



## OPEN HOUSE

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The purpose of this Open House is to:

- Inform the community about the City of Pitt Meadows *Interim Tree Management Bylaw No. 3035, 2026* adopted on March 3, 2026
- Seek input into tree protection, tree removal permits and options to grow the City's Urban Forest for the preparation of a community-informed Tree Management Bylaw



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*We acknowledge with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of q̓íçəy̓ (Katzie) First Nation who have been stewards of this land since time immemorial.*

*The City stands with Indigenous Peoples, committed to learning and evolving, as we acknowledge this historical truth and take meaningful steps towards reconciliation.*

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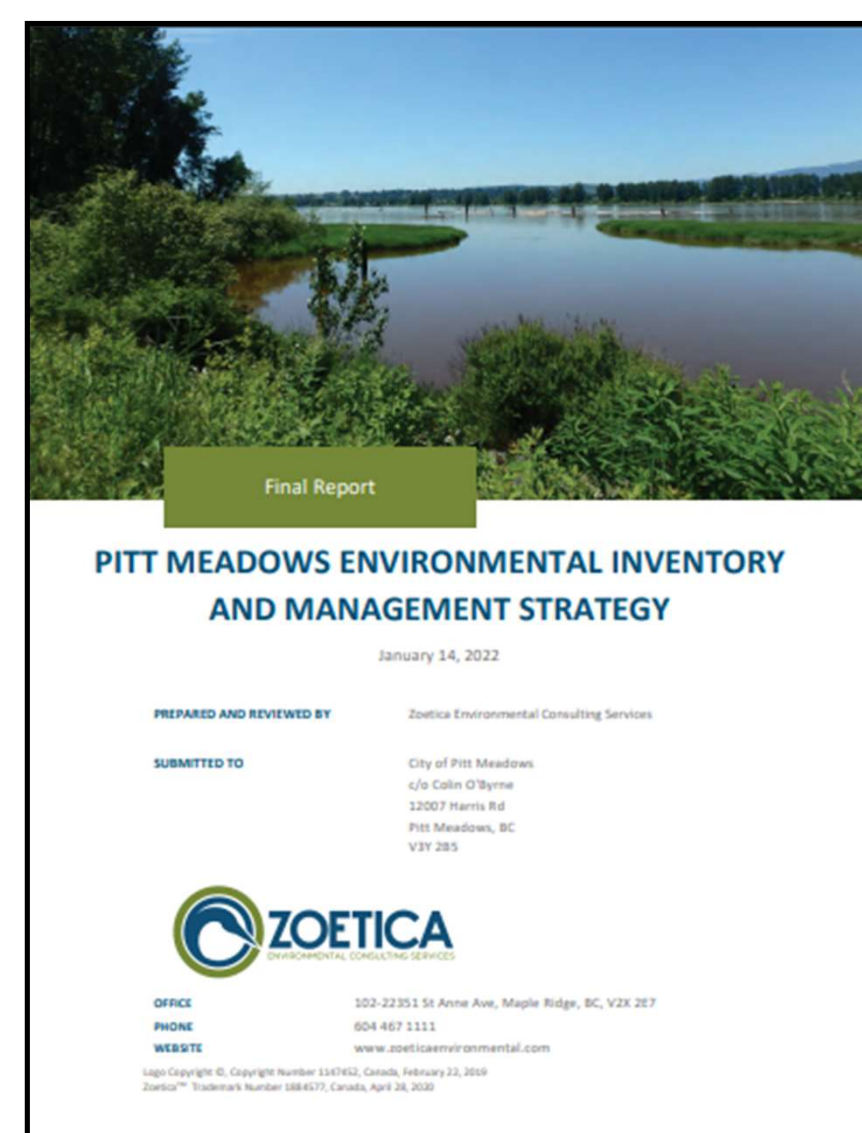


### What's New?

The City adopted the *Interim Tree Management Bylaw* on March 3, 2026. The City has also initiated a community engagement process in order to prepare a community-informed Tree Management Bylaw later this year.

### Why Was the Interim Bylaw Adopted?

The City of Pitt Meadows continues to show support for the City's natural environment and Urban Forest through the City's Official Community Plan (2022), the Environmental Inventory and Management Strategy (2022) and the Urban Forest Strategy (2024). Establishing a Tree Management Bylaw is a recommendation in each of these guiding documents. The Interim Bylaw will provide protection and permit guidance while the community engagement process is underway to prepare a community-informed Tree Management Bylaw.



### Interim Tree Management Bylaw Provides:

- ✓ **Tree protection** for property maintenance and development projects
- ✓ **Tree Management Permits** for tree removals
- ✓ **Tree Replacement** when trees are removed
- ✓ **Cash In Lieu** when tree replacement is not feasible
- ✓ **Exemptions:**
  - ❖ Hazardous and/or dead Trees
  - ❖ Trees cut or removed in the Agricultural Land Reserve (ALR)
  - ❖ Trees cut or removed outside of the ALR with a Farm Plan



## Tree Protection and Replacement

### Tree Protection During Construction

Building and Development projects require the following:

- Tree surveys
- Arborist assessments
- Tree Management Plans
- Tree Protection fencing and other protection measures
- Arborist monitoring
- Refundable tree protection securities



### Tree Protection for Tree Maintenance and Landscaping

- Prohibited Activities:
  - Topping trees
  - Over-pruning of trees
  - Cutting tree roots within the Critical Root Zone
  - Soil removal or compaction within the Critical Root Zone
- Professional standards for maintenance (ISA and ANSI)
- Tree care companies are required to have valid business licenses in Pitt Meadows and insurance

### Tree Replacement Requirements

When healthy trees are removed under permit, permit conditions will include:

- Replacement within 6 months
- Replacement Trees are to be maintained for 12 months
- Replacement Tree security deposits for Development projects
- Interim Bylaw requires 1:1 replacement for all trees
- Proposed Bylaw proposes graduated replacement criteria based on size and canopy

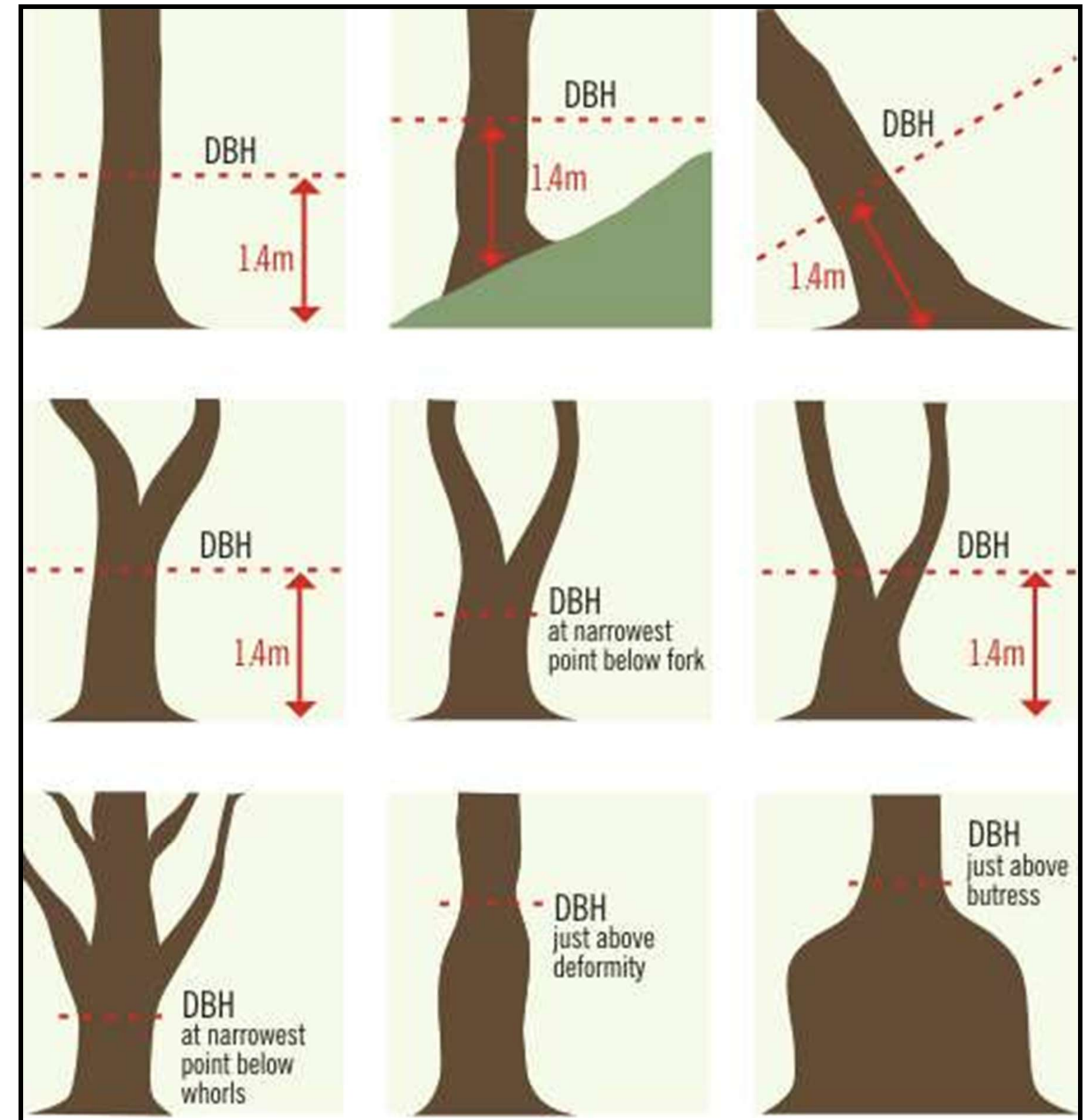




### How is a Permit Tree Defined?

**Definition of a Permit Tree:** Trees that are 20cm in Diameter at Breast Height (DBH) or greater, on private land or any woody plant that is on City-owned land.

