



TREE COMMITTEE REPORT

March 9, 2020

NARRATIVE

Belcarra enjoys mesmerizing mountain and ocean views with plenty of wildlife habitat due to the unique temperate rain forest which surrounds us.

Our tranquil surroundings enable residents to disconnect from technology, city noise & light pollution. In turn, this ecosystem provides us with an enviable lifestyle.

This beauty does not come without community challenges, and it has been our humble pleasure to work with our Chief Administrative Officer *Lorna Dysart, Paula Richardson & Connie Esposito* to provide Council with viable solutions and items for creative discussions.

MEMBERS

Sandra Chapman – Chair

Mary Begg – Vice Chair

Les Bramley – Member

Deborah Struk – Member

Vicky Greig – Member

Carolina Clark – Council Representative

PURPOSE

The role of the Tree Committee is to identify, assess and finally to recommend new policies and procedures for the management of all trees in the Village of Belcarra

This includes trees:

- On Residential property
- On Village Property
- In a Riparian Zone

Recommendations to Council include:

- A recommended Village policy or approach to a specific area
 - Management of the policies
 - Enforcement of the policies
 - Economics (fees, costs)
-

Tree Committee 2019 Report

Contents

Resident Information	2
Information for the Village Website	2
Recommended Council Action Items	2
Curbside Tree Chipping	3
Marine Avenue Foreshore, Riparian Areas Invasive Species & Fuel Management	3
Tree Trimming / Removal Permit Application	4
View Retention Policy	4
Dangerous Trees.....	5
Tree Hazard Inspection & Abatement Work.....	5
Existing Issues with Tree Cutting Bylaw No. 110, 1987	6
Village of Belcarra Tree Cutting Bylaw No. 110, 1987 – Recommendations for a Replacement Bylaw Include the Following:.....	6
New Tree Bylaw Recommendations	7
Include the Following Definitions.....	7
Include Tree Cutting Permit Information.....	8
Schedule of Replacement Trees	8
Fire Separation Buffer Between Residential Properties Be Introduced	9
Exemptions	9
Contraventions	9
Recommended Penalties.....	9

Resident Information

The Tree Committee has been working on gathering information regarding maintenance of trees in and around the Village. The Village website www.belcarra.ca will include Frequently Asked Questions, ¹ a newly drafted, concise permit for tree trimming and removal plus clear instructions on tree maintenance. Contact names / numbers regarding trees on Crown Land, Village Land & Parkland. The Village website include the FireSmart document.

https://www2.gov.bc.ca/assets/gov/public-safety-and-emergency-services/wildfire-status/prevention/prevention-home-community/bcws_homeowner_firesmart_manual.pdf

Many action items are being recommended to Council with regards to issues around trees. Also included are recommendations for Council to put forward to Metro Vancouver and other governing bodies regarding trees on park lands and Crown Land.

Information for the Village Website

It is recommended that the Village website include a list of what is required for an Arborist i.e. insurance, ISA certified, safety equipment, clean up, permits & licencing; and that information on the 'Provincial Government Invasive Alien Species of British Columbia Web' be included on the Village website:

<https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/invasive-species>

Recommended Council Action Items

- a. That Council write a letter to the Province recommending a ban on the sale of invasive plants by garden centers.
- b. That Council send a letter to the UBCM to be considered at the Conference requesting that garden centers not sell invasive species.
- c. That Council request Metro Vancouver Parks policy for the removal of dead underbrush, dangerous tree and wild fire fuel on parkland bordering the Village of Belcarra in order to create a buffer zone.
- d. That Council request crown policy for the removal of dead underbrush, dangerous tree and wild fire fuel on Crown Land bordering the Village of Belcarra in order to create a buffer zone.

Note: The City of North Vancouver is currently working to manage fuel on Crown Land, 10m around homes and 30m into surrounding forest to create a fire buffer around the community.

- e. That Council request Anmore and Port Moody to remove dangerous trees bordering Belcarra Village property & Bedwell Bay Road.
- f. The Committee recommend to Council that the current invasive species removal program taking place on the foreshore be expanded to include the removal of all types Ivy and Laurel, Himalayan blackberry & Holly.
- g. Council to continue to direct staff to apply for available grants such as the "Fuel Management Grant" and ensure that clear submittals by a qualified forester be submitted.
- h. Council Request Sasamat Volunteer Fire Department in discussion with Metro Vancouver and the Province regarding a formal plan to deal with hazardous vegetation.

