

**CITY OF PITT MEADOWS
TREE MANAGEMENT BYLAW
No. 3067, 2026**

A Bylaw to manage the urban forest and tree canopy and regulate, prohibit and impose requirements in relation to tree cutting and removal in Pitt Meadows.

WHEREAS the *Community Charter* enables Council by bylaw to regulate, prohibit and impose requirements in relation to trees;

AND WHEREAS the *Community Charter* enables Council to permit and establish conditions and fees for permit issuance;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. Citation & Purpose

1.1 This Bylaw may be cited as the "Tree Management Bylaw No. 3067, 2026".

1.2 The purposes of this Bylaw are to:

- a) regulate the Cutting, removal, and Damaging of trees;
- b) require Replacement Trees or Cash In Lieu if trees are removed;
- c) establish a permit process for tree removal and protection;
- d) support canopy retention and enhancement; and
- e) provide enforcement mechanisms to ensure compliance.

2. Severability

2.1 If a section, subsection, or clause in this Bylaw is held to be invalid by a court of competent jurisdiction, then that invalid portion will be severed, and the remainder of this Bylaw will be deemed to have been adopted without the invalid and severed section, subsection, or clause.

3. Definitions

3.1 In this Bylaw, the following words, terms, and phrases, wherever they occur in this bylaw, have the following meanings assigned to them:

- a) **Agent** means a representative of a property Owner, identified through written consent from the property Owner;
- b) **Agricultural Practices** means the use of land for agriculture as recognized in the Pitt Meadows Zoning Bylaw No. 2505, 2011;
- c) **Agrologist** means an agrologist registered and in good standing with

the British Columbia Institute of Agrologists;

- d) **Applicant** means a person who is applying for a City Permit;
- e) **Base** in relation to a tree's measurement, means the top of the root crown or the point where the existing grade of the ground comes into contact with a tree's stump, trunk, or trunks, whichever elevation is higher;
- f) **Arborist Report** means a report prepared by the Project Arborist, that details the health, structure and risk rating of trees on a property. The report typically contains a tree inventory, health assessment, risk evaluation, wind firmness, and management and replacement recommendations;
- g) **Business Licence** means a licence issued by the City under the City's Business Licensing and Regulation Bylaw No. 3039, 2026;
- h) **Bylaw Enforcement Officer** means a person designated or appointed from time to time by Council to enforce bylaws;
- i) **Canopy Tree** means a tree required to be planted in support of site Works where the site Works are required to achieve a minimum Tree Canopy Cover for the property in accordance with this Bylaw;
- j) **Cash In Lieu** means payment to the City Tree Replacement Reserve in lieu of planting one or more Replacement Trees or Canopy Trees;
- k) **Certified Arborist** means a practitioner of arboriculture who is certified as an arborist and in good standing with the International Society of Arboriculture (ISA);
- l) **City** means the City of Pitt Meadows;
- m) **City Permit** means any permit or approval issued by the City;
- n) **City Tree Replacement Reserve** means the money collected by the City through Cash In Lieu payments for the purpose of tree replacement and Canopy Tree planting, to be used to plant trees and complete habitat enhancement that supports the health and growth of the City's tree canopy and supporting vegetation communities;
- o) **Council** means Council for the City;
- p) **Critical Root Zone** means the area of land surrounding the trunk of a tree contained within a circle of radius equal to the DBH of the tree multiplied by six; or equal to the Drip Line of the tree; whichever is greater;
- q) **Cut** and **Cutting** means the removal, knocking down, or cutting into, any or all parts, of a tree in such a manner that Damages or is

detrimental to the health of a tree;

