



CANOPY TREE REQUIREMENTS

Canopy Trees are required to be planted when a development project requires additional tree planting in order to meet the 30% tree canopy cover target. Canopy cover target of 30% can be achieved through the retention of trees on a development site, Replacement Tree planting, and Canopy Tree planting to offset any canopy deficiency.

Canopy Trees – Canopy Area Calculation

Calculation of canopy deficiency can be determined using the following information:

1. Multiplying the total property area under development by 30% to determine the 30% canopy target.
2. Canopy areas of Retained Trees and Replacement Trees are identified by the Metro Vancouver Tree Guide for each tree species.
3. Overall canopy area can be calculated by adding the canopy areas for each tree planned (retained and planted) for the property.
4. Canopy deficiency is identified where the planned canopy area is less than the 30% canopy area calculated for the development property.
5. Canopy Trees proposed for planting will contribute to the canopy area for the property based on the canopy area identified for each proposed tree species as confirmed by the Metro Vancouver Tree Guide.
6. Where there is a deficiency in canopy cover, a Cash In Lieu payment to the City's Tree Replacement Reserve will be required. The Cash In Lieu payment will be based on the value of the trees required to meet, or exceed, the deficiency.
 - a. Small canopy species tree canopy value
 - i. Canopy area recognized: 20m²
 - ii. Cash In Lieu value recognized: \$500
 - b. Medium canopy species tree canopy value
 - i. Canopy area recognized: 60m²
 - ii. Cash In Lieu value recognized: \$1,000
 - c. Large canopy species tree canopy value
 - i. Canopy area recognized: 177m²
 - ii. Cash In Lieu value recognized: \$2,000



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)



Canopy Trees – Planting Requirements

1. Canopy Trees are to be planted on the same property as the proposed development. Where planting on the same property is not feasible, as confirmed by the Director, a Cash In Lieu payment will be required.
2. A required minimum tree size of 6cm (2.4") caliper for deciduous trees and 3m (9.8') high for coniferous trees.
3. Hedge tree species, palms, dwarf, topiary, and shrub species are not considered suitable Canopy Trees.
4. Canopy 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).
5. Canopy Trees are to be a species that will thrive in the proposed location's growing conditions and are to be a native species unless otherwise accepted by the Director.
6. 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:
 - a. Small canopy class trees, minimum of 8m³ (282.5ft³) of soil¹
 - b. Medium canopy class trees, minimum of 20m³ (706.3 ft³) of soil¹
 - c. Large canopy class trees, minimum of 35 m³ (1,236 ft³) of soil¹
7. Planting holes shall be a minimum of two times the root ball width with the root flair visible at finished grade.
8. Canopy Trees shall not be planted within 3m (9.8') of a building foundation or within 1m (3.3') of a utility service.
9. Canopy Trees will not be accepted where the trees have been planted in gravel, sand, or artificial turf.
10. For development projects, the Project Arborist is required to observe and monitor planting of Canopy Trees and confirm in writing to the City that the Canopy 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 and Canopy Tree Planting** to the City that confirms Canopy Trees have been successfully planted and to initiate the 24-month maintenance period; or
 - b. Where the Canopy Trees have not been planted, or have not been planted successfully, provide the City written confirmation that includes recommendations for replanting including site improvements.

Canopy Trees – Maintenance Requirements

1. The Project Arborist must 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;

References: 1. Diamondhead Consulting (March 2024). *MetroVancouver Tree Regulations Toolkit, 2nd Edition*.



- b. Tree stakes are to be installed to support planted trees and are to be maintained during the 24-month maintenance period following planting of Replacement Trees;
 - c. Irrigation and watering throughout the 24-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.
11. Canopy Trees that die or become diseased prior to the end of the maintenance period and prior to release of refundable securities shall be replaced by a new Canopy Tree. The 24-month maintenance period will restart on confirmation of successful replanting of the new Canopy Tree.
12. For development projects, the Project Arborist is required to monitor the Canopy Tree/s for the full extent of the 24-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 24-month maintenance period for the Canopy 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 24-month maintenance program will restart on completion of the recommended amendments.

Refundable Securities for Canopy Trees are required where the planting of Canopy Trees is required.

Canopy Trees – Refundable Securities

1. Securities are required for each Canopy Tree to be planted as identified in the Tree Management Plan and in the amount specified in the *Tree Management Bylaw No. 3067, 2026*.
 - Each small canopy class species tree requires a refundable security of \$500
 - Each medium canopy class species tree requires a refundable security of \$1,000
 - Each large canopy class species tree requires a refundable security of \$2,000
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 Canopy Tree planting as per the Tree Management Plan and following the submission of the **Letter of Completion – Replacement Tree and Canopy Tree Planting** prepared by the Project Arborist, and
 - b. The City will release the remaining 50% of the security deposit following successful completion of the 24-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. Canopy 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 Canopy Tree; or
 - e. Canopy 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 planting and maintenance of Canopy Trees or may be used as Cash In Lieu contribution for the City Tree Replacement Reserve.

Canopy Trees are Protected Trees

Canopy Trees – Ongoing Protection

1. All Canopy Trees are bylaw-protected and require a permit for removal or relocation regardless of size.
2. Removal of, or damage to, a Canopy Tree without permit will constitute an offence under the *Tree Management Bylaw No. 3067, 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