**DBH:** Standard measurement of the diameter of a tree's trunk measured 1.4m above the ground. Used to determine tree size and replacement calculations.



## Tree Management Permits

Under the *Interim Tree Management Bylaw*, Tree Management Permits are required for tree removals for trees of 20 cm DBH or greater, unless an exemption applies (e.g. trees that are dead or hazardous). There are 2 types of permits:

1. **Property Maintenance** – short-term review, limited assessment
2. **Development** – in-depth review, detailed assessment

Comparison of Tree Management Permit application requirements:

Permit Requirements	Tree Management Permit	
	Property Maintenance	Development
Permit Cost	\$50 + \$50 per tree	\$300 + \$50 per tree
Tree Survey	×	✓
Arborist Assessment	×	✓
Tree Management Plan	×	✓
Tree Replacement Security	×	\$1,500 per tree
Cash In Lieu	\$900 per tree	\$1,500 per tree
Bird Nesting Survey (Mar. 1 – Aug. 31)	✓	✓



### What is a "Significant" Tree?

Certain trees provide exceptional environmental, ecological, cultural, or community value due to their size, rarity, age, or historical significance. Designation as a "Significant Tree" recognizes a tree's importance and provides additional protection measures.

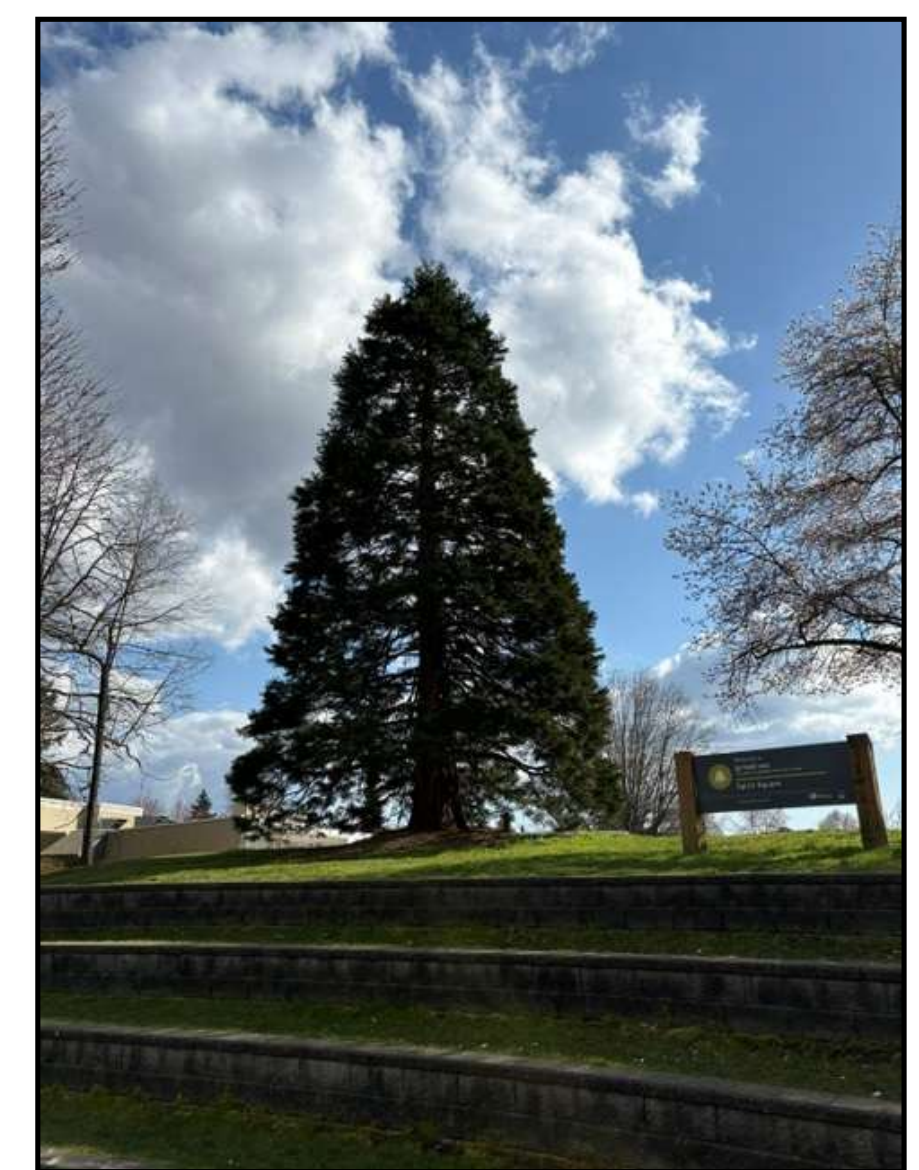
#### Significant Size

- If so, what size (DBH)?
  - 50cm DBH
  - 70cm DBH
  - 90cm DBH
  - >90cm DBH



#### Significant Ecological Value

- Rare or uncommon species in the region
- Exceptional age relative to species' lifespan
- Important wildlife habitat or ecological function



#### Significant Landmark/Aesthetic Value

- Exceptional size or form
- Recognized as a local landmark
- Contributes strongly to neighborhood character



#### Significant Cultural/Heritage Value

- Associated with a significant event or individual
- Planted to commemorate a historical milestone
- Located within a recognized heritage landscape



### Farming is Exempt from the Bylaw

Farming is essential to our community's economy, food security, and character. Tree removal that is necessary to support active agricultural production will remain exempt from the requirements of the Tree Management Bylaw. The intent of the Tree Management Bylaw is not to interfere with lawful farming operations but to provide clarity and consistency where trees and buildings intersect.

#### Key considerations for how the Bylaw could approach farmlands:

- ❖ Limit tree protection to non-active farming areas
- ❖ Apply tree replacement to residential areas only
- ❖ Maintain flexibility for farming needs
- ❖ Support environmental functions that benefit farming operations



#### Benefits Trees can provide within agricultural landscapes:

- ❖ Wind protection for crops
- ❖ Soil stability and erosion control
- ❖ Shade and temperature regulation
- ❖ Wildlife habitat and biodiversity corridors
- ❖ Riparian protection along waterways
- ❖ Assist with invasive species management





### Growing the Urban Forest in Pitt Meadows

To increase the number of trees contributing to the overall canopy of the City, existing trees will need to be protected and new trees will need to be planted. The Proposed Bylaw uses tree replacement and a canopy cover target to grow the City's Urban Forest.

#### Growing the Canopy with Tree Replacements

- When trees are removed, new trees need to be planted
- Replacement is based on:
  - Size of trees removed (based on canopy)
  - Size of trees planted (based on canopy)
- The larger the tree removed, the more replacement trees to be planted
- Replacement trees are to be of same species or canopy size, or of an equal value
- Different replacement requirements for Property Maintenance Permits vs. Development Permits

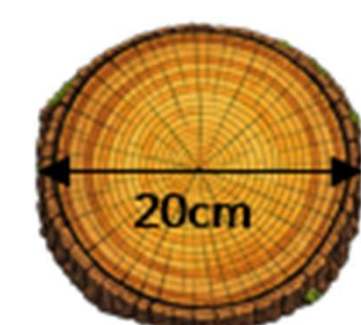
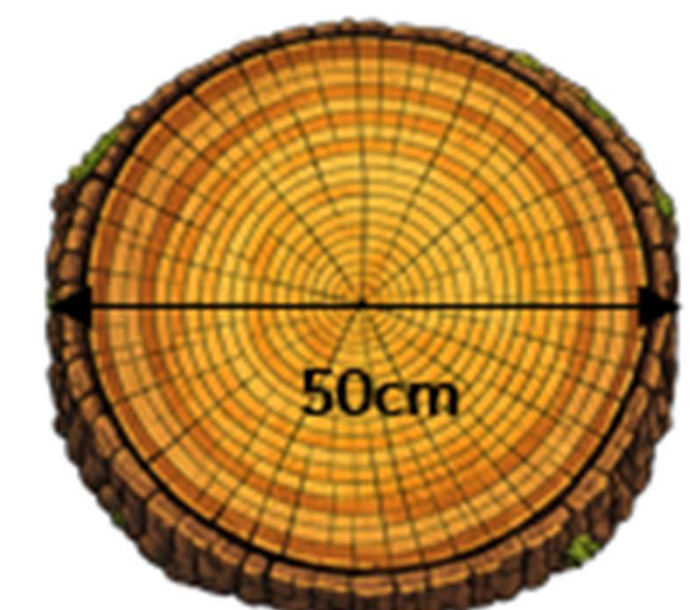
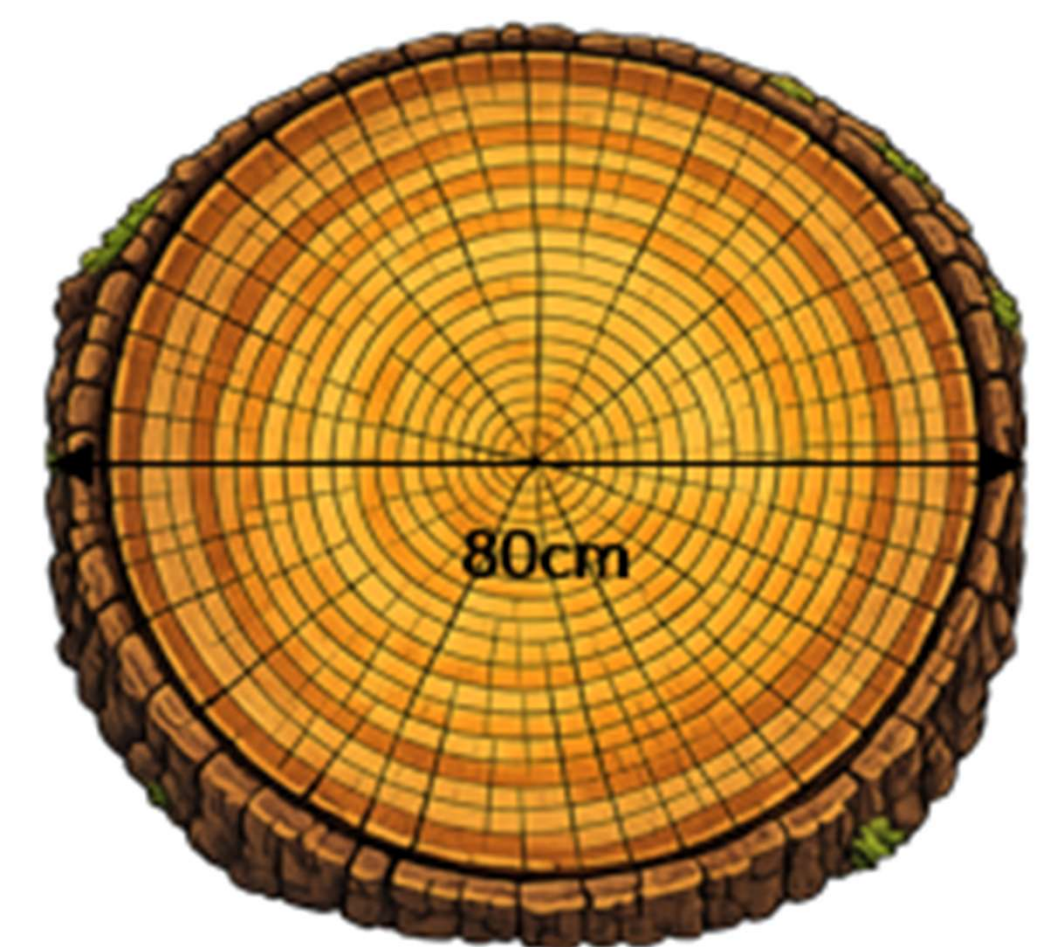


Tree Replacement Requirements:

Size of tree removed	Tree replacement requirement (by permit type)	
	Property Maintenance	Development
20cm - 40cm DBH	1	2
41cm – 70cm DBH	2	4
> 70cm DBH	3	6

#### Unable to replant?

- Cash in lieu is an option when planting is not feasible
- Cash in lieu values are based on tree canopy-size categories (3):
  - \$1,000 per large canopy tree
  - \$500 per medium canopy tree
  - \$250 per small canopy tree
- Proposed Bylaw provides flexibility as it includes size and value comparators to help with planting options and recognizing overall planting value
- Cash in lieu supports the City's Tree Replacement Fund



Value Comparison for Tree Canopy Categories:

	Large Tree	Medium Tree	Small Tree
Equivalency	1	2	4
Cash Value	\$1000	\$500	\$250
Canopy Spread	177m <sup>2</sup>	65m <sup>2</sup>	15m <sup>2</sup>



### Growing the Urban Forest in Pitt Meadows

To increase the number of trees contributing to the overall canopy of the City, existing trees will need to be protected and new trees will need to be planted. There are two different approaches that are proposed to grow the City’s forest canopy; using tree replacement and using a canopy cover target.

#### Growing the Canopy with a 30% Tree Canopy Target

- Applied only to development/building projects
- Achieved through tree retention and planting
- Will improve distribution of urban trees
- Three categories of trees based on canopy area

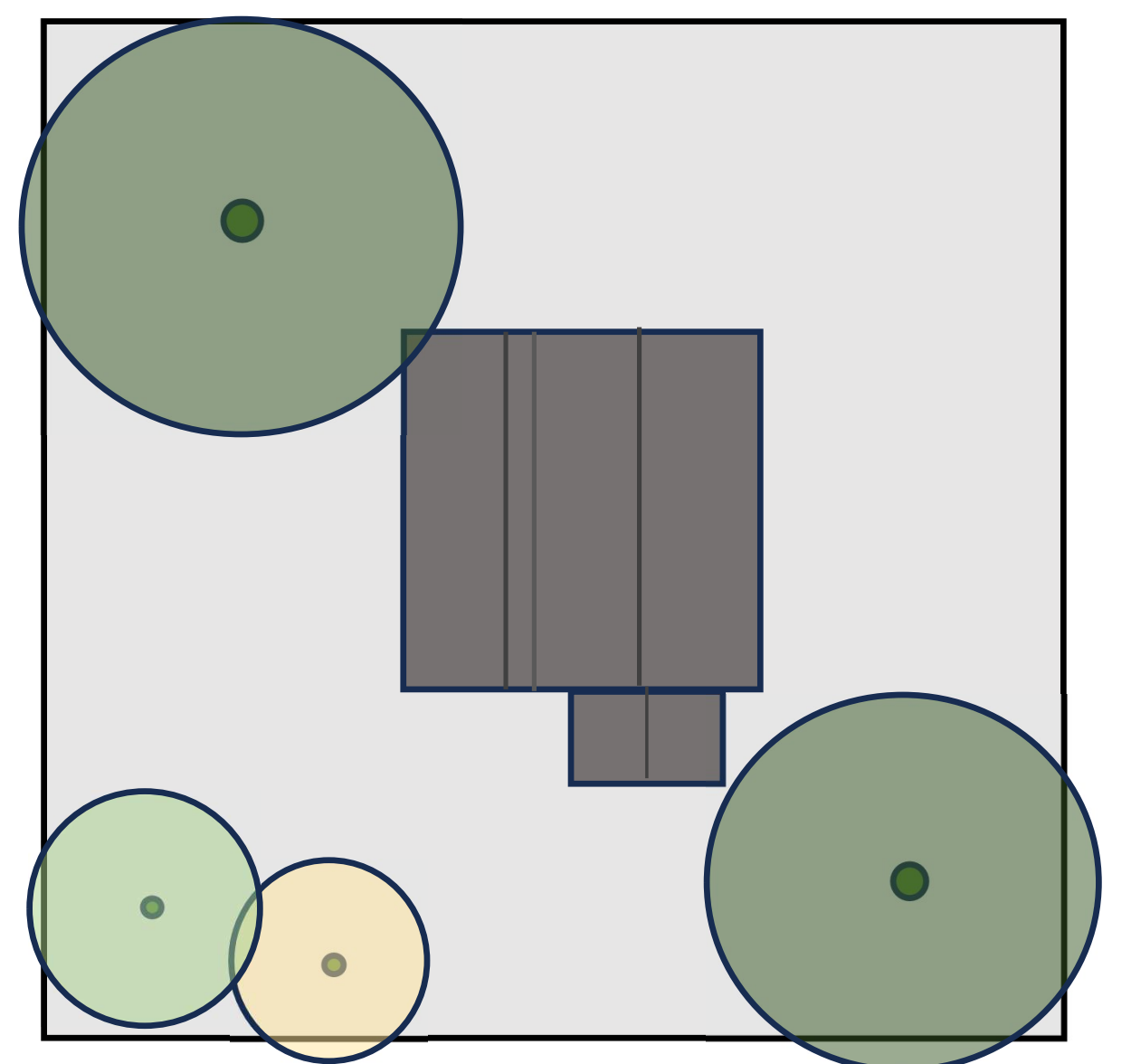
#### How to Determine Tree Canopy Size?

- Canopy sizes are based on tree species
- Canopy size is based on tree at maturity (40 yrs.)
- Metro Vancouver Tree Guide provides canopy estimates

Diagram 1. Street view of canopy cover



Diagram 2. Aerial view of canopy cover



Metro Vancouver tree guide – example information

**Tree Guide**

**Douglas fir**

Scientific name	Pseudotsuga menziesii
Height	Large (above 15 m)
Tree type	Evergreen
Canopy area	177 m <sup>2</sup> (est. at 40 years)
Canopy spread	Large (12+ m at est. at 40 years)
Life expectancy	Long (above 150 years)
Growth rate annually	Medium (est. 51-75 cm/year)
Shade density in leaf	Medium (needs 10-25% full sunlight)

#### How to Achieve Canopy Target?

- Development planning to retain and plant trees on site
- Overall canopy target per lot is based on lot area (30%)
- Bylaw provides flexibility in meeting canopy target:
  - Value for small, medium and large canopy trees
  - Small, medium or large canopy trees can be planted for value

Value Comparison for Tree Canopy Categories:

	Large Tree	Medium Tree	Small Tree
Equivalency	1	2	4
Cash Value	\$1000	\$500	\$250
Canopy Spread	177m <sup>2</sup>	65m <sup>2</sup>	15m <sup>2</sup>

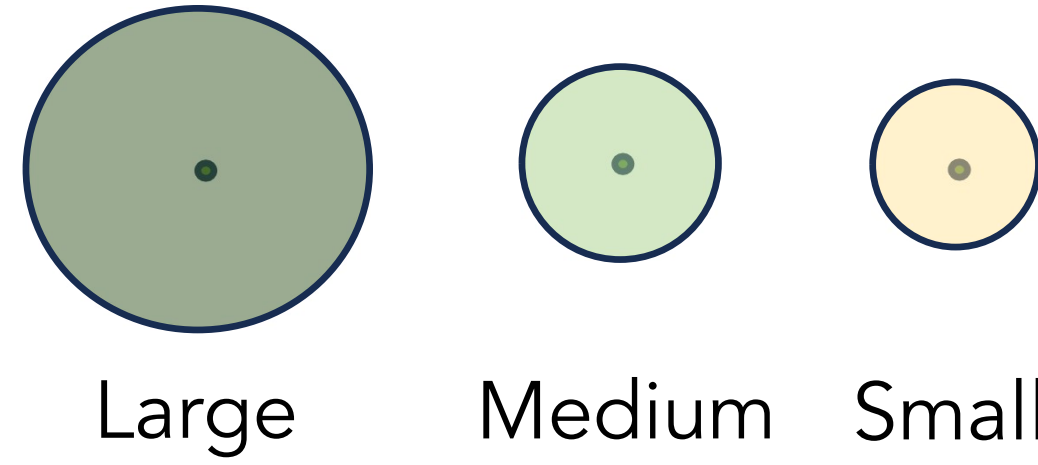
#### Unable to Achieve Canopy Target?