- r) **Damage and Damaging** means any action which will cause a tree to die or to decline in health including, but not limited to: Cutting, ringing, girdling, poisoning, burning, Topping, Excessive Pruning, root compacting, and any other action that is not in accordance with best management practices for tree care as recognized by the International Society of Arboriculture (ISA) and as per the American National Standards Institute (ANSI) A300 Tree Care Standards, as amended;
- s) **DBH** means the diameter of a tree at breast height, which is measured from a height of 140cm above natural grade of the ground, as measured from the Base of the tree, and for multi-stemmed trees, the DBH is equal to the cumulative total of the DBH of each stem;
- t) **Director** means the Director of Planning and Development Services and any person designated by the Director to act in their place;
- u) **Drip Line** means the vertical line extending down from the outer most branches of the tree to the natural grade of the land;
- v) **Excessive Pruning** means the removal of more than 25 per cent of the natural branching structure of a tree in any growing season;
- w) **Farm Plan** means a plan prepared by a professional Agrologist that describes the proposed use of agriculturally-zoned land under the Pitt Meadows Zoning Bylaw No. 2505, 2011, and indicating the production areas, structures, ponds, pastures, and fencing needed specifically for agricultural use;
- x) **Hazard Tree** means a tree that is determined to be currently in a condition dangerous to people or property in a Tree Risk Assessment report submitted to the City or as accepted by the Director;
- y) **Letter of Completion - Tree Protection** means a letter submitted to the City that is prepared by the Project Arborist that confirms successful completion of tree protection consistent with an accepted Tree Management Plan;
- z) **Letter of Completion - Tree Planting** means a letter submitted to the City that is prepared by the Project Arborist that confirms successful completion of planting of Replacement Trees and/or Canopy Trees that is consistent with an accepted Tree Management Plan;
- aa) **Letter of Completion - Tree Maintenance** means a letter submitted to the City that is prepared by the Project Arborist that confirms successful completion of tree maintenance consistent with an accepted Tree Management Plan;

- bb) **Owner** means an Owner as defined in the *Community Charter*;
- cc) **Permit Holder** means the person to whom the Director has issued a Tree Management Permit under this Bylaw, authorizing the Cutting of a Permit Tree;
- dd) **Permit Tree** means any woody plant of any species that:
 - (i) has a DBH of 20cm or greater;
 - (ii) if the woody plant has multiple stems, has a combined DBH greater than 20cm;
 - (iii) is a woody plant, regardless of size, on City-owned property;
 - (iv) is a Replacement Tree or Canopy Tree, regardless of size;
 - (v) is a tree planted in accordance with a landscape plan, regardless of size, that was a requirement of a City Permit; and
 - (vi) is a Significant Tree;
- ee) **Project Arborist** means a Certified Arborist that is responsible for supervising site Works, confirmed through the submission of a Letter of Undertaking, to ensure the correct trees are removed and to ensure that Retained Trees, Replacement Trees and Canopy Trees are protected and managed as per the accepted Tree Management Plan;
- ff) **Prune** or **Pruning** means the selective Cutting of living or dead branches of a tree to achieve a defined arboricultural objective, consistent with promoting the health and growth of the tree, and in accordance with best management practices for tree care, as recognized by the International Society of Arboriculture (ISA) and as per the American National Standards Institute (ANSI) A300 Tree Care Standards, as amended, but does not include the Topping of a tree;
- gg) **Public Utility** means a utility service provided by the City of Pitt Meadows, BC Hydro, Telus, Terasen Gas and any other company, utility, authority, or other person providing a public service or utility;
- hh) **Qualified Tree Risk Assessor** means a Certified Arborist who has a valid Tree Risk Assessment Qualification, as recognized by the International Society of Arboriculture (ISA);
- ii) **Qualified Environmental Professional** means an individual who is:
 - (i) registered and in good standing with a regulatory body under the *Professional Governance Act*, SBC 2018, c 47; and
 - (ii) acting within the individual's area of expertise, within the scope of professional practice for the individual's profession

and acting under the code of ethics of their regulatory body;

