and locations will vary according to site conditions and amenities.
3. Locations shall be identified with stakes or painted markings by the Owner. If underground obstructions are uncovered these are to be reported to the Municipality for resolution prior to planting.

Note: A tree staking review and tree inspection must be requested by the Owner prior to tree planting taking place.

4. No tree substitutions shall be permitted without the express written permission of the Municipality.

Location of Planting

5. Trees shall have the following minimum clearances from:

• Street Light Poles	6.0m
• Utility Poles	3.0m
• Edge of driveway, curb return, catchbasin or above Ground utility facility	2.0m
• Sewer and drainage service connection/fire hydrants	1.5m
• Manholes, valve boxes, water services	1.2m
• BC Hydro LPT/PMT/Vista switch vaults	2.25m

Where there is a boulevard planting strip between the back of curb and front of the sidewalk, trees shall be planted a minimum of 1.0m from back of curb and 1.0m from back of sidewalk.

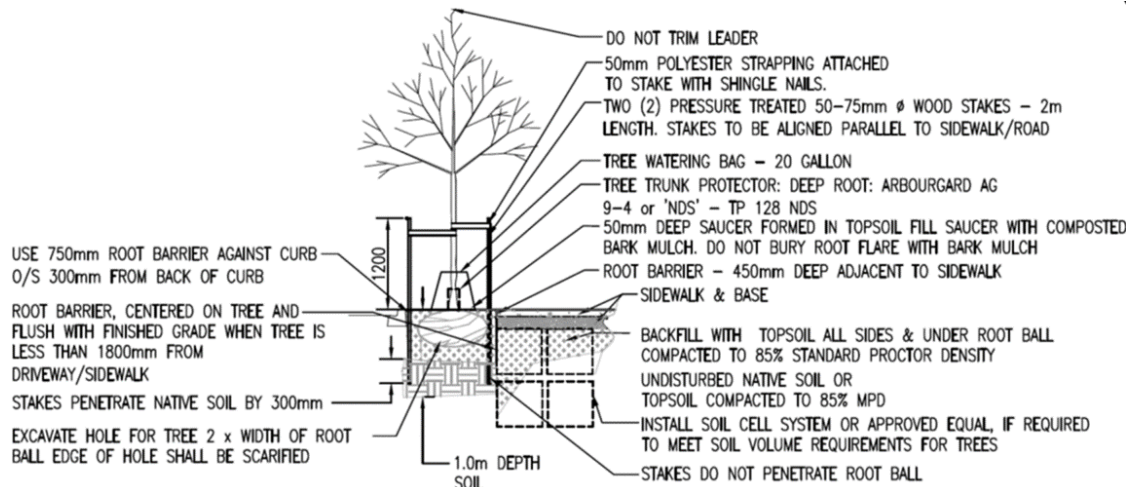
In other circumstances, trees shall be planted 1.0m from the back of the sidewalk and 2.5m from back of curb.

Trees shall be no closer to a road intersection than the projection of an 8.0m x 8.0m sight triangle

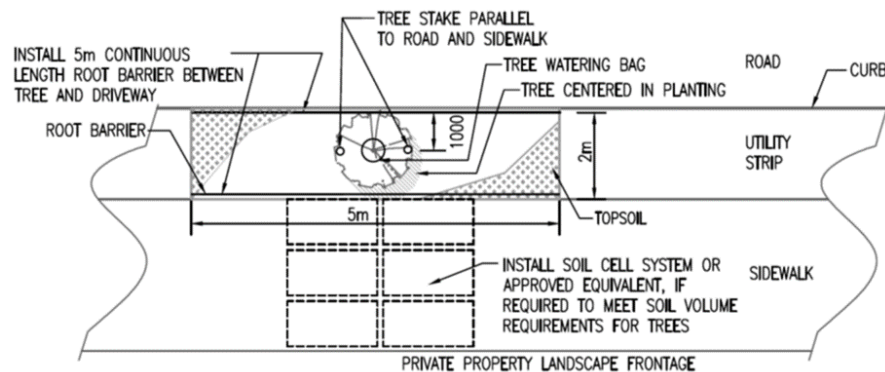
Location of Planting

6. All plant material shall be of good health and vigor with no visible signs of disease, insect pests, damage or other objectionable disfigurements.
7. All plant material, top soil, shipping procedures, and handling practices shall conform to the most recent CSLA/CNLA (Canadian Society of Landscape Architects/Canadian Nursery Landscape Association) Landscape Standard, and all *replacement trees* shall meet current CSLA/CNLA standards, specifications and guidelines in force at the time of installation.
8. Provide 10m³ of approved growing medium per tree or approved equivalent.

Tree Installation Detail



ELEVATION



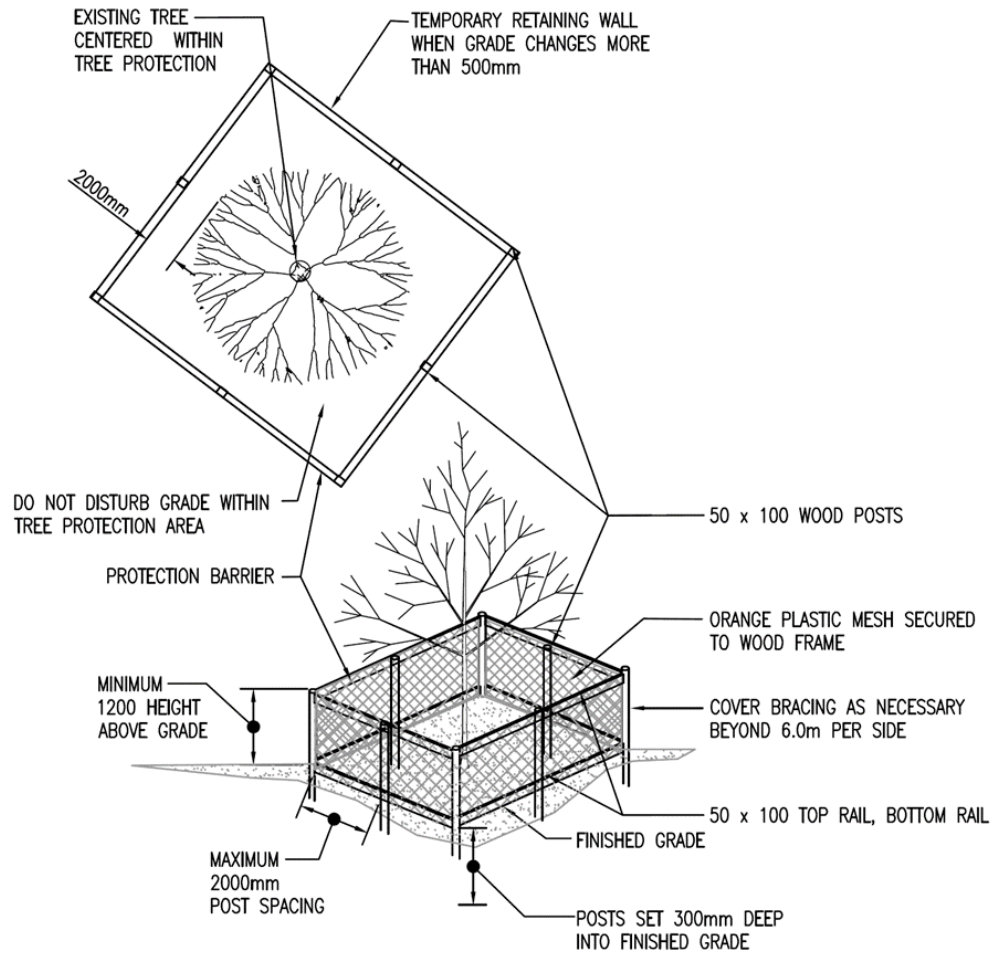
Plan View

Notes

1. Contact the Municipality to review planting hole excavation prior to installation of topsoil.
2. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. All string, twine, etc. to be removed.
3. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
4. All trees should be single stemmed.
5. All trees should be watered with waterbags for two (2) growing seasons. Tree water bags should be filled with water once every seven (7) days unless notified otherwise.
6. Provide 10m³ growing medium per tree or approved equivalent.

SCHEDULE B to BYLAW NO. 5478

Tree Protection Detail



Notes

1. Install tree protection barrier before site clearing and initiation of construction.
2. Maintain tree protection barrier during clearing and site construction.
3. Keep area within or against protection barrier clear of building materials, litter and standing water.
4. Do not disturb existing grades within tree protection area for protected retained trees.
5. The Owner is responsible for maintenance within tree protection barrier. Damaged trees will be replaced at Owner's cost.
6. Tree Protection Bylaw prescribes penalties for non-compliance with bylaw.
7. Any disruption or planting within the tree protection area is to be supervised by the Municipality.
8. Retained trees to be watered to ensure tree health.

SCHEDULE C to BYLAW NO. 5478

**NOTICE OF NON-COMPLIANCE
and
STOP WORK ORDER**

YOU ARE HEREBY NOTIFIED that the Township of Langley considers activity on this property to be in breach of its ***Tree Protection Bylaw Number 5478***,

AND ALL PERSONS SHALL IMMEDIATELY CEASE the following activity on this property:

EVERY PERSON WHO FAILS TO COMPLY WITH THIS ORDER MAY, UPON CONVICTION FOR AN OFFENCE AGAINST THE SAID BYLAW, BE LIABLE TO A PENALTY AS STIPULATED IN THE BYLAW.

Persons affected by this Order may seek further information at the Bylaws Department, Township of Langley Civic Facility at 20338 - 65 Ave, Langley, British Columbia V2Y 3J1.

ADDRESS of PROPERTY

DATE

GENERAL MANAGER

NO PERSON MAY REMOVE REVERSE, ALTER, DEFACE, COVER, OR IN ANY WAY TAMPER WITH THIS NOTICE WITHOUT AUTHORIZATION BY THE TOWNSHIP OF LANGLEY.