



Tree Removal on Sites Involved in the Rezoning Process

No.: TREE-06
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Purpose:

To inform rezoning application applicants of the process for obtaining tree removal permission on rezoning application sites.

There are two (2) options with respect to the timing and requirements of tree removal approvals being granted on sites undergoing rezoning:

1. Where a development permit is issued by Council and/or a rezoning bylaw has been adopted by Council that addresses the removal of the tree(s) as per Tree Protection Bylaw Section 3.2.1 "Exemptions". **No Tree Removal Permit is required.**
2. Where a rezoning Bylaw has obtained 3rd reading but has not yet been adopted. Tree removal may be permitted **provided that a Tree Removal Permit is obtained.** See conditions and process below.

Background:

Option #2 is provided in recognition of Richmond's unique soil conditions and the need to accommodate the average three to six month pre-loading compaction and/or ground improvement requirements for certain forms of development. It allows greater control over development timelines, scheduling and carrying costs associated with geotechnical pre-loading requirements.

Implementation:

Tree Removal After a Rezoning Bylaw has obtained 3rd Reading

The following information **must** be provided to City staff prior to the rezoning staff report going to Council:

- Certified Arborist report identifying trees to be removed and retained;
- Proposed development site plan adequately addressing tree retention opportunities;
- Tree retention/removal plan and legal survey. This plan must include location of trees being removed, retained and related tree protection zone locations*; and
- Conceptual landscape plan acceptable to staff, demonstrating 2:1 replacement unless alternative cash-in-lieu is proposed.

* Must also be submitted with the Tree Removal Permit application before the City will consider tree removal after a successful Public Hearing.

In addition, the following condition must be satisfied:

- Applicant has applied for a Development Permit (if applicable).

If the above information is not provided prior to the staff report to Council, no trees may be removed until the rezoning application is approved.

Application Process:

If an applicant satisfies the above referenced criteria and the proposed rezoning bylaw is granted third reading, tree removal may be permitted subject to:

- Applicant submitting a complete application (see [Tree Removal Permit Application \(Rezoning in Process-T3\)](#)) and obtaining a Tree Removal Permit;
- Applicant providing a Tree Replacement Security (minimum \$500/replacement tree) to ensure replacement planting at a 2:1 ratio as per the Official Community Plan (OCP). The City will apply this security to the development permit landscape security required prior to Development Permit approval; and
- All required tree protection barriers have been installed and inspected.

If the applicant does not meet the above criteria, tree removal would not be permitted until after 4th reading and/or approval of the development permit.