- Bylaw provides cash in lieu option
- Cash in lieu values based on tree canopy sizes
- Requires a 2x cash in lieu value for trees required to resolve deficiency



### Growing the Urban Forest in Pitt Meadows

Tree Canopy sizes



Size of tree removed	Tree replacement requirement (by permit type)	
	Property Maintenance	Development/Building
20 to 40cm DBH	1	2
41 to 70 DBH	2	4
Greater than 70cm DBH	3	6

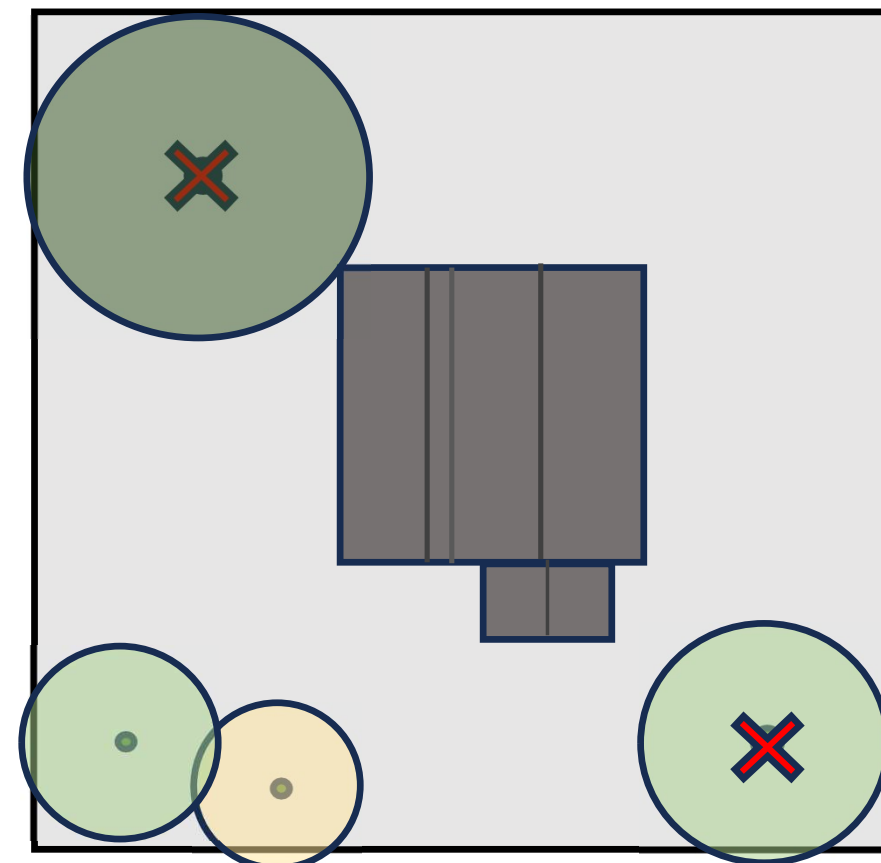
	Large Tree	Medium Tree	Small Tree
Equivalency	1	2	4
Cash Value	\$1000	\$500	\$250
Canopy Spread	177m <sup>2</sup>	65m <sup>2</sup>	15m <sup>2</sup>

#### Example 1: Tree Removal and Replacement for Property Maintenance

Tree Replacement Requirement

Proposed Tree Removal			Required Tree Replacement	
Tree species	DBH	Tree Canopy Size	Number	Tree Canopy Size
Douglas fir	55cm	Large	2 trees	Large
Pacific dogwood	25cm	Medium	1 tree	Medium

Aerial view of property



Street view of property

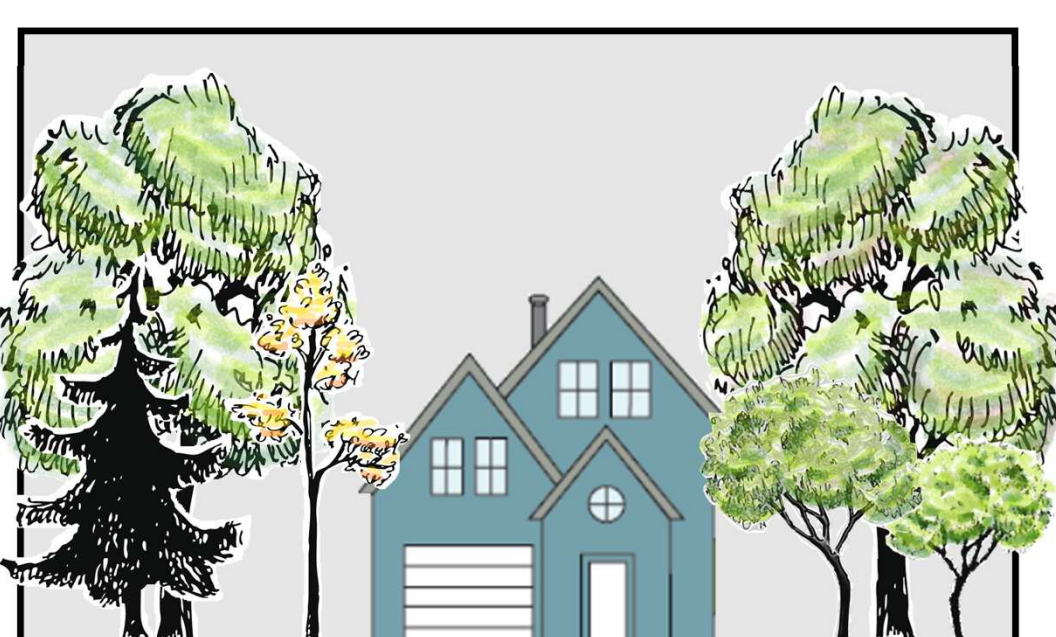
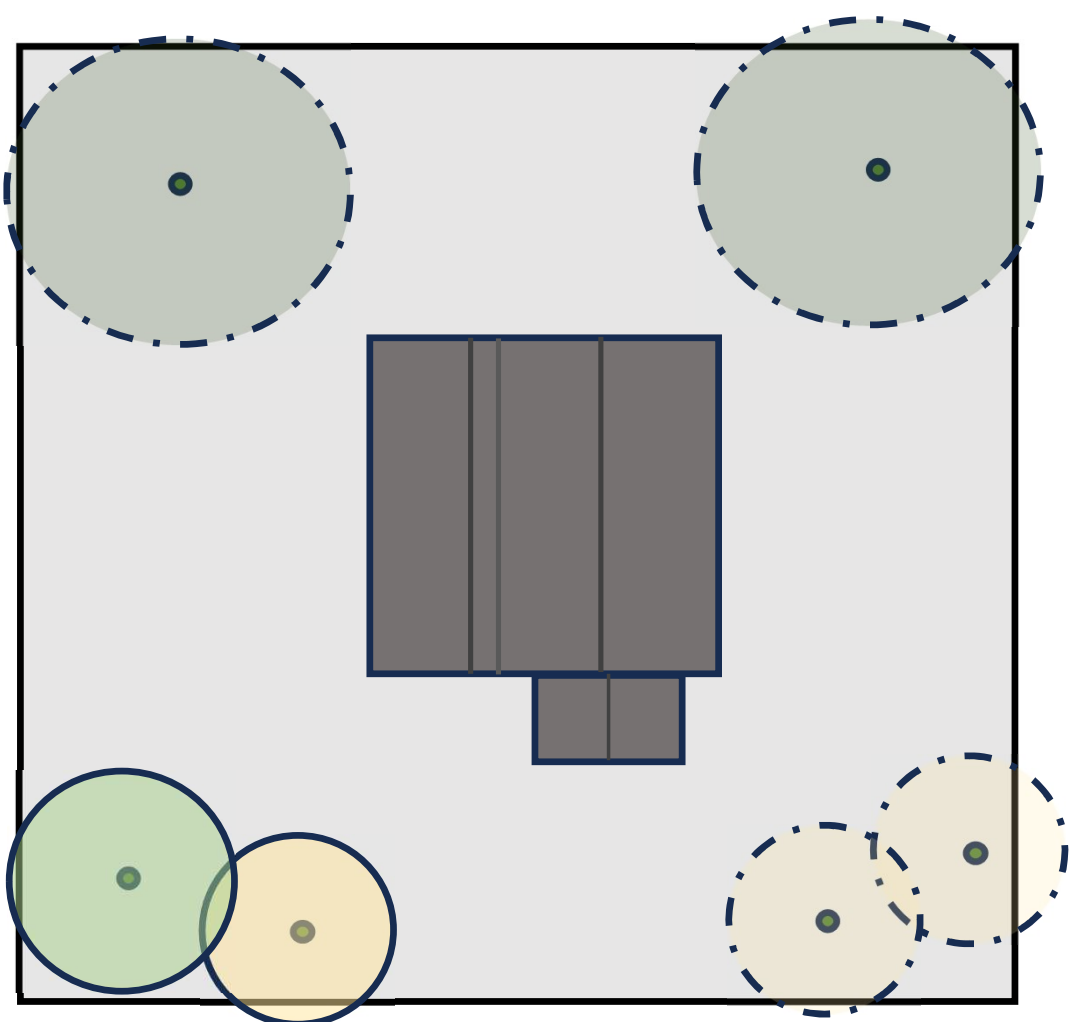


