



REPLACEMENT TREE REQUIREMENTS

Replacement Trees are required to be planted when trees are removed from a property for property maintenance purposes (Non-Development) and to support building, subdivision and development permit-related work (Development) under a Tree Management Permit.

Replacement Trees – Replacement Requirements

1. One Replacement Tree is required to be planted for each tree cut and removed under a Tree Management Permit (development or non-development related) within six months of removal, or in accordance with the schedule provided in a Tree Management Plan.
2. A required minimum replacement tree size of 4cm (1.6") caliper for deciduous trees and 2m (6.5') high for coniferous trees for non-development related Tree Management Permits
3. A required minimum replacement tree size of 6cm (2.4") caliper for deciduous trees and 3m (9.8') high for coniferous trees for development-related Tree Management Permits.
4. Hedge tree species, palms, dwarf, topiary, and shrub species will not be considered as suitable Replacement Trees.

Replacement Trees – Planting Requirements

1. Replacement Trees are to be planted on the same property as the tree removal. Where replanting on the same property is not feasible, as confirmed by the Director, a Cash In Lieu payment will be required.
2. Replacement Trees must meet the plant condition and structure requirements as set out in the latest edition of the *Canadian Standards for Nursery Stock* as referenced by the British Columbia Landscape and Nursery Association (BCLNA).
3. Replacement Trees are to be a species that will thrive in the proposed location's growing conditions, are the same species, or a comparable species to the type and size (at maturity) of tree species that was removed and are to be a native species unless otherwise accepted by the Director.



This guide is provided for convenience; is not exhaustive; and is not a bylaw. It is a guide prepared to assist you in understanding the requirements for the Interim Tree Management Bylaw. For details and legal documents, you must consult relevant bylaws and provincial legislation.

**Planning &
Development Services**

604-465-2428
info@pittmeadows.ca

Hours: 8:30 a.m. - 4:30 p.m.
(Monday to Friday)

4. Adequate soil volume and growing area are to be provided and maintained to support tree health as identified in a Tree Management Plan as required for development projects or as accepted by the Director for Non-development tree replacement
 - a. Small canopy trees up to 6m (19.7') in canopy spread, minimum of 8m³ (282.5ft³) of soil¹
 - b. Medium canopy trees (up to 10m (32.8') in canopy spread), minimum of 20m³ (706.3 ft³) of soil¹
 - c. Large canopy trees (greater than 10m (32.8') in canopy spread), minimum of 35 m³ (1,236 ft³) of soil¹
5. Planting holes shall be a minimum of two times the root ball width with the root flair visible at finished grade.
6. Replacement Trees shall not be planted within 3m (9.8') of a building foundation or within 1m (3.3') of a utility service.
7. Replacement Trees will not be accepted where the trees have been planted in gravel, sand, or artificial turf.
8. For development projects, the Project Arborist is required to observe and monitor planting of Replacement Trees and confirm in writing to the City that the Replacement Trees have, or have not, been planted successfully as per the Tree Management Plan:
 - a. Where the trees have been successfully planted, the Project Arborist is to provide a **Letter of Completion – Replacement Tree Planting** to the City that confirms Replacement Trees have been successfully planted and to initiate the 12 month maintenance period; or
 - b. Where the Replacement Trees have not been planted, or have not been planted successfully, provide the City written confirmation that includes recommendations for replanting including site improvements.

Replacement Trees – Maintenance Requirements

1. For all development projects where Replacement Trees are required, the Project Arborist is required to include a Maintenance Plan as a component of the Tree Management Plan (see Tree Management Plan Guidelines).
2. Tree maintenance is to comply with the Maintenance Plan requirements as submitted with the Tree Management Plan and will include, but not be limited to, the following requirements:
 - a. Tree protection barriers are required for Replacement Trees planted prior to, or during, active site works. Tree protection barriers are to be installed and maintained until completion of the development work;
 - b. Tree stakes are to be installed to support planted trees and are to be maintained during the 12 month maintenance period following planting of Replacement Trees;
 - c. Irrigation and watering throughout the 12 month maintenance period to ensure health of the planted replacement trees; and
 - d. Soil volume and area are to be preserved to support tree health as per the recommendations in the Tree Management Plan.

3. Any Replacement Tree that dies or becomes diseased prior to the end of the maintenance period and prior to release of refundable securities shall be replaced by a new Replacement Tree. The 12 month maintenance period will restart on confirmation of successful replanting of the new Replacement Tree.
4. For development projects, the Project Arborist is required to monitor the Replacement Tree/s for the full extent of the 12 month maintenance period to ensure trees are protected, cared for, and remain viable and healthy throughout the maintenance period;
 - a. Where trees have been maintained successfully, the Project Arborist is to provide a **Letter of Completion – Maintenance** to the City to confirm successful completion of the 12 month maintenance period for the Replacement Trees confirming that all maintenance activities have been carried out in accordance with the Maintenance Plan; or
 - b. Where trees have not been maintained successfully, the Project Arborist is to provide the City written confirmation that includes recommendations for replanting, site improvements, and/or amendments to the maintenance requirements. The 12 month maintenance program will restart on completion of the recommended amendments.

Refundable Securities for Replacement Trees are required for tree removal in support of Building and Development projects.

Replacement Trees – Refundable Securities

1. Securities are required for each Replacement Tree to be planted as identified in the Tree Management Plan and in the amount specified in the *Interim Tree Management Bylaw No. 3035, 2026*.
2. Securities will be released in two phases:
 - a. The City will release an initial 50% of the security deposit following successful completion of the Replacement Tree planting as per the Tree Management Plan and following the submission of the **Letter of Completion – Replacement Tree Planting** prepared by the Project Arborist.
 - b. The City will release the remaining 50% of the security deposit following successful completion of the 12 month maintenance period as per the Tree Management Plan and following the submission of the **Letter of Completion – Maintenance** prepared by the Project Arborist.
3. Securities will not be released and may be forfeited where:
 - a. the planted tree species, and size of tree, is different from what was recommended in a Tree Management Plan and where amendments to the Tree Management Plan have not been submitted to, or accepted by, the City;
 - b. adequate soil volumes and planting area have not been provided and preserved as prescribed in a Tree Management Plan;
 - c. Replacement Trees have not been watered or otherwise adequately cared for during planting and the maintenance period, as prescribed in a Tree Management Plan;

- d. damage has occurred to, or within, the Critical Root Zone of a Replacement Tree; or
 - e. Replacement Trees show signs of disease, damage, decline in health or death.
4. Securities that are forfeited may be used by the City to complete the replacement planting and maintenance or may be used as Cash In Lieu contribution for the City Tree Replacement Reserve.

Replacement Trees are Protected Trees

Replacement Trees – Ongoing Protection

1. All Replacement Trees are bylaw-protected and require a permit for removal or relocation regardless of size.
2. Removal or damage of a Replacement Tree without permit will constitute an offence under the *Interim Tree Management Bylaw No. 3035, 2026* and will be subject to fines and other enforcement.

For more information, please contact:

Environment Staff
Ph: 604-460-6744
Environmental@pittmeadows.ca

Development Services
Ph: 604-465-5454
info@pittmeadows.ca
Pittmeadows.ca