¹ Appendix 1 – Tree Protection FAQ Form

- i. That Village staff work with the Government of BC and coordinate with the BC Wildfire Service Department to conduct an extensive fuel management plan for the removal of hazardous trees, debris and dead trees to create a firebreak between residences in Belcarra and Crown Land. https://www2.gov.bc.ca/assets/gov/public-safety-and-emergency-services/wildfire-status/prevention/prevention-home-community/bcws_homeowner_firesmart_manual.pdf
- j. The Village of Belcarra provide a quick link to the new "Tree" Bylaw at the tree trimming/removal application site.
- k. Council to continue to direct staff to liaise with Metro Parks staff to obtain information on their dangerous tree policy

Curbside Tree Chipping

- a. It is recommended that the Village create a registry for elderly residents who may require assistance with getting tree limbs & debris to the curb for tree chipping.
- b. The Village of Belcarra create a volunteer group to assist the elderly through an advertisement in the Barnacle.
- c. Two Curbside Tree Chipping opportunities should be provided by the Village. The First in early April and the second in mid October.
- d. The Second Curbside Tree Chipping should be for a fee to the homeowner. Fee to be determined by Council.

Marine Avenue Foreshore, Riparian Areas Invasive Species & Fuel Management

Riparian areas require monitoring and managed for unsound trees that may be diseased and deformed, native plants encouraged, plus weeds & invasive species controlled.

The Tree Committee recommends a proposed volunteer program to assist with the removal of invasive species and assist with fuel clearing, to reduce the cost to the Village and encourage Community involvement and to take ownership of the environment. Care is to be given to bank stabilization in the Riparian Zone and Foreshore with the planting of native species in conjunction with the removals.

The Committee recommend to Council that the current invasive species removal program taking place on the foreshore be expanded to include the removal of all types Ivy and Laurel, Himalayan blackberry & Holly.

It is recommended by the Tree Committee that the new Tree Cutting Bylaw include deciduous replacement tree options of BC native species which would reduce fire risk, provide animal habitat, retain soils, grow at a slower rate & lower height than cedars & hemlocks to help retain views. Cedars & Hemlock trees should not be considered for replacement.

With regards to a Fuel Management Plan, the Tree Committee recommends that staff work with the Government of BC and coordinate with the BC Wildfire Service Department to conduct an extensive fuel management plan to remove hazardous trees, debris & dead trees to create a fire break between residents & Crown Land.

Along with a Fuel Management Plan, the Tree Committee recommends that a long-term plan be put in place to remove invasive species within the Marine Avenue Riparian Areas, foreshore and on Municipal land.

The current process to have trees trimmed or cut within the Marine Avenue foreshore has long been a source of frustration and confusion for many residents. It is often regarded as a “No-go” zone.

The present Tree Cutting Permit application process with the Village involving proposed work in the marine & riparian areas, require clarification & simplification.

It has been established that the Marine Avenue Riparian areas along the fresh water creeks in Belcarra are regulated by the Riparian Areas Protection Regulation (R.A.P.R.) but the Department of Fisheries & Oceans (D.F.O.) must be consulted for any proposed work below the high tide mark. The Village of Belcarra manages trimming & tree removal from the high tide water mark to Marine Avenue. ², https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/fish-fish-habitat/riparian-areas-regulations/rar-guidebook-local-government_web_final_aug_2016.pdf

Tree Trimming / Removal Permit Application

It is recommended that Council amend the policy regarding the Tree Trimming Permit as follows:

- a. That an applicant for the tree trimming / removal permit should only be required to approach direct side neighbours for tree trimming / removal
- b. That the power of “Veto by One” (1) objection be removed.
- c. The application form be replaced with one which identifies a resolution process if there is an objection to the application; and, that a solution be proposed to staff.
- d. The time frame for a tree trimming / removal permit should be valid for a maximum of 6 months or until the work is complete.
- e. That the tree trimming / removal permit clearly outlines the payment process and fees.
- f. That the current Village application for tree trimming / removal be updated & simplified, similar to the format of the West Vancouver Tree Cutting Permit without the requirement of a land Surveyor survey, photographs should be a requirement not an option. ³
- g. That all required forms for submission, within the tree cutting permit application, be listed.
- h. That the requirement of 2 week posting notice be removed for resident feedback when a tree has been identified for removal.
- i. That the Tree trimming application form should be used for both trimming & removal.
- j. Consent requirements be limited to direct affected property owners.
- k. The Village to maintain cleared spaces from natural regeneration so that views may be retained

View Retention Policy

It is recommended that Council create a view retention policy for Village public property.

Village to expand upon the Vegetation Control Policy No. 142 and include replacement trees as specified within the new proposed “Tree” bylaws.

² Appendix 2 – Riparian Information

³ Appendix 3 – West Vancouver Tree Trimming Permit Application

Policy to also capture the maintenance of view corridors by pruning trees on municipal property to provide view corridors per tree trimming / removal application.

Dangerous Trees

The Committee recommends that the Village cease to use the topping of trees on Municipal Lands as a measure of retaining views or allowance for hydro power lines. Trees should be pruned to create view windows or removed if appropriate criteria are established.

It is recommended that the Village undertake to assess all Village property trees which have been topped on a three-year maintenance schedule and ensure a new "Tree Bylaw" captures the tree maintenance plan.

Assessment should take place with or by a qualified registered Arborist who should review trees identified for any risks to the public.

The Arborist recommendations should be addressed in a timely manner.

That a tree hazard rating system be used to rate the degree of a tree hazard. It is based on the risk factor of the tree, failure probability of the tree, size of the part that could potentially fail & the value of the potential target. A numerical value is often rendered and assists in decisions to undertake tree hazard abatement work.

Tree Hazard Inspection & Abatement Work

Inspections should be conducted in a timely manner, on a priority basis, in order from high to low risk.

The inspection by a certified arborist should be conducted according to industry standards with recommendations that consider the need to retain and preserve trees, provide for wildlife habitats and provide for safety of life and property.

Qualifications for Tree Hazard Inspectors

Arborists should be familiar with the overall Village Tree Hazard Management Program, the natural area management issues plus the Policies and Procedures as they relate to the Tree Hazard Management.

Professional Qualifications of Arborists should include a combination of the following:

- a. A demonstrated ability to undertake inspections of trees for hazards.
- b. Graduation from an accredited forestry or arboricultural program.
- c. Arborist Certification from an approved & accredited organization such as the [ISA] International Society of Arboriculturists.

Tree Defects may include:

Splits or cracks in the trunk or branches, necrotic or chlorotic appearance, unnatural lean <10%, visible decay pocket, fungal fruiting bodies, seeping sap (resinosis) or bark stains, insect frass or bore holes, Canker faces, scars & sunscald, thick sloughing bark, hanging or weakly attached limbs or tops, evidence of recent mechanical damage, codominant stems, included bark.

Site Conditions & Other Factors may include:

Newly exposed trees, site of tree exposed to winds, saturated or compacted soils, recently altered grades / drainage patterns, poor rooting substrate, evidence of other failures nearby, undermined or heaving roots, topography, depleted or contaminated soils.

Detailed Tree Assessment

In the event of a dispute or uncertainty, the purpose of a detailed tree assessment is to follow up on a visual assessment in order to determine the extent of tree defects. Procedures such as the following is suggested.

Core sampling, strength loss calculations, sounding, water table / hardpan location (soil pit), sample collection and analysis, fungi, foliage, woods, roots, soil, insects, drilling or resistographing roots or trunks, roots crown excavation and inspection, soil compaction tests (penetrometer), aerial inspections, upper trunk and crown.

Photographs

Photographs should be taken of all Hazardous Trees. Photographs to be retained on record by the Village. Village to encourage residents to take photographs of potentially dangerous trees and submit to Village staff for appropriate action.

Existing Issues with Tree Cutting Bylaw No. 110, 1987

Tree Cutting Bylaw No. 110, 1987 is limited in scope; does not adequately support the Tree Cutting Permit, lacks in definition descriptions, does not support the Official Community Plan (OCP) Bylaw No. 435, 2011: 2.0 Views, Forest & Natural Views, protecting well established view corridors from growth of trees, 3.5.4b View retention, 5.4 Values it's view-scapes & open view-scapes.

In addition, for the past several years, a dryer than usual climate has been experienced, resulting in many dead trees on parkland, Village property as well as private properties. Fire protection to the community is limited due to its natural surroundings jeopardizing lives and homes.

It is the duty of the Village to maintain a healthy urban forest. It is the Tree Committee wish that the following recommendations will adequately support the Official Community Plan as well as provide clear definition for the purpose of shrubs & tree maintenance as well as fire protection.

The Tree Committee has sought direction and information through the FireSmart information https://www2.gov.bc.ca/assets/gov/public-safety-and-emergency-services/wildfire-status/prevention/prevention-home-community/bcws_homeowner_firesmart_manual.pdf as well as the *Community Charter Part 2* for guidance. http://www.bclaws.ca/civix/document/id/complete/statreg/03026_02#part2

Village of Belcarra Tree Cutting Bylaw No. 110, 1987 – Recommendations for a Replacement Bylaw Include the Following:

- 1) Tree maintenance requirement, at applicant cost.
- 2) Deciduous replacement tree options of BC native species which also reduce fire risk, provide animal habitat, retain soils, grow at a slower rate and to much lower heights than cedars & hemlocks.
- 3) The possible replacement species which may be: Dogwood, Oregon Grape, Saskatoon etc.
- 4) That the name of Tree Cutting Bylaw No. 110, 1987 be amended to "Managing Trees, Views & Landscape".
- 5) That Tree Cutting Bylaw No. 110, 1987 be amended to include a Separate Schedule A outlining allowable replacement trees specific to the bylaw.

- 6) Staff prepare a new Tree Bylaw to replace Tree Cutting Bylaw No. 110, 1987, with the title "Managing Trees, Views & Landscape".

New Tree Bylaw Recommendations

Include the Following Definitions

"Tree Topping" means to entirely sever the stem of a tree such that the upper stem and branches of the tree are completely removed, resulting in an abruptly truncated stem, and topping and topped shall have corresponding meanings.

"Crown" means the entire system of branches, leaves and reproductive structures of a tree extending away from the trunk or main stem(s).

"Hazardous Tree" means any tree which, due to its location, condition or any other circumstance, has been determined, by a Registered Certified Arborist, ISA approved, to present a hazard to the safety of persons, private property or any other tree(s).

"Certified Arborist" means a person certified by the International Society of Arboriculture (ISA) or the National Arborist Association as an arborist.

"Regular Maintenance Plan": to manage tree growth and health on a schedule created and executed by the Public Works Manager in consultation with a Certified Arborist as from time to time deemed advisable and approved by Council.

"Tree Removal" means the cutting down of the entire tree. Yes

"Pruning" "Pruning" means the trimming of living or dead parts from a tree in order to reduce size, maintain the shape and health of the tree and maintain view corridors.

"Permit" shall mean tree removal / pruning permit issued in the form of Schedule "C".

"Affected Property Owner" means any adjacent property owner and any direct property owner whose line of sight or proximate enjoyment, including but not limited to views, aesthetics, and shade, may be affected if a tree cutting or pruning application is approved.

"Replacement Tree" means any tree or shrub, that is shown on a Tree Cutting and Replacement Plan as a replacement for a tree which has been cut down.

"A plan for tree planting if applicable": The Village will not allow to be planted on municipal land trees that will grow to a height that could impede utilities, signage visibility, safety and the enjoyment of views, or interfere with any municipal infrastructure in the ground.

"Tree" means a woody perennial plant having one or more stems, with at least one stem having a diameter of 20 centimetres or more, measured at 1.4 metres above the natural grade on the uphill side of the tree.

"Hazard Tree" is a tree which is likely to fail due to Major Structural Weaknesses adverse site conditions or other external factors under average conditions & has the Potential to Strike a Target.

"Shrub" is a woody plant which is smaller than a tree and has several main stems arising at or near the ground, less than 6m -10m in height.

"Tree Cutting Permit" means a permit issued by the Administrator in accordance with this Bylaw, which will allow cutting or pruning of trees under conditions stipulated in the Bylaw.

A permit is only a permission pursuant to this Bylaw and does not relieve the permit holder from complying with all other laws, regulations and requirements of any public authority having jurisdiction, nor relieve the holder from complying with civil, common law or contractual obligations.

“Tree Cutting and Replacement Plan” means a plan which shows the trees proposed to be cut and the location, size (height and diameter) and approved species of replacement trees to be planted upon a subject site to ensure slope retention and/or prevent water migration.

“Tree Survey” means a plan of a subject site showing the location, species and trunk diameter of the tree to be cut or pruned.

Include Tree Cutting Permit Information

Tree Cutting Permit

No person may cut, prune or remove a tree on municipal land without first having applied for and having obtained a Tree Cutting Permit.

The applicant to provide a detailed description of the proposed work including a statement of purpose and rationale.

A clearly labelled photograph must be provided, and if pruning is required, a line must be drawn on the photograph indicating the extent of the proposed pruning; the subject tree must also bear a ribbon marker.

If relevant, a proposed replanting plan indicating location, species and size of tree, bush and shrub that is to be planted to replace the removed tree. The tree, bush or shrub may be planted in the same location or in another area agreed upon by the Village.

Non-refundable permit application fees are payable prior to issuance of a permit.

The name of the tree cutting contractor, if applicable, together with the date and time of the planned work.

A plan for tree planting if applicable. The Village will not allow trees that will grow to a height that could impede utilities and signage visibility, safety and the enjoyment of views, or interfere with any municipal infrastructure in the ground to be planted on municipal land.

Confirmation that any directly affected property owners in the area of the proposed tree pruning or cutting, have been specifically consulted and any opinions be expressed in writing within 15 working days of consultation. All written information to be attached to the application by the applicant.

Should an applicant wish to maintain a previously trimmed area of a specific tree, the permit process should be simplified to capture a brief written description matching previous work with a picture along with payment of the permit fee.

Schedule of Replacement Trees

That the new Tree Bylaw capture a schedule which identifies preferred replacement trees which grow under 10.7m (35ft). Examples of trees to be included within a schedule are:

Cherry, Crape Myrtle, Dogwood, Franklin tree, Chinese Fringe Tree, Green Hawthorn, Hornbeam, Panicle Hydrangea, Juniper, Japanese Snowball, Laburnum, Lilac, Lemon tree, Mountain Stewartia, Magnolia, Japanese Red Maple, Japanese Black Pine, Cherry Plum, Eastern Redbud,

Quince, June Berry, Conica Spruce, Japanese Stewartia, Cornus Florida (flowering dogwood),
Cornelia Cherry Dogwood

The Committee recommends the following:

Fire Separation Buffer Between Residential Properties Be Introduced

http://www.bclaws.ca/civix/document/id/complete/statreg/03026_02

1. Residential properties are to have a fire buffer adjacent to property lines where shrubs, trees & vegetation are maintained to a maximum height of 3m (10'-0") when growing within 3m (10'-0") from that property line.
2. There is a written agreement between directly adjacent affected property owners and / or the Village of Belcarra where an alternate height agreement has been reached which does not exceed 5m (16'-0"), with the understanding that said agreement is not transferable with the property from one owner to the next.
3. The Village complete an assessment by a certified professional to deem the Village a High Fire Risk Area.
4. The Village apply for the Community Resiliency Investment Protection Plan Grant.

Exemptions

That the new Tree Bylaw incorporate a section which captures Bylaw Exemptions such as:

- a. Application of Bylaw to hedges: all provisions of this Bylaw apply to individual trees in a hedge, except only to the extent that any such provision specifically excepts, excludes, or exempts a hedge.
- b. Exemption for public utility: this Bylaw does not apply to the removal, relocation, or replacement of a tree in connection with the construction or maintenance of a public utility in a public utility easement or statutory right of way.
- c. Exemption for Park Board: this Bylaw does not apply to the removal, relocation, or replacement of a tree in connection with any site or development under the jurisdiction of the Park Board.

Contraventions

Where a tree is cut in contravention of this Bylaw and / or conditions of a permit are breached, an offence or bylaw contravention is committed under this Bylaw.

- a. Any person who contravenes any provision of this Bylaw, or who wilfully does not adhere to the bylaws, or cuts a tree on municipal property, contrary to or without a Tree Cutting Permit, is guilty of an offence or bylaw contravention and is liable to the penalties imposed under Bylaw Notice Enforcement Bylaw No. 520, 2018.

Recommended Penalties

The Tree Committee recommends that Council amend Bylaw Notice Enforcement Bylaw No. 520, 2018 to include the following:

- b. The minimum penalty for each tree is a fine of (a) \$1,000 for the first tree cut without a permit, and (b) \$3,000 for each subsequent tree cut without a permit.



VILLAGE OF BELCARRA Tree Trimming & Cutting Frequently Asked Questions (FAQ)



Updated January 2020

When is a Tree Removal Permit (TRP) required?

A Tree Removal Permit for trees on private property is required when:

- the trees and/or vegetation are within a Streamside Protection and Enhancement Area (SPEA)
- the trees are protected by a covenant or other legal instrument (see your 'Title Certificate')

Do I need a Tree Removal Permit to remove a tree if the tree is already dead or dying?

When a tree requires a Tree Removal Permit but the tree is dead or dying, the Village may authorize removing the tree without a permit. Often, these trees are considered Hazard Trees and may be removed, dependent on whether the property is located in a SPEA or an Environmentally Sensitive Area (ESA). Please contact the Village at 604-937-4100 for more information.

How do I know if my tree is a Hazard Tree?

Call a Certified Arborist or a Certified Tree Risk Assessor to assess the tree. If it is determined that the tree is hazardous, immediate removal or pruning may be recommended. On the contrary, it may be determined that the tree is healthy and safe.

With review by the Village, a Hazard Tree may be removed from property located within a SPEA or ESA without a Tree Removal Permit.

Who is an ISA Certified Arborist or Certified Tree Risk Assessor?

ISA Certified Arborists or Certified Tree Risk Assessors are tree specialists who are certified by the International Society of Arborists (ISA).

How do I know if my tree is protected under the bylaw?

If you are unsure whether you require a Tree Removal Permit, please contact the Village at 604-937-4100. Staff will be happy to assist you.

How do I determine the diameter of a tree?

The diameter of a tree is measured at 1.4 meters above the ground. This measurement is determined by dividing the tree circumference by 3.142.

Does the Tree Protection Bylaw affect the building permit process?

No, the Tree Protection Bylaw only affects the development permit process when a development approval is required for private

property. It is standard practice for the Village to approve the development permit (including Tree Removal Permit) before issuing a building permit.

Is there a cost to find out if I need a Tree Removal Permit?

There is no fee to determine if a Tree Removal Permit is required. However, if you do require a Tree Removal Permit the fee is \$200.00. In addition, the owner may incur other costs including the hiring of a Certified Arborist and purchasing any replacement trees.

What if I want to remove my tree and it is located on both my property and my neighbours property?

If a Tree Removal Permit is required and the tree straddles your property and your neighbours, the Village will require written consent of both owners before a Tree Removal Permit can be issued.

How do I know if any of the trees on my property are protected by covenant or other legal instrument?

Visit the Land Titles Office in New Westminster to obtain a copy of your 'Title Certificate', or visit www.ltsa.ca to order a copy online. Check for any legal notations or listed charges (covenants), or contact the Village for more assistance at 604-937-4100

Who has jurisdiction of the foreshore?

- Department of Fisheries and Oceans (DFO) has jurisdiction to the high tide mark.
- Ministry of Forests, Lands and Natural Resource Operations (MoFLNR), also known as Ministry of Environment (MoE) has Jurisdiction of the Riparian Areas for the DFO.
- Village of Belcarra (VOB) has jurisdiction of Marine Avenue Right of Way, which extends to high tide mark.

Which Jurisdiction is the primary contact when citizens have a concern regarding trees & landscaping on the foreshore?

Village of Belcarra. Phone: 604-937-4100

How do I contact Ministry of Forests, Lands and Natural Resource Operations?

Email: FrontCounterBC@gov.bc.ca or call 604-586-4400

What can I do about Dangerous Trees on Crown Land?

Residents may contact the Ministry of Forests, Lands & Natural Resources, Chilliwack Office - Phone: 604-702-5700 Email: forests.chilliwackDistrictOffice@gov.bc.ca

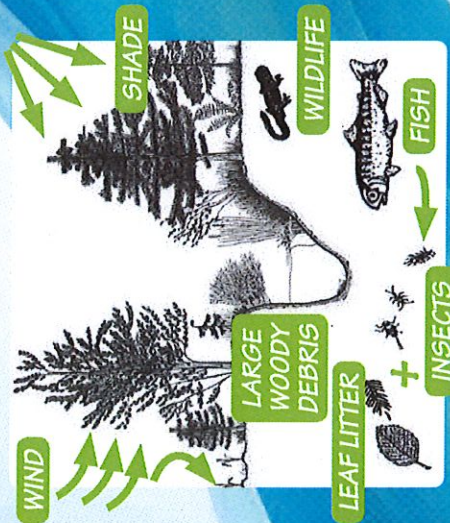
NOTE: The District Office is typically very responsive and will schedule removal of dangerous trees within a timely manner if the resident pays for the removal. The Village office should be notified of this work taking place.

Why is Bamboo not a good option as a shrub?

Bamboo is an aggressive invasive species which will spread through concrete. Many home insurers will not provide coverage to homes with Bamboo planted close to the house.

What is a Riparian Area?

Riparian areas are the areas bordering on streams, lakes, and wetlands that link water to land. The blend of streambed, water, trees, shrubs and grasses directly influences and provides fish habitat.



The Riparian Area is Fish Habitat

Riparian areas provide shade and shelter from predators, as well as a home and food for the insects that are food for fish. These areas provide wood to the stream that in turn provides shelter and nutrients. A healthy riparian area acts as a buffer to changes in weather, temperature, flooding and pollution. This resilience is critical to the survival of fish in a developing landscape.

Protecting Riparian Areas is Important

Preventing damage to riparian fish habitat is easier than restoring it if damage has occurred. Waterfront land owners have a direct role to play in ensuring the health of their local watercourse. For example, land owners can contribute to the restoration of riparian areas by allowing natural re-vegetation to take its course and re-establishing native plants.

Value for Fish & Your Community

A healthy riparian area has both economical and ecological benefits. Protected natural areas make neighbourhoods desirable and can have a positive impact on your property values.

Protected riparian areas mean:

- » Improved water quality
- » Decreased flood hazard
- » Lower stormwater management costs
- » Higher aesthetic values
- » Increased shoreline stability
- » Decreased heating and cooling costs
- » Better air quality

It will take all of us working cooperatively in our communities and with all levels of government to keep riparian areas healthy.

For More Information

Consult your local government to learn about the permit and approval process for developments in your riparian area.

Visit the provincial Riparian Areas Regulation website for more information.

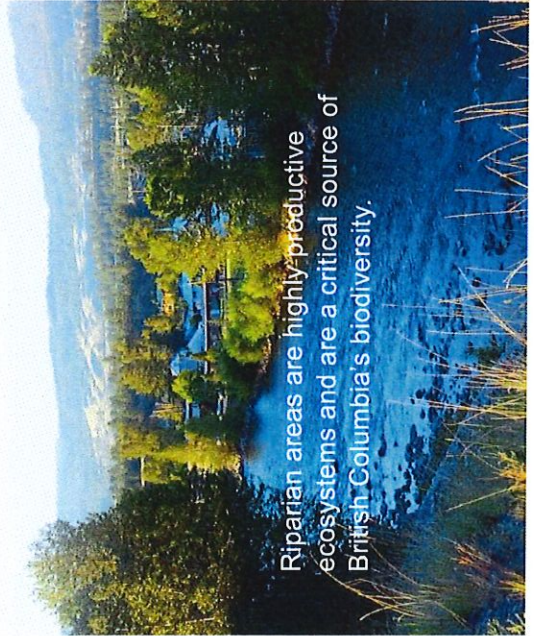
If you have a stream, lake, wetland or ditch on or beside your property, there are things you need to know.

Provincial and, or Federal legislation may apply to you. This brochure is intended to assist land owners & property developers who are planning development activities in riparian areas adjacent to streams or other water bodies.

This pamphlet is a guide only. It is not a substitute for the Federal Fisheries Act, the *Riparian Areas Regulation*, or your local government's bylaws.



Ministry of
Forests, Lands and
Natural Resource Operations



Riparian areas are highly-productive ecosystems and are a critical source of British Columbia's biodiversity.

Standards are in Place to Protect Fish

You need to follow local standards to protect riparian habitat when your development project is near a stream, river, creek, pond, lake, ditch, spring or wetland, if it provides fish habitat or nutrients to fish habitat.

Fish habitats are areas on which fish depend directly or indirectly for a variety of needs including spawning, nursery, rearing, food supply and migration.

If Your Project is...

a residential, commercial or industrial activity within 30 metres of a watercourse, even if that watercourse is not on your property,

AND you are planning **ANY** of the following:

- ✓ Removing or altering plants
- ✓ Disturbing soils
- ✓ Constructing buildings and structures
- ✓ Constructing roads, trails, docks, wharves, bridges
- ✓ Creating hard surfaces such as decks and pavement
- ✓ Installing works for flood protection
- ✓ Developing drainage systems and utility corridors
- ✓ Servicing sewage and water systems
- ✓ Subdivisions

...the Riparian Areas Regulation may apply to your development. The regulation helps you conduct your activities responsibly to avoid degrading valuable riparian fish habitat.

About the Regulation

The Riparian Areas Regulation is provincial legislation that requires local governments to enact bylaws that protect riparian areas during residential, commercial, and industrial development.

If the Regulation Applies to You

If the Riparian Areas Regulation applies to your development, you may need to have your property assessed by a **Qualified Environmental Professional**. The assessment will determine the width of the **Streamside Protection and Enhancement Area (SPEA)** on your property. Development may be restricted in this area if it has the potential to damage vegetation and/or interfere with the ability of the riparian area to provide fish habitat. Additional measures to maintain riparian habitat such as sediment and erosion control, may be included in the assessment.

DIAGRAM 1: Illustration of the 30m Riparian Assessment Area requiring compliance with the Riparian Areas Regulation.



Qualified Environmental Professionals (QEPs) include agrologists, biologists, foresters, geoscientists, and technologists who are in good standing with their respective professional organizations working in their area of expertise.

How Do I Proceed?

CHECK LOCAL BYLAWS

check with your local government for the rules that apply to developing property within the riparian area (within 30m of a stream, shore or ravine bank see diagram 1).

1 STEP 1

2B STEP 2B

2A STEP 2A

IF LOCAL BYLAWS DO NOT STIPULATE SETBACKS

you will require an assessment from a Qualified Environmental Professional in order to determine the setbacks and protection measures. It is strongly advised that you conduct this assessment before actual site development.

ABIDE BY SETBACKS

Go to Step 6.

3

USING STANDARD PROCEDURE

the assessment determines which measures must be taken before, during and after development, in order to comply with the Riparian Areas Regulation.

STEP 3

4 IF THE DEVELOPMENT PROPOSAL DOES NOT COMPLY

with the stipulations in the assessment, the development proposal must be redesigned to occur outside the riparian area.

STEP 4

A RECORD OF THE ASSESSMENT

is reviewed and filed with the provincial government.

5 STEP 5

6 STEP 6

AFTER THE ASSESSMENT the local government may proceed with their approval process.

Consult your local government for bylaws that apply to your development.

LAND DEVELOPMENT SERVICES
 750 17TH Street West Vancouver BC V7V 3T3
 t: 604-925-7192 f: 604-925-6083
 e: districttrees@westvancouver.ca



Municipal Property Tree Cutting Permit Application

Application date: _____ **Tree Permit No.:** _____

Permit fee: \$100.00 (Payable at time of permit fee issuance)

Civic address: _____

(Location of work near / adjacent to municipal property)

1. Describe the proposed tree work:

List number and type of subject trees, proximity to creeks and relevant site information as available, including photographs. A survey of the trees, prepared by a designated British Columbia Land Surveyor may be required in consideration of this application.

Type of trees: _____

Remove: ☐ **Chip on site:** ☐

Photographs attached: Yes ☐ No ☐

Additional comments: _____

Applicant: Based on your proposed tree work, complete the following information in the appropriate section of either Low Impact (30 meter Notification & Consent radius) or Moderate Impact (50 meter Notification & Consent radius).

LOW IMPACT:

- Removal of hedges less than 6 metres in height _____
- Removal of (up to a maximum of) 4 single trees that are less than 6 metres in height _____
- Removal of branches from a tree/s that does not significantly alter aesthetic appearance of the area _____
- Re-topping of hedge that does not result in removal of more than 6 metres of new growth _____

MODERATE IMPACT:

- Removal of hedge greater than 6 metres in height _____
- Removal of more than 4 trees that are less than 6 metres in height _____
- Pruning of branches that will result in significant aesthetic impact to surrounding area _____
- Re-topping of trees that will result in removal of more than 6 metres of new growth _____

CONSENT REQUIREMENTS: in most cases 80% consent is required.

Doc # 3943595 SEP 2019

2. Owner's declaration:

I/We, _____ of _____
Owner's name Owner's address

Owner's email: _____ Phone: _____

Owner's signature: _____

Confirm the appointment of _____ a District approved tree contractor, to act on my behalf with regard to this application.

_____ Contact name: _____ Phone: _____

Tree contractor signature

Email: _____

Approved Tree Contractors (please select from Approved Tree Contractors list)

Terms and Conditions:

1. The applicant must provide a non-refundable permit fee of \$100.00.
2. The applicant is fully responsible for any damages to private or municipal property, hydro or telephone infrastructure. Costs will be paid by the applicant.
3. The applicant is responsible for providing an accurate description of the location of the trees in relation to relevant property lines.
4. Any disputes between individuals over liabilities arising from tree problems or the work authorized by this permit, shall be settled by the individuals involved, and at their expense.
5. The applicant agrees to indemnify and save the District harmless from all cost, claims, damages or expenses arising from the work authorized by the permit or by actions of the applicant.
6. **The applicant understands that:**
 - The contractor / tree cutting firm must be approved by the District for work on municipal property.
 - Trees must be conspicuously tagged by the applicant for consideration by the District. Untagged trees will not be considered.
 - Neighbours adjacent to proposed work must be notified, be given a thorough explanation of the proposed work and sign the consent form prior to submission of application.
 - No work may proceed until this application has been approved and a tree cutting permit issued.
 - All costs associated with this application are to be borne by the applicant.
 - After receipt of application, a site visit by the District arborist may be necessary and will be scheduled with the appropriate tree contractor.
7. After approval of the proposed tree work, the applicant is required to notify the District arborist at least 48 hours prior to commencing work.
8. This permit can be revoked at any time by the District arborist.
9. The tree permit must be onsite at all times during work.
10. No debris is to be left on District property.
11. Any work inside the limits of approach to hydro lines will be undertaken by a utility certified tree company—the District's list of approved contractors are all certified in this regard.
12. All approved pruning work will be completed according to the standards of the International Society of Arboriculture.
13. To request a final inspection, email districttrees@westvancouver.ca or phone 604-925-7192.

Freedom of Information and Protection of Privacy Act: personal information contained on this form is collected under the Freedom of Information and Protection of Privacy Act section 26(c) and will be used for the purpose of processing your application for a tree cutting permit. If you have any questions about the collection and use of this information please contact Legislative Services, Records/Information Coordinator at 604-921-3497, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3.

Doc # 3943595 SEP 2019