



TREE MANAGEMENT PERMIT FEES, SECURITIES, CASH IN LIEU PAYMENTS

Tree Management Permit fees, securities and Cash in Lieu options are summarized in the following table and detailed in the following sections.

Permit Type	Permit Application Fees	Refundable Securities		Cash In Lieu
		Retained Trees	Replacement Trees	
Non-development: for tree removal to support property maintenance	\$50 + \$50 per tree	N/A	N/A	\$900 per tree
Development: for tree removal to support site Works; building, subdivision, or development permits	\$300 + \$50 per tree	\$2,000 per tree	\$1,500 per tree	\$1,500 per tree



This guide is provided for convenience; is not exhaustive; and is not a bylaw. For details and legal documents, you must consult relevant bylaws and provincial legislation.

Tree Management Permit Fees

1. Tree Management Permit – Non-Development: \$50 permit application, plus \$50 fee for each tree proposed for removal.
2. Tree Management Permit – Development: \$300 permit application, plus \$50 fee for each tree proposed for removal.

Replacement Tree Securities

1. Refundable securities are required to ensure replanting of each Replacement Tree under a Tree Management Permit – Development.
2. Each Replacement Tree will require a refundable security of \$1,500 to ensure planting is completed and the Replacement Trees remain healthy (up to a maximum of \$30,000 per hectare and \$100,000 per application).
3. Securities are required prior to the issuance of a Tree Management Permit, prior to the start of site Works, and prior to the issuance of a City Permit (building, subdivision, or development).

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

4. Securities will be released upon completion of the following conditions:
 - a. All site Works, including all landscaping, are completed;
 - b. Replacement Tree planting has been completed following International Society of Arboriculture (ISA) accepted best management practices and American National Standards Institute (ANSI) A300 Tree Care Standards;
 - c. A **Letter of Completion – Replacement Tree planting** has been submitted by the Project Arborist to the City (in a form acceptable to the Director) that confirms that Replacement Tree planting has been completed successfully (50% of the securities will be released);
 - d. Successful completion of a 12 month maintenance period for Replacement Trees; and
 - e. A **Letter of Completion – Maintenance** has been submitted by the Project Arborist to the City (in a form acceptable to the Director) that confirms the Replacement Trees have been successfully maintained for 12 months.
5. Replacement Tree Securities may be forfeited for any of the following reasons:
 - a. Any Replacement Tree is damaged, cut or removed, or is showing signs of health decline or dies and is not replaced by the Applicant;
 - b. Any Replacement Tree is planted in a manner that is not consistent with an approved Tree Management Plan, including but not limited to the species, size, location and care prescriptions for planted Replacement Trees;
 - c. Health and planting details of a Replacement Tree are not verified by the Project Arborist;
 - d. Concerns over the health and long-term viability of the Replacement Tree and planting conditions have been identified by the Project Arborist; or
 - e. The Replacement Tree has not been planted within 6 months of tree removal.

Cash in Lieu Payments

1. Cash In Lieu payment is an option to support tree replacement where Replacement Trees are not considered feasible on a specific property, as confirmed by the Director.
2. Replacement Trees that are not able to be planted will require a Cash In Lieu payment of \$900 per tree for Non-Development Permits or \$1,500 per tree for Development Permits.
3. Cash In Lieu payments are required prior to the issuance of a Tree Management Permit and prior to tree removal.
4. Cash In Lieu payments are added to the City's Tree Replacement Reserve for tree planting, maintenance and habitat improvement opportunities throughout the City.
5. Cash In Lieu payments are not refundable.

Tree Protection Securities

1. For trees that are retained and require protection on a property during site Works (work associated with building, subdivision, servicing, and development permits), each tree will require a refundable security of \$2,000.
2. Securities are required prior to the issuance of a City Permit and the start of site Works.
3. Tree Protection Securities will be held until the following conditions are met:
 - a. All site Works are completed, including site landscaping; and,
 - b. **Letter of Completion – Tree Protection**, signed by the Project Arborist, is submitted to the City in a form acceptable to the Director.

4. Tree Protection Securities may be forfeited for the following reasons:
 - a. a Retained Tree is damaged, cut or removed, is showing signs of health decline, or dies (other than from natural incident such as lightning strike);
 - b. the Tree Protection Barrier is removed from a property during site Works on the property and before approval is granted by the Director;
 - c. the Critical Root Zone has been impacted during site Works on the property; or
 - d. other tree impacts have occurred without permit or otherwise approved by the Director (e.g. over pruning, topping, soil removal, drainage impacts, etc.).

For more information, please contact

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