- jj) **Replacement Tree** means a tree required to be planted to replace a Permit Tree that has been Cut or Damaged in accordance with this Bylaw;
- kk) **Retained Tree** means a tree that is located on or within 5m of a property proposed for site Works that is to be protected from removal and harmful disturbance;
- ll) **Security Deposit** means a refundable security deposit in the form of cash or a clean, unconditional, and irrevocable letter of credit drawn on a Canadian financial institution;
- mm) **Significant Tree** means a Permit Tree that is more than 70cm in DBH in size or a Permit Tree that has been identified as having significance for rare ecological value, as a landmark feature, or for historical value through a community nomination process and is included on the City of Pitt Meadows Significant Tree Registry;
- nn) **Topping** means the indiscriminate cutting back of the upper branches, leader, or major limbs of a tree to stubs or to lateral branches that are too small to assume the terminal role, resulting in the loss of the tree's natural shape and structure. Topping does not include pruning carried out in accordance with accepted arboricultural practices. Topping includes re-topping of previously topped trees;
- oo) **Tree Canopy Cover** means the total area of leaves, branches and stems that make up the crown of a tree, that provides shading to the ground as viewed from above;
- pp) **Tree Canopy Size Class** means the mature canopy size class (large, medium or small) of a tree species as recognized by the Metro Vancouver Tree Guide and the Pitt Meadows Preferred Tree List, or other verified source and as accepted by the Director;
- qq) **Tree Canopy Size Class Values** means the comparable values of trees of different Tree Canopy Size Classes used for the purposes of calculating Tree Canopy Cover deficiency and options for meeting Replacement Tree requirements. Tree Canopy Size Class Values for calculating canopy deficiency are recognized as 177m² for large canopy trees, 60m² for medium canopy trees, and 20m² for small canopy trees. For the purposes of Replacement Tree calculations, one large canopy tree is equivalent to two medium canopy trees or four small canopy trees, and one medium canopy tree is equivalent to two small canopy trees;
- rr) **Tree Management Permit** means a permit issued by the Director

under the authority of this Bylaw to Cut or remove a Permit Tree;

- ss) **Tree Management Permit – Non-Development** means a permit issued by the Director under the authority of this Bylaw to Cut or remove a Permit Tree for the purposes of property maintenance;
- tt) **Tree Management Permit – Development** means a permit issued by the Director under the authority of this Bylaw to Cut or remove a Permit Tree for the purposes of a City Permit in support of site Works;
- uu) **Tree Management Permit Notice** means a sign, provided by the City on issuance of a Tree Management Permit, that is to be posted in a clearly visible location on the property prior to, and during, the completion of the work required under a Tree Management Permit;
- vv) **Tree Management Plan** means a plan prepared by a Certified Arborist, in accordance with the International Society for Arboriculture (ISA) current best practices and applicable American National Standards Institute (ANSI) A300 Tree Care Standards, to indicate the removal, retention, and replanting of trees, including surveyed locations of those trees, and the prescriptions for the removal of Permit Trees, protection of Retained Trees, and planting, care and maintenance of Replacement Trees and Canopy Trees, in accordance with this Bylaw;
- ww) **Tree Protection Barrier** means a barrier erected to protect a tree and its Critical Root Zone from Damage during site Works as specified in a Tree Management Plan;
- xx) **Tree Protection Zone** means the Critical Root Zone or protected area surrounding a Retained Tree, Replacement Tree, or Canopy Tree as approved in a Tree Management Plan, that is to be delineated by a Tree Protection Barrier;
- yy) **Tree Risk Assessment** means a written assessment of the risk of trees to persons and property prepared by a Qualified Tree Risk Assessor using the standards and methods outlined in the most current International Society of Arboriculture (ISA) Tree Risk Assessment Manual, as amended, for the City to accept; and
- zz) **Works** means any work pursuant to or related to a City Permit for building, subdivision, or other site disturbance including demolition, excavation, soil deposition, construction, pre-construction site preparation work, landscaping, and servicing.

4. Interpretation

4.1 A reference to a statute refers to a statute of British Columbia unless

otherwise indicated, and a reference to any statute, regulation, bylaw, or other enactment refers to that enactment as it may be amended or replaced from time to time.

- 4.2 In this Bylaw, words in the singular include the plural and words in the plural include the singular.

5. Prohibitions

- 5.1 Except in accordance with a valid Tree Management Permit, a person must not:

- a) Cut or Damage a Permit Tree;
- b) disturb any portion of a tree or soil within a Tree Protection Zone; or
- c) Cut a Permit Tree during the bird nesting season (March 1–August 31) without confirmation from a Qualified Environmental Professional that no active nests are present.

