



Tree Removal on Sites Involved in the Rezoning Process

No.: TREE-06
Date: 2009-05-20
Revised: 2021-04-21

Purpose:

To inform rezoning application applicants of the process for obtaining tree removal permission on rezoning application sites.

There are two (2) options with respect to the timing and requirements of tree removal approvals being granted on sites undergoing rezoning:

1. Where a development permit is issued by Council and/or a rezoning bylaw has been adopted by Council that addresses the removal of the tree(s) as per Tree Protection Bylaw Section 3.2.1 "Exemptions". **No Tree Removal Permit is required.**
2. Where a rezoning Bylaw has obtained 3rd reading but has not yet been adopted. Tree removal may be permitted **provided that a Tree Removal Permit is obtained.** See conditions and process below.

Background:

Option #2 is provided in recognition of Richmond's unique soil conditions and the need to accommodate the average three to six month pre-loading compaction and/or ground improvement requirements for certain forms of development. It allows greater control over development timelines, scheduling and carrying costs associated with geotechnical pre-loading requirements.

Implementation:

Tree Removal After a Rezoning Bylaw has obtained 3rd Reading

The following information must be provided to City staff prior to the rezoning staff report going to Council:

- Certified Arborist report identifying trees to be removed and retained;
- Proposed development site plan adequately addressing tree retention opportunities;
- Tree retention/removal plan and legal survey. This plan must include location of trees being removed, retained and related tree protection zone locations*; and
- Conceptual landscape plan acceptable to staff, demonstrating 2:1 replacement unless alternative cash-in-lieu is proposed.

* Must also be submitted with the Tree Removal Permit application before the City will consider tree removal after a successful Public Hearing.

In addition, the following condition must be satisfied:

- Applicant has applied for a Development Permit (if applicable).

If the above information is not provided prior to the staff report to Council, no trees may be removed until the rezoning application is approved.

See over →

Application Process:

If an applicant satisfies the above referenced criteria and the proposed rezoning bylaw is granted 3rd reading, tree removal may be permitted subject to:

- Applicant submitting a complete application (see attached Tree Removal Permit Application (Rezoning in Process – T3)), payment of applicable application fees and obtaining a Tree Removal Permit;
- Applicant providing a Tree Replacement Security (minimum \$750/replacement tree) to ensure replacement planting at a 2:1 ratio as per the Official Community Plan (OCP). The City will apply this security to the development permit landscape security required prior to Development Permit approval; and
- All required tree protection barriers have been installed and inspected.

If the applicant does not meet the above criteria, tree removal would not be permitted until after 4th reading and/or approval of the development permit.

Should you have any questions, comments or suggestions concerning this bulletin, please reference the bulletin number and email treeprotection@richmond.ca or call 604-247-4684.

See attached →



To be filled out **COMPLETELY** by applicant

Date: _____

PLEASE PRINT CLEARLY

I/We hereby make application for a Tree Cutting or Removal Permit to permit the proposed tree cutting and removal as described below on the following parcel:

Project Address: _____
Include all property addresses

Rezoning Number: _____

Rezoning Planner: Name _____

Legal Description: Available at City Hall Lot: _____ Section: _____ Plan No.: _____

Registered Owner(s): _____
Tel. No. _____

Address: If different than above _____
Postal Code _____

Application Requirements:

Number of tree(s) proposed to be removed on the attached tree retention/removal plan: _____

Number of tree(s) to be retained and protected on site: _____

Number of tree(s) to be retained and protected on City Property: _____

Number of tree(s) to be protected on neighbouring property: _____

Tree Replacement Security Amount: \$ _____ **OR** Confirmation that full landscaping security has been submitted to the Development Applications Planner (Security must be provided prior to tree permit issuance.)

Has this application cleared Public Hearing and 3rd Reading? Yes No

Public Hearing Date: _____

Documents included: (Please check that you have all documents)

Legal Survey

Other: _____

Tree Retention/Removal Plan

Tree Protection Barriers have been installed?

Letter of Authorization

Yes No

If yes, attach copy of Tree Protection Barriers Diagram or illustrate on site plan/survey.

For the safety of our inspectors, please ensure that proper notification has been given to any tenants and that the property has clear access.

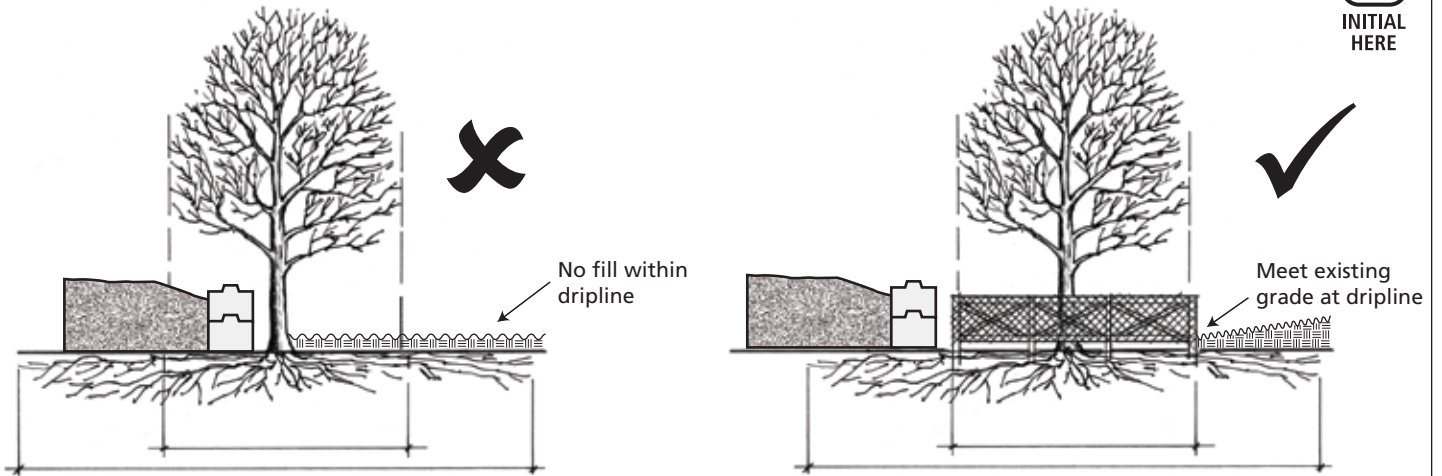
We regret that we are unable to accept faxed, mailed or emailed applications at this time.

For Office Use	Received by:
Application Fee:	Receipt No.:
Permit No.:	Letter of Authorization:
RZ/DP Landscaping Security/ Contribution Collected? <input type="checkbox"/> Yes <input type="checkbox"/> No	Tree Replacement Security Amount (\$750/require replacement tree):

I understand the following actions are prohibited and are ticketable offences under the Tree Bylaw – includes trees onsite and on neighbouring property.

PLEASE INITIAL EACH BOX

PROTECTION OF TREES ON SITES WITH PRE-LOAD AND/OR GRADE CHANGES

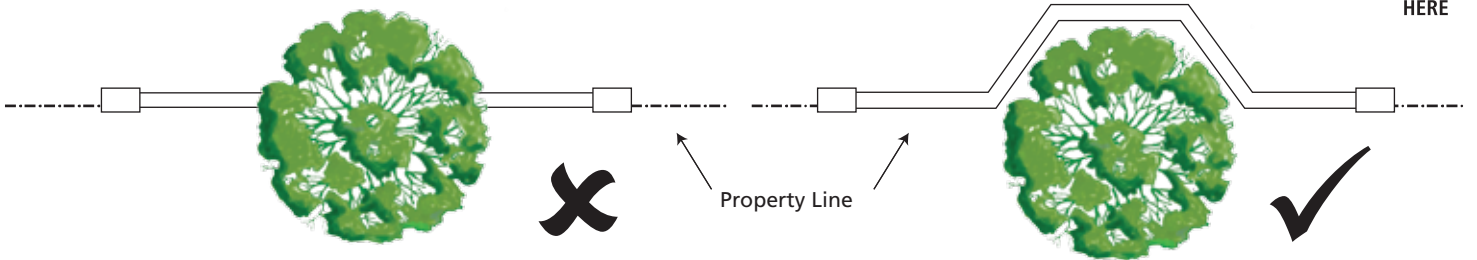


INITIAL
HERE

NOTE: Tree Protection Fencing must be maintained throughout the construction process.

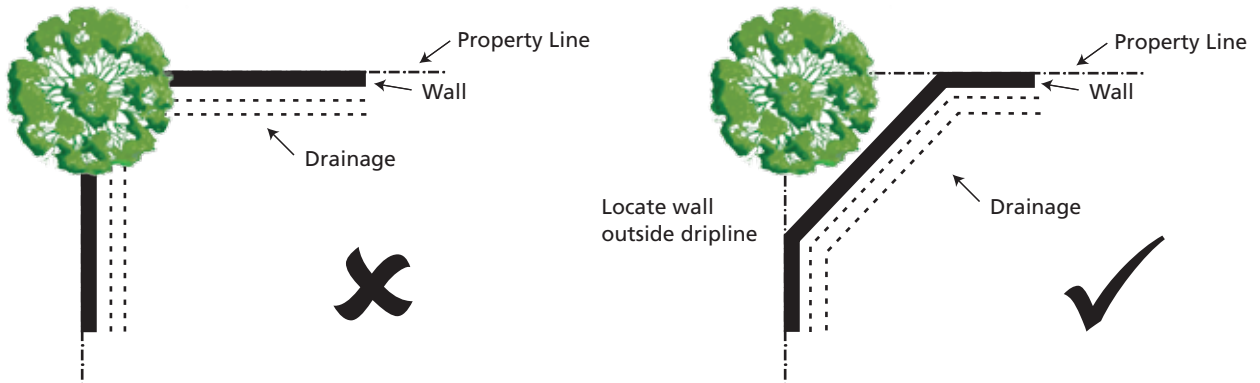
Locate wall
outside dripline

CONSTRUCTION OF PROPERTY LINE WALLS



INITIAL
HERE

CONSTRUCTION OF PROPERTY LINE RETAINING WALLS & PERIMETER DRAINAGE



INITIAL
HERE

Contact 604-247-4684 for clarification on any of the above.

We regret that we are unable to accept faxed, mailed or emailed applications at this time.

Contact Person or Agent: _____ Tel. No. _____

Signature of Applicant: _____

Permit will not be valid until it is picked up and signed.

Please initial in box to indicate you have read and understand this.