#### Scenario 1: Full replacement

Property owner plants:

- ❖ 2 red oak trees (large canopy)
- ❖ 2 kousa dogwood trees (small canopy)

- ✓ Replacement requirement is met
- ✓ cash in lieu is not required

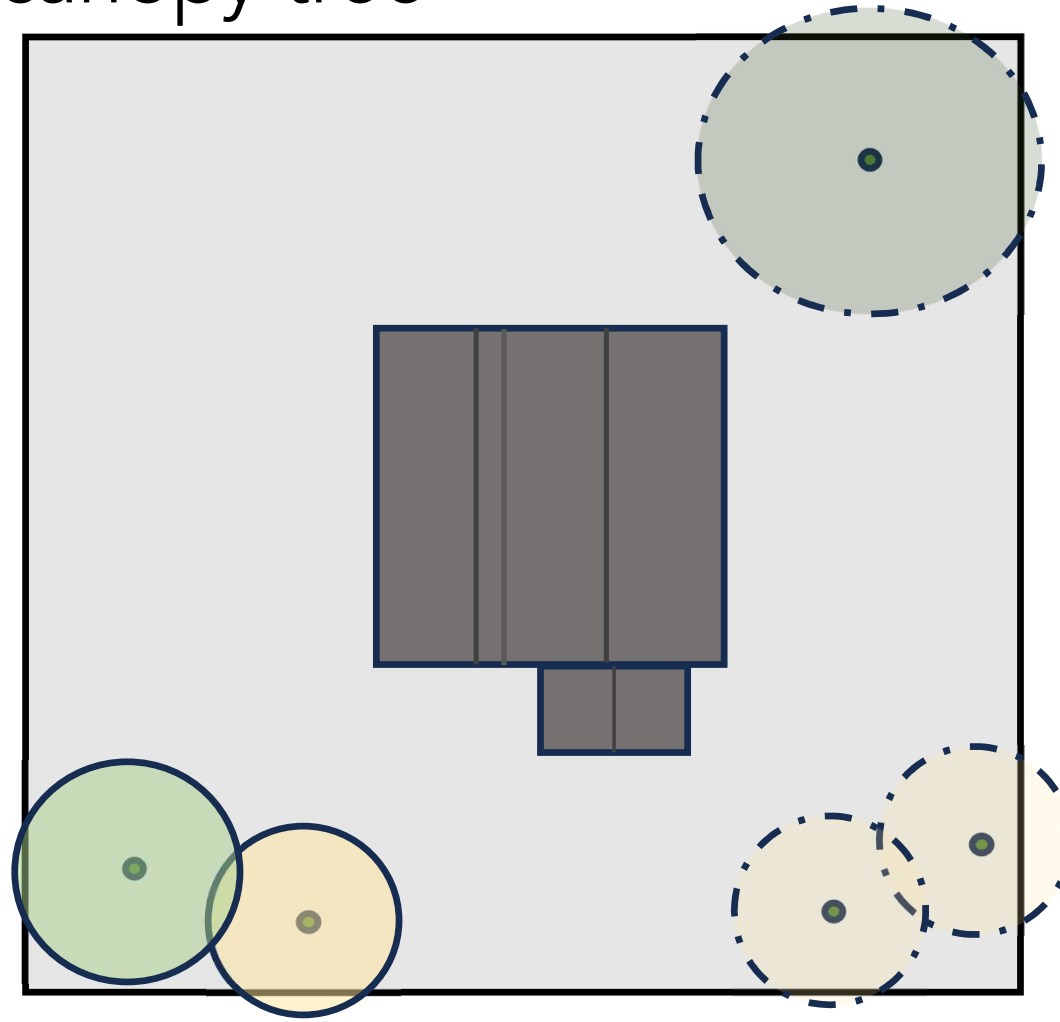


#### Scenario 2: Partial replacement

Property owner plants:

- ❖ 1 red oak tree (large canopy)
- ❖ 2 kousa dogwood trees (small canopy)

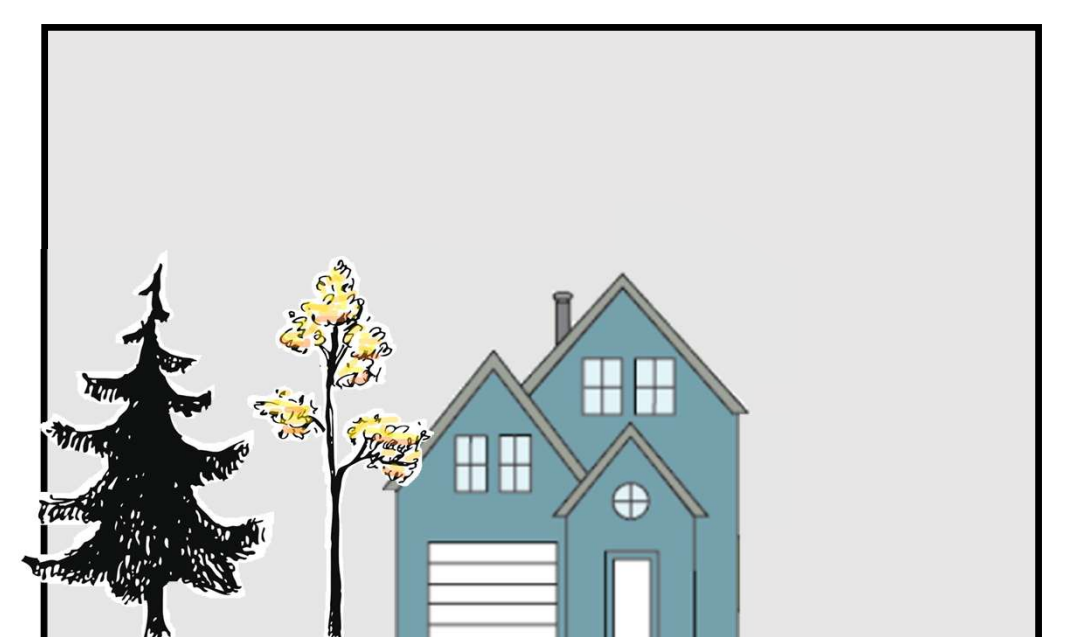
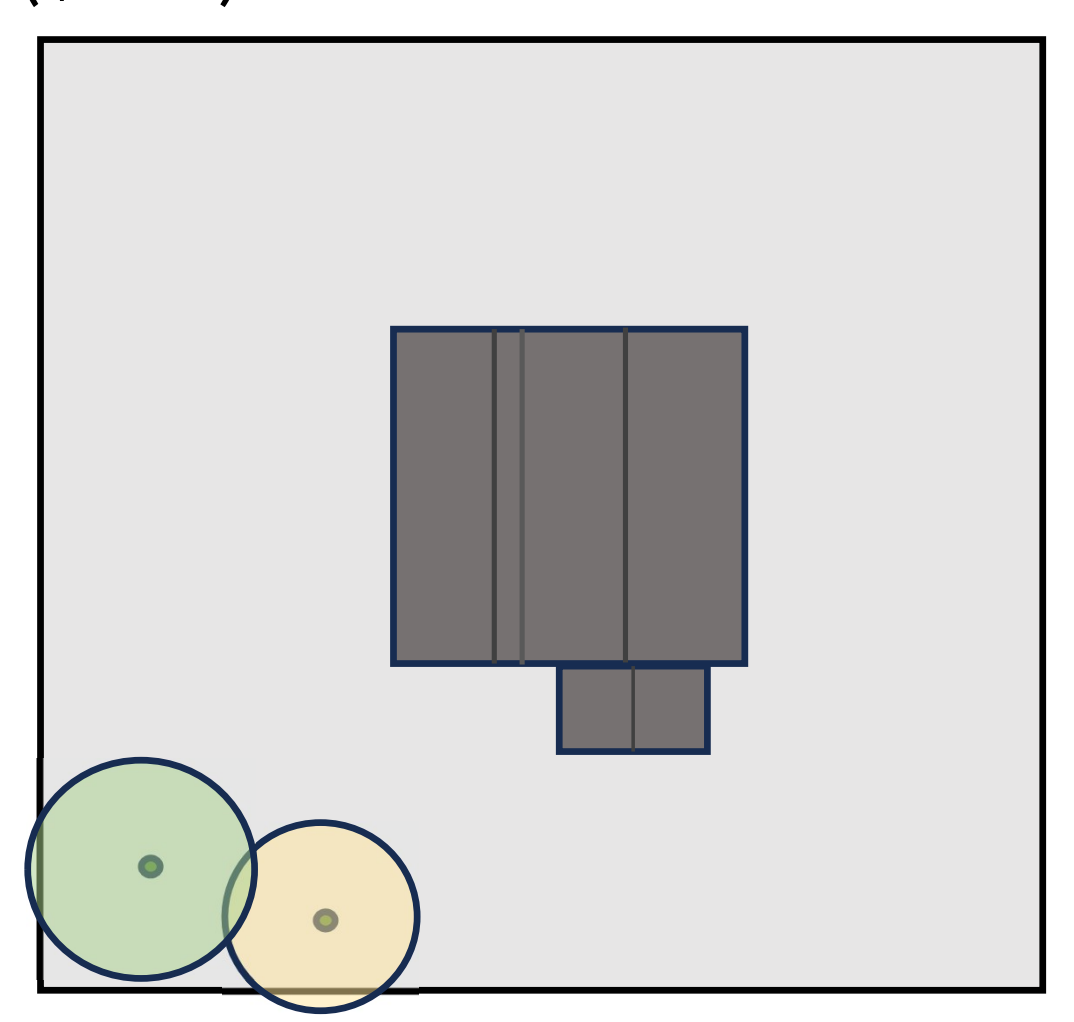
- Replacement requirement is not met
- Tree replacement is deficient by 1 large canopy tree
- Cash in lieu of \$1,000 is required; equivalent to the value of 1 large canopy tree



#### Scenario 3: No replacement

Property owner does not replace trees:

- Replacement requirement is not met
- Tree replacement is deficient by 2 large canopy trees and 1 medium canopy tree
- Cash in lieu of \$2,500 is required; equivalent to the value of 2 large canopy trees (2x\$1,000) plus value of 1 medium canopy tree (\$500)





### Growing the Urban Forest in Pitt Meadows

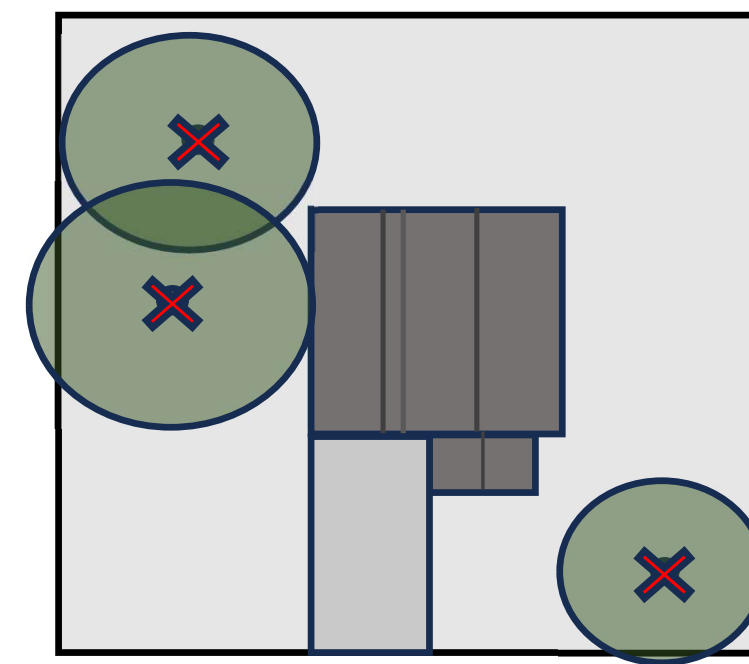
#### Example 2: Tree Removal, Replacement and 30% Canopy Target for Property Development

Property size: 1,000 m<sup>2</sup>

30% Canopy Target: 300 m<sup>2</sup>

Proposed Tree Removal			Required Tree Replacement	
Tree species	DBH	Tree Canopy Size	Number	Tree Canopy Size
Western red cedar	35cm	Large	2 trees	Large
Western red cedar	100cm	Large	6 trees	Large
Douglas fir	55cm	Large	4 trees	Large

Aerial view of property



Street view of property



#### Scenario 1: Canopy target achieved

Developer plants:

- ❖ 2 red maple trees (large canopy) = 2 large canopy trees
- ❖ 4 paperbark maple trees (small canopy) = 1 large canopy tree

Replacement requirement is not met

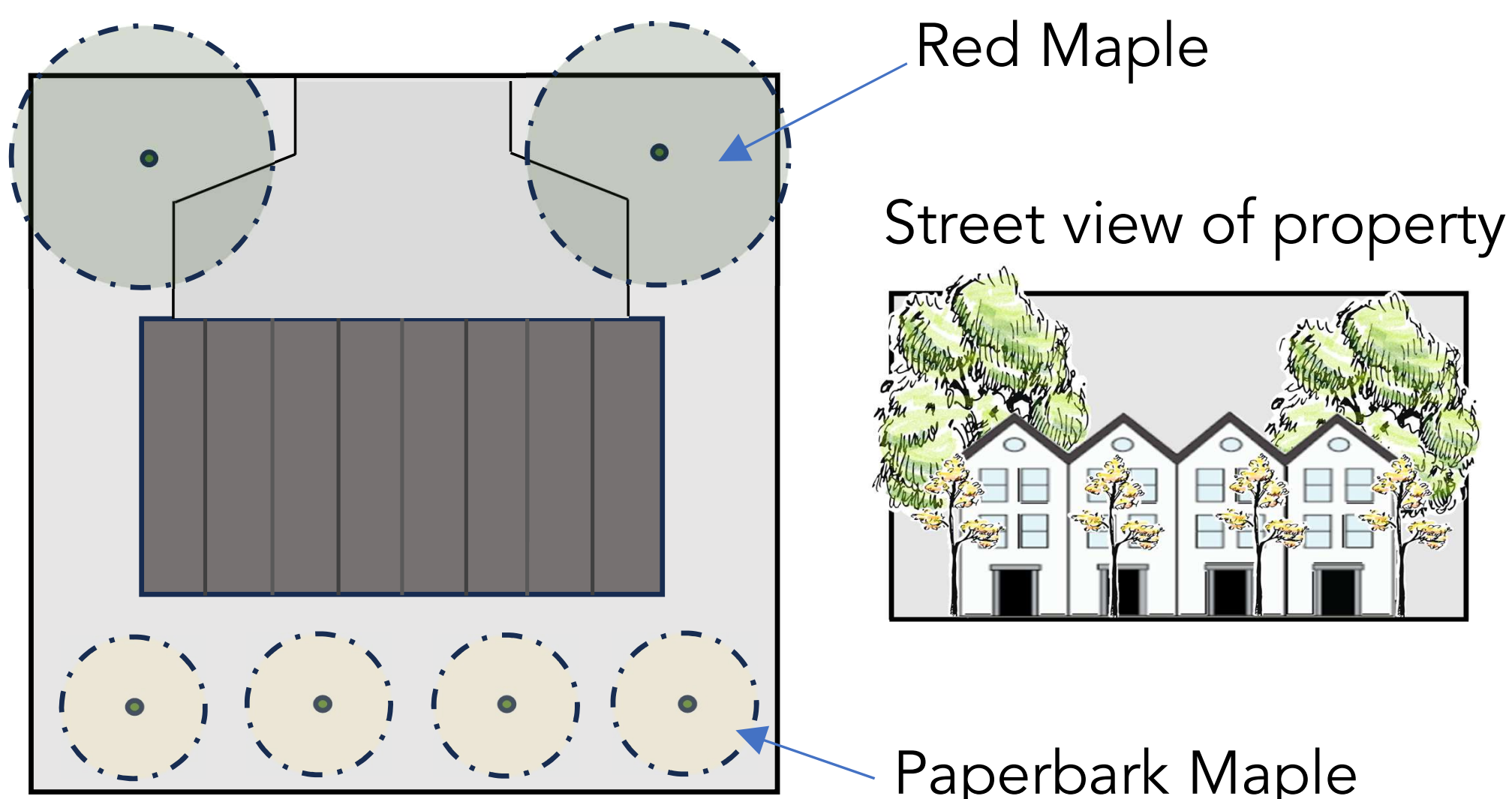
- A total of 12 large canopy trees are required for planting
- Total of 2 large canopy trees and 4 small canopy trees (1 large canopy tree equivalent) are included in the development design;
- Tree replacement is deficient by 12-9 large canopy trees
- Cash in lieu is required; equal to the value of 9 large canopy trees (9x\$1,000) = \$9,000

30% canopy target is met

- ✓ 2 red maple trees provide (2x177m<sup>2</sup>) 354m<sup>2</sup> of tree canopy
- ✓ 4 paperbark maple trees provide (4x28m<sup>2</sup>) 112m<sup>2</sup> of tree canopy
- ✓ Total canopy provided 466m<sup>2</sup> exceeds 30% canopy target

Total cash in lieu required for the development is \$9,000

Aerial view of property



#### Scenario 2: Canopy Target not achieved

Developer plants:

- ❖ 4 paperbark maple trees (small canopy) = 1 large canopy tree

Replacement requirement is not met

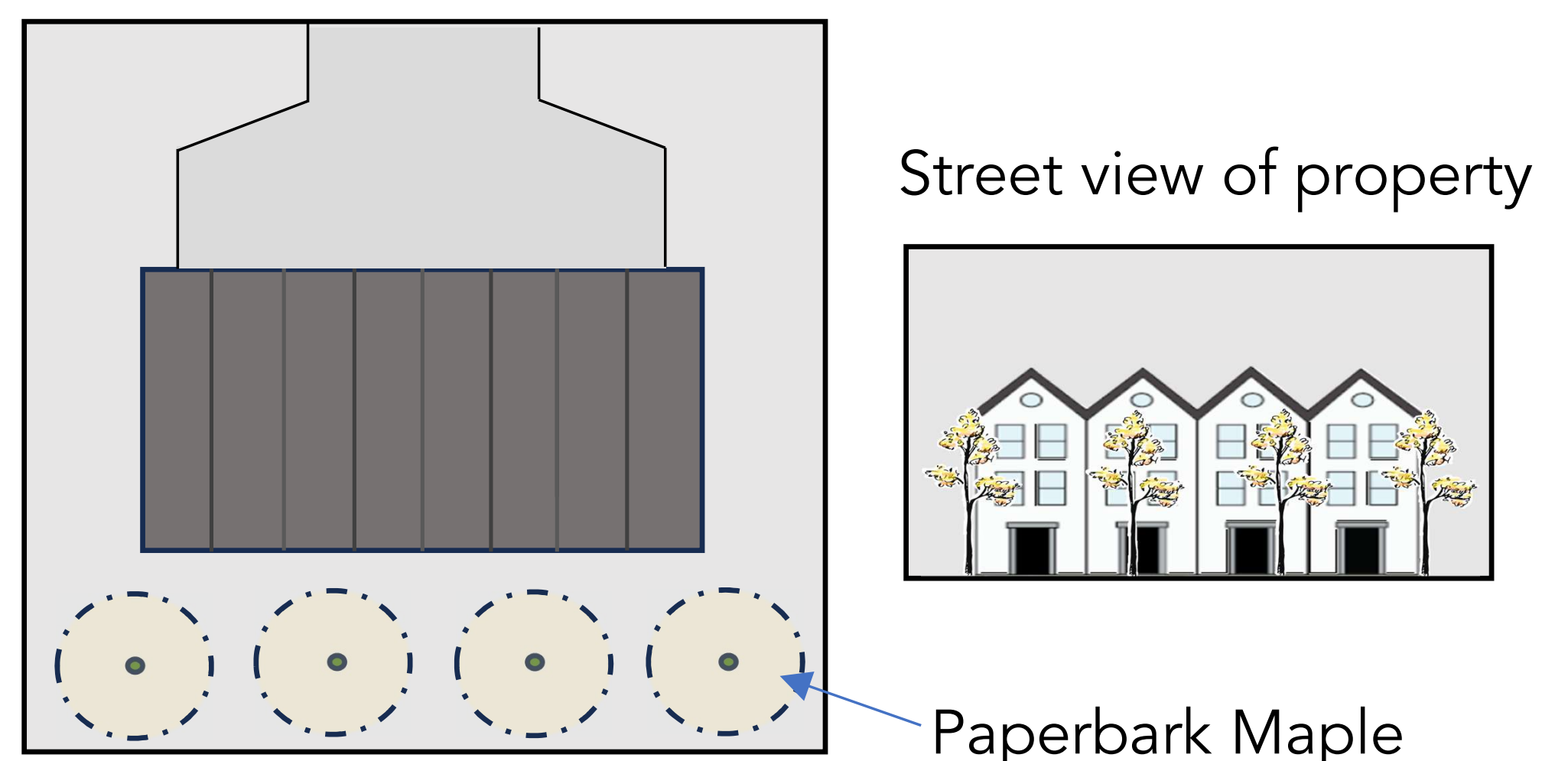
- A total of 12 large canopy trees are required for planting
- A total of 4 small canopy trees (1 large canopy tree equivalent) are included in the development design
- Tree replacement is deficient by 11 large canopy trees
- Cash in lieu is required; equal to the value of 11 large canopy trees (11x\$1,000) = \$11,000

30% canopy target (300 m<sup>2</sup>) is not met

- 4 paperbark maple trees = (4x28m<sup>2</sup>) 112m<sup>2</sup> of tree canopy
- Total canopy does not meet the 30% canopy target of 300m<sup>2</sup>
- Canopy is deficient by 300m<sup>2</sup>-112m<sup>2</sup> = 188m<sup>2</sup>
- Canopy deficiency would be achieved by planting 1 large canopy tree (177m<sup>2</sup>) + 1 small canopy tree (15m<sup>2</sup>)
- Cash in lieu is required; equal to 2x the value of canopy trees needed to be planted to meet the 30% canopy target
  - 2x(\$1,000 + \$250) = \$2,500

Total cash in lieu required for the development is \$13,500

Aerial view of property





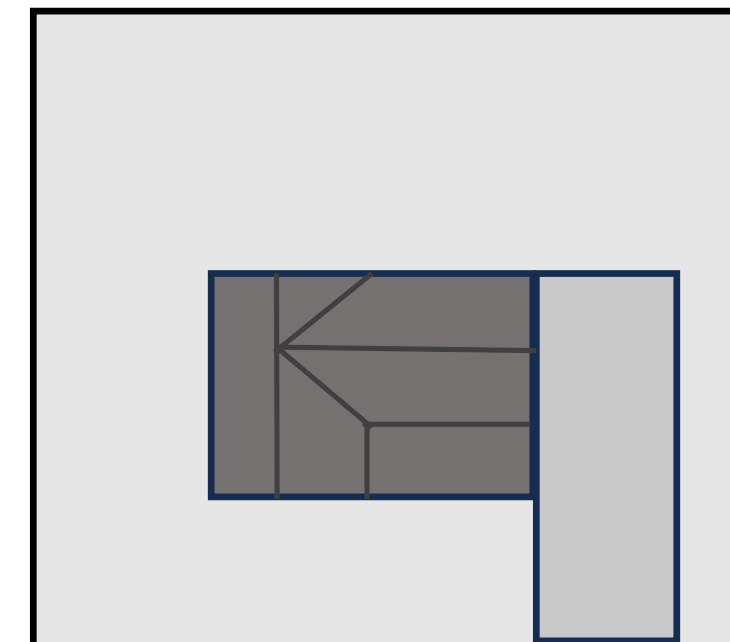
### Growing the Urban Forest in Pitt Meadows

#### Example 3: No Trees to Remove and 30% Canopy Target for Property Development

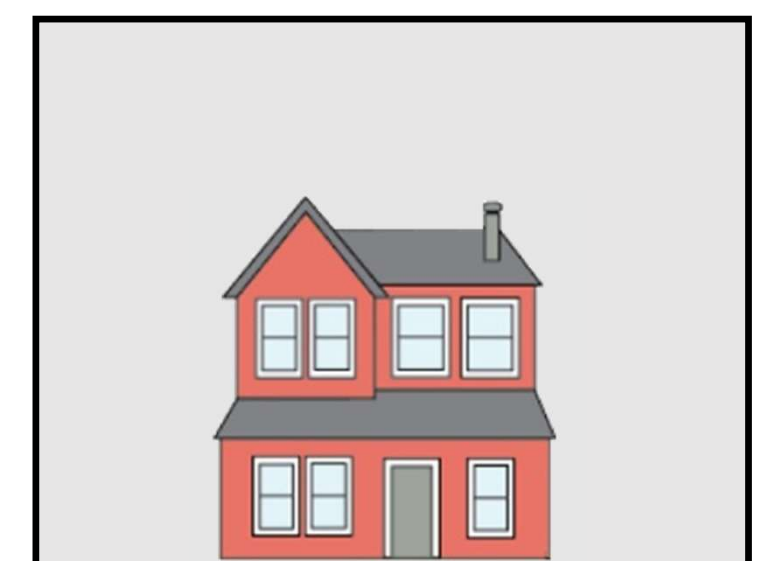
Property size: 700 m<sup>2</sup> 30% Canopy Cover Target: 210 m<sup>2</sup>

Proposed Tree Removal			Required Tree Replacement	
Tree species	DBH	Tree Canopy Size	Number	Tree Canopy Size
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Aerial view of property



Street view of property



#### Scenario 1: Canopy target achieved

Developer plants:

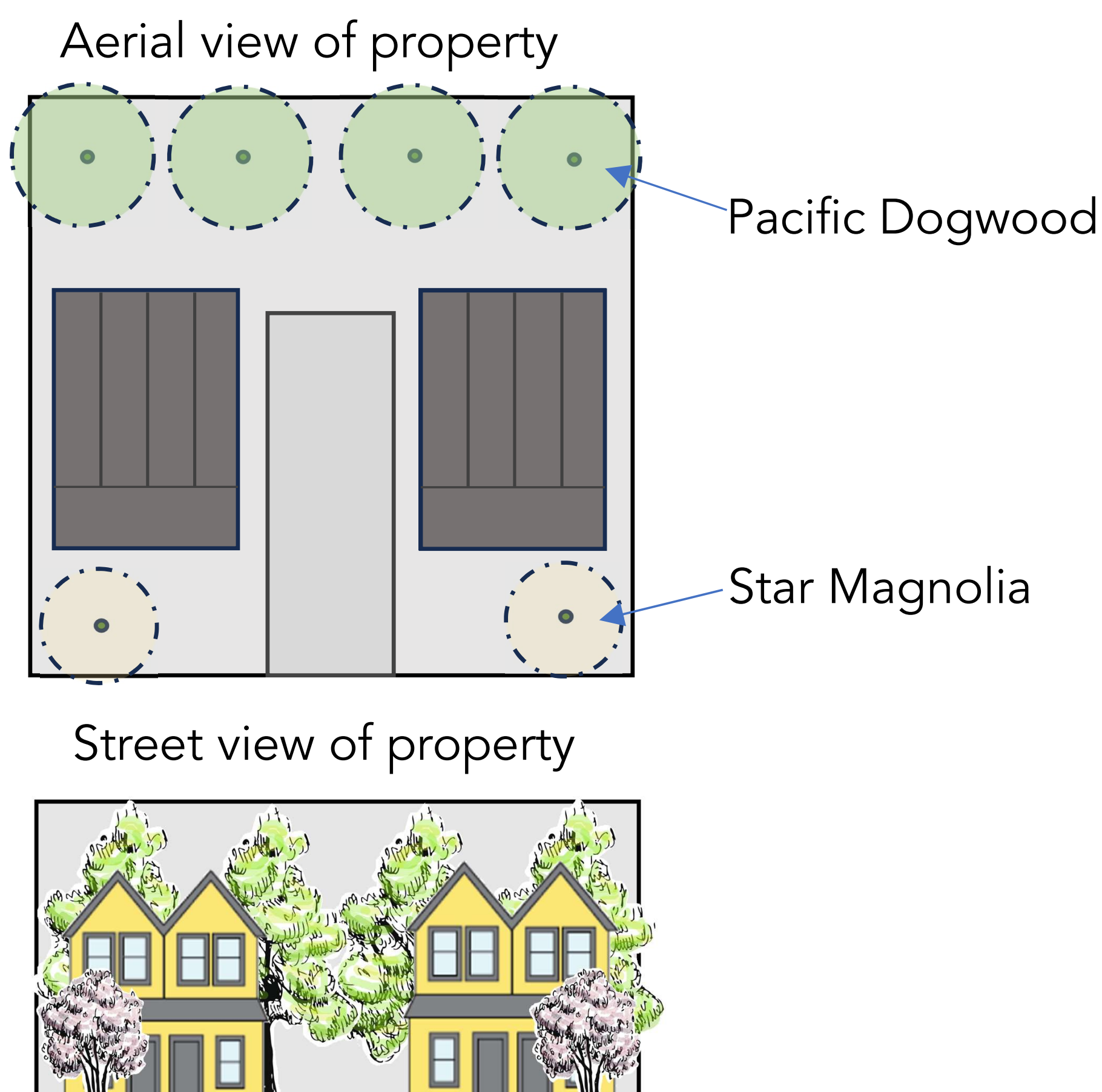
- ❖ 4 Pacific dogwood trees (medium canopy) = 2 large canopy trees
- ❖ 2 star magnolia trees (small canopy) = 0.5 large canopy tree

Replacement not required; no trees removed

30% canopy cover target of 210m<sup>2</sup> is met – 282m<sup>2</sup>

- ✓ 4 Pacific dogwood trees provide (4x64m<sup>2</sup>) 256m<sup>2</sup> of tree canopy
- ✓ 2 star magnolia trees provide (2x13m<sup>2</sup>) 26m<sup>2</sup> of tree canopy
- ✓ Total canopy provided 282m<sup>2</sup> exceeds 30% canopy target

Cash in lieu is not required for this development project as the minimum canopy is provided.



#### Scenario 2: Canopy Target not achieved

Developer plants:

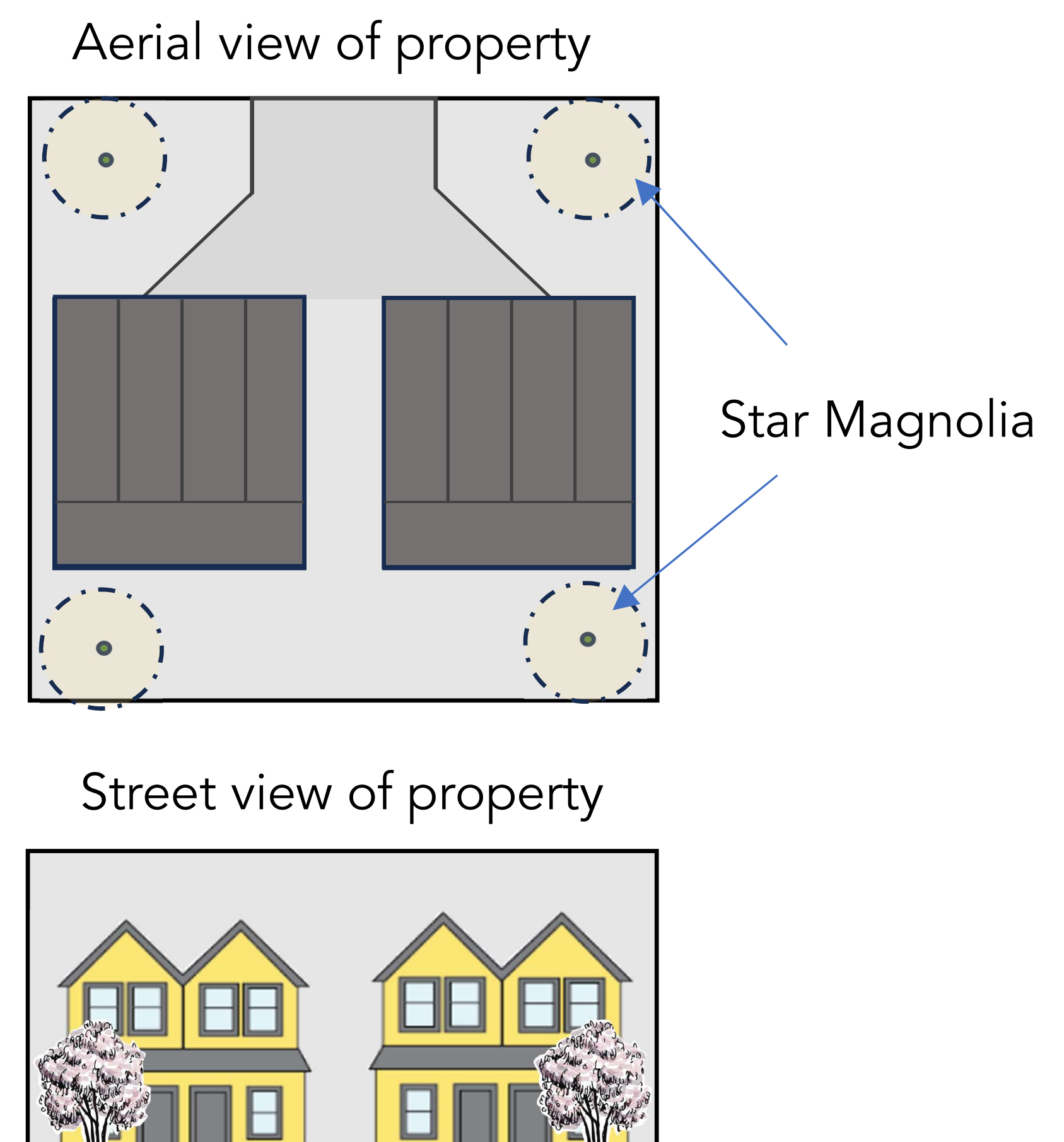
- ❖ 4 star magnolia trees (small canopy) = 1 large canopy tree

Replacement not required; no trees removed

30% canopy cover target (210 m<sup>2</sup>) is not met

- 4 star magnolia trees = (4x13m<sup>2</sup>) 52m<sup>2</sup> of tree canopy
- Total canopy does not meet the 30% canopy target of 210m<sup>2</sup>
- Canopy is deficient by 210m<sup>2</sup>-52m<sup>2</sup> = 158m<sup>2</sup>
- Canopy deficiency would be achieved by planting 1 large canopy tree (177m<sup>2</sup>)
- Cash in lieu is required; equal to 2x the value of canopy trees needed to be planted to meet the 30% canopy target
  - 2x(\$1,000) = \$2,000

Cash in lieu required for this development is \$2,000 as the minimum canopy target is not provided in the development design.





### Summary

The Interim Tree Management Bylaw does not prohibit tree removal, instead it protects trees from unnecessary removals, from poor maintenance practices and from construction damage. The Interim Bylaw does not recognize values for different sizes and ages of trees nor does it recognize additional protection for trees that may be considered significant. The Interim Bylaw will not increase the City's tree canopy.

The proposed Tree Management Bylaw will not prohibit tree removal, but protects trees from unnecessary removals, from poor maintenance practices and from construction damage. The proposed Bylaw recognizes value for trees of different sizes and canopy. The proposed Bylaw may recognize trees that have significance to the committee. The proposed Bylaw aims to increase the City's tree canopy.

Bylaw Guidance	Tree Management Bylaw	
	Interim Bylaw	Proposed Bylaw
Tree protection – Property Maintenance	✓	✓
Tree Protection – Development	✓	✓
Simplified permit for Property Maintenance	✓	✓
Detailed permit application for Development	✓	✓
Replacement Criteria for Property Maintenance	1 for 1	1:1 for 20-40cm DBH 2:1 for 41-70cm DBH 3:1 for > 70cm DBH
Replacement Criteria for Development	1 for 1	2:1 for 20-40cm DBH 4:1 for 41-70cm DBH 6:1 for > 70cm DBH
Cash in lieu for replacement trees - Property Maintenance	\$900	\$250; \$500; \$1000 based on canopy sizes
Cash in lieu for replacement trees - Development	\$1,500	\$250; \$500; \$1,000 based on canopy sizes
Protection for Significant Trees	x	?
Exemption for trees removed in support of farming	✓	✓
Exemption for trees removed for residential development and residential land uses in the Agricultural Land Reserve	✓	?
Exemption for hazardous or dead trees	✓	✓