- 5.2 If a Tree Management Plan is required under a City Permit, a person must not:

- a) undertake Works in support of the City Permit until a Tree Protection Barrier has been installed in accordance with a Tree Management Plan and approved by the Director;
- b) remove a Tree Protection Barrier unless otherwise approved by the Director; or
- c) undertake Works that are non-compliant with a Tree Management Plan.

6. Exemptions

- 6.1 This Bylaw applies to all land and trees in the City except:

- a) trees Cut or removed by the City for municipal purposes;
- b) trees Cut or removed by a Public Utility for the safety, maintenance, installation, or operation of the utility's infrastructure;
- c) trees Cut or removed in the Agricultural Land Reserve, except where the tree Cutting or removal of trees is not exempt from the *Riparian Area Protection Regulation*;
- d) trees Cut or removed as part of active Agricultural Practices in accordance with a valid Farm Plan;

- e) routine Pruning conducted in accordance with best management practices for tree care, as recognized by the International Society of Arboriculture (ISA) and as per the American National Standards Institute (ANSI) A300 Tree Care Standards, as amended;
- f) Hazard Trees or dead trees, as confirmed by a Certified Arborist in writing in a form acceptable to the Director where an assessment from a Certified Arborist is required, or as determined by the Director where confirmation from a Certified Arborist is not required;
- g) land and the trees on it, if Section 21 of the *Private Managed Forest Land Act*, SBC 2003, c 80, applies to the land; or
- h) trees on land where forestry practices on the land are governed by a tree farm licence, permit, or other authority or tenure under the *Forest Act*, RSBC 1996, c 157.

7. Tree Management Permit Applications

- 7.1 An Applicant for a Tree Management Permit – Non-Development must submit the following prior to issuance of the permit:
 - a) a completed and signed permit application;
 - b) a non-refundable permit application fee of \$50, plus \$50 per Permit Tree to be removed; and
 - c) a Cash In Lieu payment for each Replacement Tree not replanted on the property as required under this Bylaw.
- 7.2 Where the Tree Management Permit – Non-Development application is for the Cutting or removal of one or more Significant Trees, the application must include:
 - a) An Arborist Report that identifies the health and condition of the Significant Tree/s;
 - b) A rationale for removal of the Significant Tree/s, that identifies one or more of the following:
 - (i) root conflicts with infrastructure;
 - (ii) impacts to foundation of a residence;
 - (iii) safety risks posed by the Significant Tree/s; or
 - (iv) inability to use the core area of residential use of the property due to the tree location and the following conditions are met:
 - (1) removal of one or more Significant Trees would leave more than 50 per cent of the Significant Trees on the

property; and

- (2) the Tree Canopy Cover on the property would remain higher than the 30 per cent Tree Canopy Cover target.

7.3 Where an application for a Tree Management Permit – Non-Development is for the maintenance of a previously topped tree, the applicant will need to provide an Arborist Report on the health and structural integrity of the tree, safety/risk assessment of the tree, and the required maintenance prescriptions and schedule for the maintenance and care of the previously topped tree. The Director may issue a permit that is reflective of the recommended maintenance cycle of the tree, but the permit is not permitted to extend beyond five years in length or beyond two maintenance cycles (e.g., if a maintenance cycle requires pruning every three years, the permit can be issued for six years).

7.4 An Applicant for a Tree Management Permit – Development must submit the following prior to the issuance of the permit:

- a) a completed and signed permit application;
- b) all supporting information for the application including, but not limited to:
 - (i) site survey, including a tree survey;
 - (ii) Arborist Report;
 - (iii) site plans;
 - (iv) a Tree Management Plan, including protection prescriptions for Retained Trees and planting, care and maintenance prescriptions for Replacement Trees and Canopy Trees where applicable;
- c) a non-refundable permit application fee of \$300 plus \$50 per Permit Tree to be removed; and
- d) a Security Deposit for each Replacement Tree and Canopy Tree required or a Cash In Lieu payment for each tree not planted as required under this Bylaw.

7.5 Where the Tree Management Permit – Development application is for the Cutting or removal of one or more Significant Trees, the application must include:

- a) An Arborist Report that identifies:
 - (i) the health and condition of the Significant Tree/s;
 - (ii) a clear conflict between the proposed development and the

Significant Trees that would result in Damage and irreversible impact to the health and survival of the tree/s;

(iii) mitigation opportunities to preserve the Significant Trees;
and

b) A rationale for removal of the Significant Tree/s, that confirms that the Significant Tree prevents the development of the property.

7.6 Tree Management Permit applications may be submitted by the Owner/s, or their Agent/s, of the property where a Permit Tree is located.

7.7 Where a Permit Tree is located on more than one property, the Owners of each affected property, or their Agents, must endorse the application for a Tree Management Permit in writing before the City will accept the application.

7.8 A Tree Management Permit issued under this Bylaw is non-transferable. If the Owner of a parcel changes after the Tree Management Permit is issued under this Bylaw, the permit is no longer valid, and the new Owner must submit a new Tree Management Permit application to proceed with the proposed tree Cutting.

7.9 If an Applicant submits an application for a City Permit within twelve (12) months following the issuance of a Tree Management Permit – Non-Development, the Applicant will be required to submit an application for a Tree Management Permit – Development, with the applicable supporting information and fees, where the previous tree removal would have been required to complete the proposed site Works in support of the City Permit.

7.10 A person must not provide false information on an application for a City Permit.

7.11 The Director may refuse an application for a Tree Management Permit if the application fails to comply with the requirements of Section 7.

8. Tree Management Permit Conditions

8.1 In connection with the issuance of a Tree Management Permit, the Director may impose any terms and conditions that the Director deems appropriate to protect other trees, vegetation, soils, stream, waterfront, wetland, habitat, or municipal infrastructure, where conditions may include, but are not limited to:

- a) the Cutting or removal of a Permit Tree be carried out under the direct supervision of a Certified Arborist;
 - b) a specific tree or trees be Cut or removed;
 - c) Replacement Trees or other vegetation be planted and specifying the required species, size, location, and other characteristics of such Replacement Trees or vegetation and the length of time for which such Replacement Trees or vegetation must be maintained, in accordance with the accepted Tree Management Plan;
 - d) that a Certified Arborist be employed to supervise, monitor, or report on any tree-related work;
 - e) that a report by a qualified professional be provided confirming that the Tree Management Permit and the tree-related work is consistent with provincial or federal laws; and
 - f) that specific methods of tree protection or construction be used.
- 8.2 If a person is Cutting a Permit Tree under the authorization of a Tree Management Permit, they must do so in compliance with the conditions imposed under this Bylaw and the Tree Management Permit.
- 8.3 Tree Cutting work authorized by a Tree Management Permit must be conducted by the Owner or by a tree service company that has a valid business licence to work within the City.
- 8.4 A Permit Holder of a Tree Management Permit must display the Tree Management Permit Notice in an accessible and clearly visible location on the parcel to which it pertains prior to the start of, and for the duration of, any tree Cutting work.
- 8.5 Tree Management Permits are valid for four months from the day of issuance.
- 8.6 If tree Cutting under a Tree Management Permit is not completed within the four-month period following issuance of the permit, the City will cancel the Tree Management Permit, unless the Director approves a revised tree removal schedule.
- 8.7 If the terms and conditions of a Tree Management Permit are breached or the Director determines the information the Applicant supplied is inaccurate, incomplete, or erroneous, the Director may revoke a Tree Management Permit.

- 8.8 All Owners and contractors performing tree-related work must do so as outlined in WorkSafe BC regulations and the American National Standards Institute (ANSI) Z133 Safety Standard, as amended.
- 8.9 A person must not provide false information in reports submitted to the City to satisfy the conditions of a City Permit.
- 8.10 If an Applicant has been refused a Tree Management Permit, or a Tree Management Permit is suspended or cancelled, the Applicant or Permit Holder may appeal the decision to Council. The Director must notify the Applicant or the Permit Holder affected by the decision of their right to have the matter reconsidered by Council and Council must give the Permit Holder an opportunity to be heard. On appeal, Council may confirm or set aside the refusal, suspension or revocation on any terms it may deem fit.
- 8.11 At the request of the Applicant or former Permit Holder, the Director must give written reasons for a refusal, suspension or cancellation and Council must give written reasons for a decision under Section 8.10.

9. Replacement Trees

- 9.1 If a person removes a Permit Tree for the purposes of property maintenance (non-development) the person must plant:
 - a) one Replacement Tree for the removal of a Permit Tree of 20cm to 40cm DBH;
 - b) two Replacement Trees for the removal of a Permit Tree of 41cm to 70cm DBH; and
 - c) three Replacement Trees for the removal of a Permit Tree of DBH greater than 70cm.
- 9.2 Despite Section 9.1, where the overall tree canopy on a property exceeds the 30 per cent tree canopy target following removal of the Permit Tree/s under a Tree Management Permit – Non-Development, the planting of Replacement Trees is not required.
- 9.3 If a person removes a Permit Tree for the purposes of completing site Works in support of a City Permit (development), the person must plant:
 - a) two Replacement Trees for the removal of a Permit Tree of 20cm to 40cm DBH;
 - b) four Replacement Trees for the removal of a Permit Tree of 41cm to 70cm DBH; and

- c) six Replacement Trees for the removal of a Permit Tree of DBH greater than 70cm.

9.4 Replacement Trees are to be:

- a) of a species that attains the same mature canopy size class (or equivalent tree value) as the trees removed;
- b) planted on the same property as the trees removed;
- c) of a size no less than:
 - (i) 4cm caliper for deciduous trees and 2m in height for coniferous trees for Tree Management Permits – Non-Development; and
 - (ii) 6cm caliper deciduous trees and 3m in height for coniferous trees for Tree Management Permits – Development;
- d) planted within six months or in accordance with an accepted Tree Management Plan; and
- e) maintained for a minimum of twenty-four (24) months following planting in accordance with the City's Tree Planting and Maintenance Standards and the accepted Tree Management Plan.

9.5 Further to Section 9.4, a person must not use hedge tree species, palms, dwarf, topiary, or shrub species as Replacement Trees.

9.6 Where the planting of Replacement Trees of the same Tree Canopy Size Class as the trees removed is not feasible or beneficial, the Replacement Tree requirement may be achieved through a combination of planting tree species with different Tree Canopy Size Classes and Cash In Lieu to achieve the same overall replacement value.

9.7 A Replacement Tree classified as "Dead" will not be considered exempt from the requirement for a Tree Management Permit unless the tree has been confirmed healthy and alive for a minimum of five years following initial planting.

Cash In Lieu for Replacement Trees

9.8 If the planting of one or more Replacement Trees is not feasible, the person responsible for planting the Replacement Trees must provide to the City Cash In Lieu for the value of the Replacement Trees not planted, based on the following values for trees of different Tree Canopy Size Classes:

- a) \$1,000 for large canopy class trees;
- b) \$500 for medium canopy class trees; and

- c) \$250 for small canopy class trees.

Security Deposits for Replacement Trees

- 9.9 Prior to the issuance of a Tree Management Permit – Development, the Owner must provide the City with a Security Deposit in the amount of \$1,500 for each Replacement Tree required to be planted to a maximum Security Deposit value of \$30,000 per hectare and a maximum of \$100,000 per application.
- 9.10 The City may hold Replacement Tree Security Deposits until the following conditions have been met:
 - a) Replacement Trees have been successfully planted, as per the City's Tree Planting and Maintenance Standards and the accepted Tree Management Plan;
 - b) a Letter of Completion – Tree Planting has been submitted to the City in a form acceptable to the Director, at which time the City will release 50per cent of the Security Deposit;
 - c) the Replacement Trees have been successfully maintained for a minimum of twenty-four (24) months following the date of acceptance of the Tree Planting Letter of Completion; and
 - d) a Letter of Completion – Tree Maintenance has been submitted to the City, at which point the City will release the remaining 50per cent of the Security Deposit.

Forfeit of Security Deposit for Tree Replacement Planting

- 9.11 If Replacement Trees have not been successfully planted within six months or within an approved timeline as per the conditions outlined in a Tree Management Permit, or if the Replacement Trees are determined to be in poor health, Damaged, or inconsistent with the trees required by a Tree Management Permit or the accepted Tree Management Plan, the City may:
 - a) use the Replacement Tree Security Deposit to:
 - (i) complete the planting conditions;
 - (ii) replace the unhealthy and/or Damaged Replacement Trees;
 - (iii) replace incorrect tree species specified in the Tree Management Permit or Tree Management Plan; and/or
 - b) use the Security Deposit as a Cash In Lieu contribution to the City Tree Replacement Reserve.

10. Canopy Trees

- 10.1 Where a City Permit is issued for a new subdivision, a new principal dwelling unit, an addition to a principal dwelling unit which would exceed 25 per cent of the current floor area, or a development permit, the property is required to achieve a minimum mature Tree Canopy Cover of 30 per cent through Retained Trees, Replacement Trees and Canopy Trees.
- 10.2 Where a City Permit is issued for a development permit amendment affecting only a portion of a property, the Canopy Tree planting requirement to meet the minimum mature Tree Canopy Cover of 30 per cent would only apply to the area of the property that is subject to the development permit amendment, including the associated buildings, landscaping, parking areas, servicing, access and other site Works provided that:
- a) a landscape plan for the entire Property has been prepared by a qualified professional and demonstrates how the minimum mature Tree Canopy Cover of 30 per cent for the entire property will be achieved, to the satisfaction of the Director; and
 - b) the landscape plan incorporates the City's current development permit guidelines respecting landscaping, tree management, and stormwater management, to the satisfaction of the Director.
- 10.3 If one or more Canopy Trees are required to be planted to meet the minimum Tree Canopy Cover target of 30 per cent, the Canopy Trees must be planted within six months of completion of the site Works in support of a City Permit or as per the planting timeline identified in an accepted Tree Management Plan or accepted landscape plan.
- 10.4 Canopy Trees are to be planted of a size no less than 6cm caliper deciduous trees and 3m in height for coniferous trees.
- 10.5 Further to Section 10.3, a person must not use hedge tree species, palms, dwarf, topiary, or shrub species as Canopy Trees.

Cash in Lieu Option for Canopy Tree Planting

- 10.6 If the planting of Canopy Trees on a property under a City Permit for site Works is required to meet the minimum tree canopy target of 30 per cent and the planting of Canopy Trees is not feasible, the Owner/Applicant must provide to the City Cash In Lieu for the value of the deficiency in

canopy based on the following values for trees of different Tree Canopy Size Classes:

- a) \$2,000 for each large canopy class tree not planted;
- b) \$1,000 for each medium canopy class tree not planted; and
- c) \$500 for each small canopy class tree not planted.

Security Deposits for Canopy Tree Planting

10.7 Prior to the issuance of a City Permit that requires the planting of one or more Canopy Trees, the Owner will provide \$2,000 Security Deposit for each Canopy Tree that is to be planted, as per the accepted Tree Management Plan or an accepted landscape plan.

10.8 The City may hold the Canopy Tree Security Deposit until the following conditions have been met:

- a) Canopy Trees have been successfully planted as per the City's Tree Planting and Maintenance Standards and the accepted Tree Management Plan or landscape plan;
- b) a Letter of Completion – Tree Planting has been submitted to the City in a form acceptable to the Director, at which time the City will release 50 per cent of the Canopy Tree Security Deposit;
- c) Canopy Trees have been successfully maintained for a minimum of twenty-four (24) months following the date of acceptance of the Letter of Completion – Tree Planting; and
- d) a Letter of Completion – Tree Maintenance has been submitted to the City, at which point the City will release the remaining 50 per cent of the Canopy Tree Security Deposit.

Forfeiture of Security Deposits for Canopy Tree Planting

10.9 If Canopy Trees have not been successfully planted as per the conditions outlined in the accepted Tree Management Plan or an accepted landscape plan required for a City Permit or if the planted Canopy Trees are determined to be in poor health, Damaged, or inconsistent with the trees proposed in the approved Tree Management Permit, accepted Tree Management Plan or accepted landscape plan, the City may:

- a) use the Canopy Tree Security Deposit to complete the Canopy Tree planting and preparation of site conditions specified in the accepted Tree Management Plan; or

- b) use the Security Deposit as a Cash In Lieu contribution to the City Tree Replacement Reserve.

11. Tree Protection

- 11.1 A person must submit a Tree Management Plan for site Works if Permit Trees are identified on or within 5m of the property, unless the person can clearly show the site Works will not impact any tree and an exemption is granted by the Director.
- 11.2 A person conducting site Works must comply with the prescriptions provided in the accepted Tree Management Plan as submitted to the Director.
- 11.3 A person must not disturb the site within the Tree Protection Zone unless such disturbance is specifically identified in an accepted Tree Management Plan and supervised by the Project Arborist.
- 11.4 If Permit Trees are Damaged beyond repair within the Tree Protection Zone, the Owner must submit a retroactive Tree Management Permit application for removal of the Damaged trees and must complete planting of Replacement Trees.
- 11.5 All persons conducting Works on a site must:
 - a) maintain Tree Protection Barriers in accordance with the accepted Tree Management Plan until all site Works are completed and a Letter of Completion – Tree Protection is submitted to the City; and
 - b) not remove Tree Protection Barriers unless such removal is compliant with an accepted Tree Management Plan or all site Works are completed and a Letter of Completion – Tree Protection is submitted to the City.

Security Deposits for Tree Protection

- 11.6 Prior to the issuance of any City Permit, an Applicant must submit to the City a Security Deposit for the protection of Retained Trees in an amount equivalent to the replacement value of the Retained Trees as per the Bylaw.
- 11.7 The City must hold the Security Deposit for the protection of Retained Trees until all site Works are completed and a Letter of Completion – Tree Protection is accepted by the City.

Forfeit of Security Deposit for Tree Protection

- 11.8 A person will forfeit a Security Deposit for protection of Retained Trees if:
- a) the Owner has not successfully installed, maintained, and completed the tree protection measures as outlined in the accepted Tree Management Plan; or
 - b) one or more Retained Trees (onsite or offsite) have been Damaged during the site Works.
- 11.9 If Security Deposits are forfeited, the City may use those securities to replace Retained Trees that have been Damaged or Cut or may use the Security Deposit as a Cash In Lieu contribution to the City Tree Replacement Reserve.

12. Administration and Enforcement

- 12.1 The Director, a Bylaw Enforcement Officer, or any other person lawfully authorized by Council, may, at any reasonable time or times, enter upon any property for the purposes of inspection to determine compliance with the provisions of this Bylaw or a Tree Management Permit issued pursuant to this Bylaw in accordance with the *Community Charter*.
- 12.2 The Director may direct the issuance of a Stop Work Order in the event of a violation of any of the provisions and conditions of a Tree Management Permit or this Bylaw.
- 12.3 A person must not conduct any Works on a property following the posting of a Stop Work Order until the property is compliant with the terms and conditions of the Tree Management Permit and this Bylaw and the Stop Work Order has been removed.

Retroactive Permit application

- 12.4 If a Permit Tree is Cut or Damaged without a Tree Management Permit, the property Owner, person, or company responsible for the tree Cutting or Damage, must submit a retroactive Tree Management Permit application.
- 12.5 A retroactive Tree Management Permit application will require fees and Cash In Lieu payments that are twice the values required for non-retroactive Tree Management Permits.

13. Offence and Penalty

- 13.1 Every person who violates any provision of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw commits an offence against this Bylaw and is liable to the penalties in accordance with the Pitt Meadows Bylaw Notice Enforcement Bylaw 2439, 2009.
- 13.2 For the purposes of this Bylaw, each day and for each tree, that a violation of this Bylaw occurs, or is permitted to continue, will constitute a separate offence.
- 13.3 Every person who commits an offence against this Bylaw is liable to a fine and penalty for each offence not exceeding the maximum allowed by the *Offence Act*, RSBC 1996, c 338.

14. Repeal

- 14.1 Pitt Meadows Interim Tree Management Bylaw No. 3035, 2026 is hereby repealed.

READ a FIRST, SECOND, and THIRD time on September 1, 2026.

ADOPTED on September 22, 2026.

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer