

TREE & GREEN SPACE MANAGEMENT PLAN

October 2009

Introduction

The City of Chilliwack has prepared this brochure to assist you in understanding the Tree Management Bylaw and submission requirements for Tree and Green Space Management Plans.

This brochure describes:

- Tree Management (Land Development) Bylaw;
- Tree and Green Space Management Plan Submission Requirements; and
- Where to obtain additional information.

Upon review of the following information, anyone intending to submit either a Rezoning, Development Permit, Subdivision or Building Permit application (with the exception of developments that will result in 3 or fewer residential lots or units) is urged to contact the Planning & Strategic Initiatives Department for assistance.

What is a Tree Management (Land Development) Bylaw?

The Tree Management Bylaw is structured to address tree issues as they relate to development. The bylaw requires the following:

- ◆ identification of existing trees;
- ◆ identification of trees to be retained;
- ◆ protection required for retained trees;
- ◆ evaluation of retained trees, for hazards within the parcel and within reach of the parcel;
- ◆ preparation of a professionally prepared Tree Management Plan;
- ◆ assessment of fire risk in moderate to extreme fire hazard areas;
- ◆ planting or retention of a minimum of 50 trees per hectare;
- ◆ developer to pay a security on the planted and retained trees;
- ◆ developer to warranty the trees for two years; and,
- ◆ protection of undevelopable land and land dedicated to the City

The requirements of the Bylaw are in addition to any landscaping, screening and fencing requirements under “Zoning Bylaw 2001, No. 2800”, “Subdivision and Land Development Bylaw 2004, No. 3055”, and the “Official Community Plan”.

When is Submission of a Tree and Green Space Management Plan Necessary?

Any person intending to submit either a Rezoning, Development Permit, Subdivision or Building Permit application must provide a Tree and Green Space Management Plan for each development site with a tree density of at least 50 trees per hectare, comprising newly planted trees and retained trees, and including street trees for all sites along municipal and strata road frontages.

General Requirements for Rezoning or Development Permit Applications

Prior to submitting an application for rezoning or development permit, you should contact the Planning & Strategic Initiatives Department to discuss your proposal. Information guides on the Rezoning and Development Permit approvals process are also available for information.

Tree and Green Space Management Plan Submission Requirements:

- ◆ *a Hazardous Tree Assessment done by a Certified Arborist or Landscape Architect if there is imminent danger of a tree, or any part of a tree within reach of the developable parcel edge, falling and damaging the parcel or injuring individuals within the developable acreage
- ◆ *a Fire Risk Assessment submitted to the Fire Chief for every new development located in a moderate to extreme fire hazard area
- ◆ *a report by a Certified Arborist or Landscape Architect identifying retained trees and newly planted trees to achieve the tree density requirement of 50 trees per hectare
- ◆ a detailed site plan showing:
 - date, scale, north arrow, and the names, addresses, and telephone numbers of both the Owner and the person preparing the Tree Management Plan;
 - project name and street address;
 - existing and proposed contour lines;
 - approximate natural boundaries of existing water courses;
 - all developable and undevelopable land, riparian land, parks or land transferred to the City; and
 - the driplines of existing trees, the location of retained trees and the location of newly planted trees.

**not required for developments that will result in 3 or fewer residential lots or units*

General Requirements for Subdivision or Building Permit Applications

Prior to submitting an application for subdivision or building permit, you should contact the Planning & Strategic Initiatives Department to discuss your proposal. Information guides on the Subdivision and Building Permit approvals process are also available for information.

In addition to a **Tree and Green Space Management Plan** (submission requirements detailed above), the following is required:

Tree and Green Space Management Security:

- ◆ a Tree Summary Security Form must be completed and security paid prior to subdivision approval or building permit issuance
 - security must be provided in the form of cash, or letter of credit in compliance with the City's security policy under "Subdivision and Land Development Bylaw 2004, No. 3055"

For further information please contact:

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Chilliwack BC V2P 8A4

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This brochure has been prepared to provide guidance only. It is neither a bylaw nor a legal document. Please consult the *Local Government Act* and its Regulations, and the City of Chilliwack applicable bylaws for definite requirements and procedures.