











































































## Summary of Regional Tree Protection Bylaws

## ATTACHMENT C

	REBGV Fact Sheet*	Abbotsford	Surrey	Township of Langley	
				Current	Proposed
<b>Protected tree defined (diameter breast height - dbh)</b>	<ul style="list-style-type: none"> <li>• 60cm + (1)**</li> <li>• 20cm + (9)</li> <li>• 15cm or less (2)</li> <li>• 10cm + (4)</li> <li>• by height (3)</li> </ul>	20cm	30cm	30cm	20cm
<b>Significant or protected trees</b>	Yes (14) No (5)	Yes	Yes	No	No change
<b>Area covered</b>	Public and private lands (11) Private only (7) SPEA only (1)	Private lands	Public and private lands	Public and private lands	No change
<b>Cutting permit required</b>	Yes (except for Port Coquitlam)	Yes	Yes	Yes	No change
<b>Permit fee</b>	Ranges from \$50 to \$2,000 depending on number of trees being removed	\$65 for single tree \$97 per tree for 2 to 5 trees \$131 per tree for more than 5 trees	\$93 per application plus \$36 per tree	\$150 per application plus \$100 per tree	No change
<b>Development site or tree plan required</b>	Yes (required in 18 municipalities)	Yes	Yes	Yes (in specific cases)	Yes (in most cases)
<b>Security deposit required</b>	Yes (16) Ranges from \$200 to \$1000 No (1) May be req'd (2)	Value equal to 100% value of the replacement tree	Replacement tree deposit of \$550 per tree	No	Yes - \$500 per replacement tree
<b>Tree replacement ratio</b>	1:1 (7) 2:1 + (8) May be required or not specified (4)	2:1 (20-30cm) 3:1 (30cm +)	2:1	1:1	1:1 (20-30cm) 2:1 (30cm +)
<b>Tracking of replacement trees</b>	Yes (17) No (2)	Yes	Yes	Yes	No change
<b>Hazardous trees addressed</b>	Yes (18) No (1)	Yes	Yes	Yes	No change
<b>Canopy considerations</b>	Yes (9) No (10)	No	Yes	No	No change
<b>Penalties</b>	Up to a maximum of \$10,000	100% replacement tree value, maintenance costs, and site restoration works	<ul style="list-style-type: none"> <li>• \$3,000 for protected tree</li> <li>• \$5,000 for specimen tree</li> <li>• \$20,000 for significant tree</li> </ul>	Up to a maximum of \$10,000	No change

\* Source: Real Estate Board of Greater Vancouver Tree Protection Bylaw Fact Sheet (January 2021) and includes the following municipalities: Anmore, Belcarra, Burnaby, Coquitlam, Delta, Gibsons, Lions Bay, Maple Ridge, New Westminister, District of North Vancouver, Port Coquitlam, Port Moody, Richmond, Sechelt, Squamish, Sunshine Coast Regional District, Vancouver, West Vancouver, and Whistler.

\*\* Numbers between parentheses in this column indicate the number of the 19 municipalities surveyed are represented.



















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 direction 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.
- J. Amending Section 10. Permit Issuance or Refusal by replacing the word 'tree' with the words "*protected tree*" in clause 10.2.
- K. Amending Section 12. Renewal, Extension or Modification by adding the words ', as amended or replaced from time to time' after the words 'No. 4616' at the end of clause 12.1 b).
- L. Amending Section 13. Tree Cutting or Removal by:
- a. Replacing the word 'tree' with the words "*protected tree*" in clauses 13.1 b), c), and f);
  - b. Replacing the word 'trees' with the words "*protected trees*" in clauses 13.1 c), and d);
  - c. Replacing the word 'watercourses' in clause clause 13.1 f) and g) with the word '*streams*'; and
  - d. Replacing the words in clause 13.1 e) in their entirety with the following words:
    - e) tree *cutting or removal* activities may be carried out between the hours of 7:00 a.m. and 8:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. 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;
- M. Amending Section 14. Inspection by:
- a. Replacing the word 'tree' with the words "*protected tree*" in clause 14.2; and
  - b. Adding the following words after clause 14.3
- 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 *replacement trees* have been provided and installed.

- N. Amending Section 19. Offences and Penalties by:
- a. Replacing the word 'tree' with the words '*protected tree*' in clause 19.2, and 19.7 b);
  - b. Replacing 19.3 in its entirety with the following words:  
"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*** or ***replacement tree***. Every day a violation or offence continues shall be deemed to be a new offence."
  - c. Replacing the word 'tree' with the words '*protected tree* or *replacement tree*' in the first sentence of clause 19.7; and
  - d. Adding the following words after clause 19.5
- 19.6 A person who removes a *protected tree* as *imminent failure* without a *permit*, must provide documentation (photos, etc.) or, an *Arborist report*, within 24 hours of the date of removal, or in the case of a removal which takes place on a weekend or holiday, on the next business day after the date of removal, apply for a *permit* for such removal, and take all action necessary to obtain issuance of such tree *permit*.

- O. Replacing Schedule "A" in its entirety with the following:

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:
  - c) every deciduous *replacement tree* shall be of a minimum 6 centimetres caliper\*.
  - d) 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](http://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.

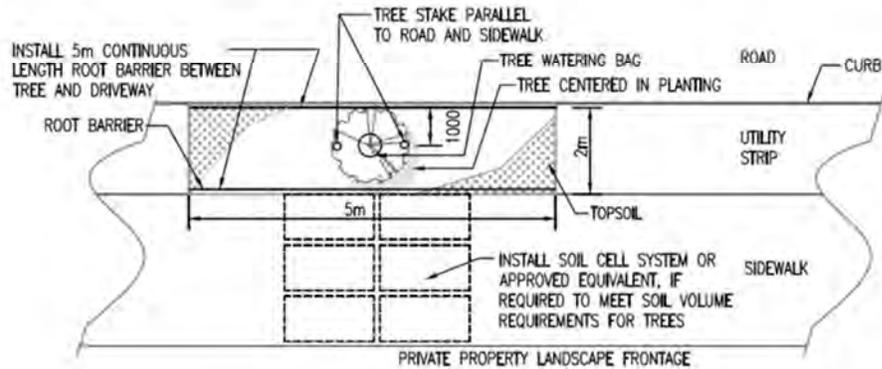
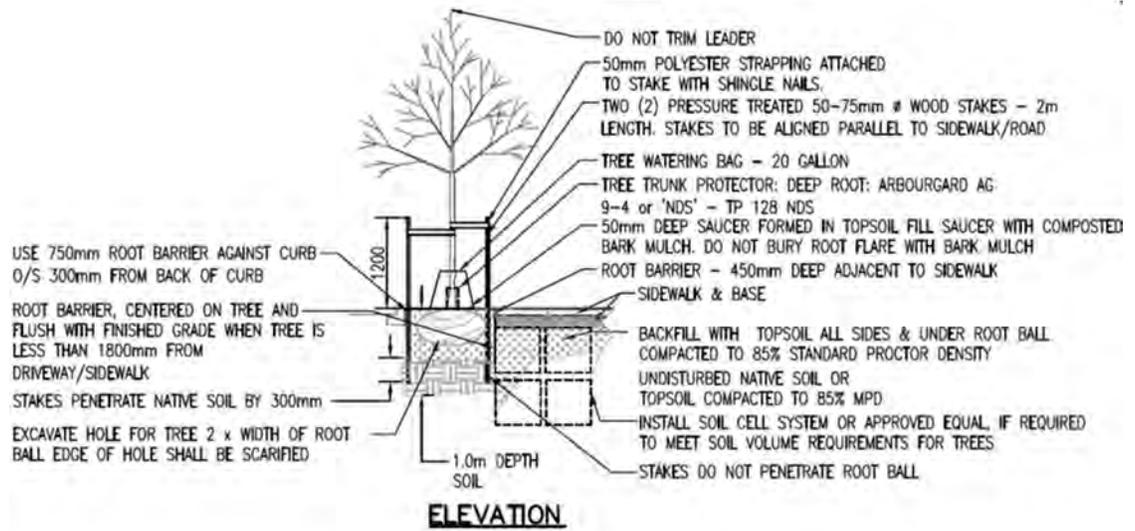
In other circumstances, trees shall be planted 1.0m from the back of the sidewalk and 2.5m from back of curb.

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 10m<sup>3</sup> of approved growing medium per tree or approved equivalent.

### Tree Installation Detail



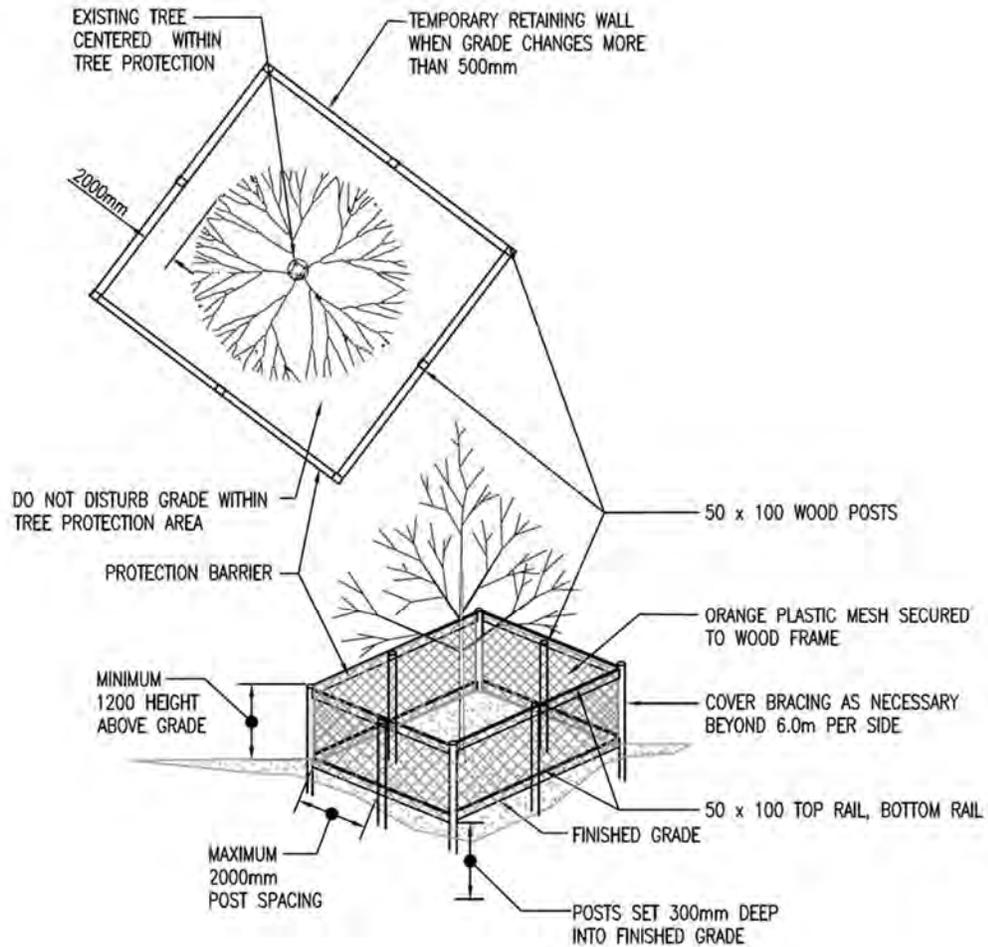
### Plan View

#### 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 10m<sup>3</sup> growing medium per tree or approved equivalent.

P. Replacing Schedule "B" in its entirety with the following:

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.

READ A FIRST TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
PUBLIC HEARING HELD the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703**  
**AMENDMENT BYLAW 2021 NO. 5713**

**EXPLANATORY NOTE**

Bylaw 2021 No. 5713 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by updating offences in relation to Tree Protection Bylaw 2019 No. 5478, Amendment Bylaw 2021 No. 5712.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703**

**AMENDMENT BYLAW 2021 NO. 5713**

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5713”.
2. The “Bylaw Notice Enforcement Bylaw 2008 No. 4703” as amended is further amended by replacing the table under Tree Protection Bylaw 2019 No. 5478 in Schedule “A” with the following:

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>
<b>Offence</b>	<b>Bylaw Section</b>	<b>Fine</b>
• Cut or remove or cause suffer or permit any protected tree to be removed without a valid permit	5.1	\$500
• Failure to comply with terms and conditions of a valid permit	5.2	\$500
• Causing physical damage to any protected tree within the critical root zone including canopy, roots and trunk	5.3	\$500
• Failure to post a valid permit in a prescribed location for 72 hours prior to protected tree cutting or removal	7.3	\$75
• Failure to plant and maintain protected trees in accordance with sound horticultural and arboricultural practices	9.2	\$500
• Failure to dispose of protected tree parts and wood waste in the prescribed manner	13.1(a)	\$500
• Failure to clearly identify in the prescribed manner a protected tree to be cut or removed	13.1(b)	\$75
• Failure to place or maintain a prescribed protection barrier around protected trees not to be cut or removed for the duration of all construction or demolition	13.1(c)	\$500

- Cutting or removing any protected tree or replacement tree before 7:00am and after 8:00pm on weekdays, before 9:00am and after 5:00pm on Saturdays, or anytime on Sundays or statutory holidays 13.1(e) \$250
- Failure to keep streams including ditches, drains and sewers clear of tree parts and wood waste 13.1(g) \$500
- Failure to fence all hazards or potential hazards arising from protected tree cutting or removal 13.1(h) \$250
- Cutting or removing any protected tree or replacement tree beyond the prescribed area set out in a valid permit 13.1(i) \$500
- Failure to clearly mark or maintain the prescribed area for protected tree cutting or removal for the duration of a valid permit 13.1(j) \$250

READ A FIRST TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**FEES AND CHARGES BYLAW 2007 NO. 4616**

**AMENDMENT BYLAW 2021 NO. 5714**

**EXPLANATORY NOTE**

Bylaw 2021 No. 5714 amends the Fees and Charges Bylaw 2007 No. 4616 by updating text relating to Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw 2021 No. 5712.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY  
FEES AND CHARGES BYLAW 2007 NO. 4616  
AMENDMENT BYLAW 2021 NO. 5714**

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2021 No. 5714”.
2. The “Fees and Charges Bylaw 2007 No. 4616” as amended is further amended by replacing the table in Schedule 15. Tree Protection with the following:

<b>TREE PROTECTION Fee Type</b>	<b>Description</b>	<b>Fees &amp; Charges without tax</b>
Tree Protection Application Fee	Protected tree cut or remove application fee (non-refundable)	\$150.00
Application and per tree fee to cut or remove a protected tree in imminent failure	Protected tree imminent failure application fee (with TRAQ certified Arborist Report)	No Fee
Permit to cut or remove protected tree(s)	Protected tree cut or remove fee (per tree)	\$100.00
Renewal, extension or modification of an issued permit	Protected tree cut or remove permit renewal, extension or modification fee (per tree)	\$100.00
Replacement Tree Security Deposit	Security Deposit for tree replacement (per tree)	\$500.00

READ A FIRST TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
 READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
 READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
 ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk