Vegetation Survey Guidelines	No.: DEVAPPS-02 Date: 1997-10-27 Revised: 2016-04-05

Purpose:

To inform **all applicants for Development Permits involving Environmentally Sensitive Areas (ESA)** to submit a vegetation survey with the application.

Background:

The vegetation survey should include the following:

1. The **location, diameter, crown, base elevation and species** of all trees greater than 15 cm (6 in.) in diameter (dbh) in and adjacent to the designated ESA (adjacent trees includes trees within 6 m of the designated ESA) above the ground. Multi-stemmed or clumped trees should also be included where the diameters of the two largest stems, when added together, exceed 15 cm (6 in.).

2. The **extent of coverage** and **species** of the dominant understorey shrubs within the area described in item 1.

3. The location and type of all known **utilities** entering or immediately adjacent to the ESA.

4. Existing and proposed **property lines** and **building footprints** for the entire site.

5. The location of the High Water Mark (if adjacent to the foreshore or a water system) and the extent of the ESA/buffer appropriate to the site.

The application should also include:

6. One or more **photographs** showing as much of the ESA as possible. The photographs should be notated on the plan showing the viewpoint and direction of view.

7. A **grading plan** or **cross-section** showing finished grade and appropriate drainage within 1.5 times the trees' drip-line.

8. If necessary, a **landscaping plan** showing the location, size and species of trees and shrubs to be planted as compensation for those anticipated for removal. At least 50% of the replacement species should be selected from the City's listing of recommended plantings for natural areas and should be compatible with natural vegetation growing in the area. All planting is required to conform to BCSLA/BCNTA planting standards.