

**DISTRICT OF CENTRAL SAANICH
DRAFT TREE MANAGEMENT BYLAW REVIEW
VIRTUAL OPEN HOUSE – JANUARY 28 & 30, 2021**



PRESENTATION OVERVIEW

- Overview of review process
- Background on the project
- Benefits of trees
- Highlights of the draft bylaw:
 - i. Replacement requirements
 - ii. What trees are protected
 - iii. Other changes
- Questions



WHY DO WE HAVE A TREE BYLAW? WHY UPDATE IT?

Tree bylaws are a common tool that local governments use to regulate trees.

They usually regulate:

- Which trees are protected and require a permit for removal.
- The acceptable reasons to issue a permit for the removal of protected trees.
- How trees that are being retained are protected during site disturbance work.
- How trees are to be replaced or compensated for when they are removed.



TREE PROTECTION REVIEW – BACKGROUND

- Between 2000 and 2017 – significant tree canopy loss in the District.
- Adding to tree canopy is challenging due to 70% of land within the ALR and cleared for farming (District cannot regulate farmland).
- Goal is to slow down canopy loss and potentially increase tree canopy coverage over time. This involves updating the current Tree Protection Bylaw.
- Current bylaw does not require tree replacement for development within the building envelope.
- The bylaw is unclear on replacement and difficult to administer (technically challenging requirements and no cash-in-lieu option).
- A replacement ratio of 3:1 is only applied through rezoning.



BENEFITS OF TREES

Benefits to air and water

- Climate Mitigation – carbon sequestration
- Provide oxygen
- Reduce stormwater/flooding – by taking up water and through evaporation
- Reducing heat island effect – by shading and cooling air
- Improve air quality – slowing smog by reducing air temperature and filtering pollutants and particulate matter
- Improve water quality – filtering chemicals



BENEFITS OF TREES

Benefits to natural environment

- Support biodiversity – providing food and shelter for various animals and insects
- Erosion control – roots hold soil together

Benefits to people

- Increase property values – aesthetic appeal
- Reduce energy bills – windbreak and shade
- Recreation – forest walks and tree climbing



DRAFTING THE PROPOSED BYLAW

- The current bylaw is in need of an update
- The new draft bylaw is a first step to improve the current situation and slow down the canopy loss
- The new bylaw could continue to evolve and be adjusted to reflect current best practices and new information (e.g. add new protected species)
- If adopted the new bylaw is in place and has been used for a while, there will be opportunities to make changes based on experience



TREE PROTECTION REVIEW – BYLAW HIGHLIGHTS

Replacement requirements

- Introducing a Tree Density Target of 50 trees per hectare
- Density is based on the number of tree stems (trunks)



SCHEDULE A

CALCULATION OF FIFTY PERMIT TREES PER HECTARE

The table below may be used to reference the number of *permit trees* (20 cm or greater DBH) required by area to achieve 50 *permit trees* per hectare for lots up to one hectare in size.

Area (m ²)	Permit Trees Required		Area (m ²)	Permit Trees Required
<300	1		5,100 – 5,299	26
300 - 499	2		5,300 – 5,499	27
500 - 699	3		5,500 – 5,699	28
700 - 899	4		5,700 – 5,899	29
900 - 1,099	5		5,900 – 6,099	30
1,100 – 1,299	6		6,100 – 6,299	31
1,300 – 1,499	7		6,300 – 6,499	32
1,500 – 1,699	8		6,500 – 6,699	33
1,700 – 1,899	9		6,700 – 6,899	34
1,900 – 2,099	10		6,900 – 7,099	35
2,100 – 2,299	11		7,100 – 7,299	36
2,300 – 2,499	12		7,300 – 7,499	37
2,500 – 2,699	13		7,500 – 7,699	38
2,700 – 2,899	14		7,700 – 7,899	39
2,900 – 3,099	15		7,900 – 8,099	40
3,100 – 3,299	16		8,100 – 8,299	41
3,300 – 3,499	17		8,300 – 8,499	42
3,500 – 3,699	18		8,500 – 8,699	43
3,700 – 3,899	19		8,700 – 8,899	44
3,900 – 4,099	20		8,900 – 9,099	45
4,100 – 4,299	21		9,100 – 9,299	46
4,300 – 4,499	22		9,300 – 9,499	47
4,500 – 4,699	23		9,500 – 9,699	48
4,700 – 4,899	24		9,700 – 9,899	49
4,900 – 5,099	25		9,900 – 10,099	50

The number of *permit trees* required to achieve 50 *permit trees* per hectare is calculated by the formula:

$$\frac{\text{Lot area (m}^2\text{)}}{10,000} \times 50 = \text{Number of Permit Trees required}$$

Area (ft ² / acres)	Permit Trees Required		Area (acres)	Permit Trees Required
<3,229 ft ²	1		0.5 ac.	10
8,396 ft ²	4		1 ac.	20
0.25 ac.	5		2 ac.	40
15,184 ft ²	7		2.5 ac.	51



TREE PROTECTION REVIEW – BYLAW HIGHLIGHTS

- Property owners would contribute more equally to the District tree canopy.
- Tree removal on treed properties may not trigger replacement requirement if Tree Target Density is met after tree removal
- For properties with few trees the 3:1 ratio would apply for each tree removed up to the Tree Target Density
- Trees removed as a result of development are required to be replaced, as with tree removal unrelated to development



TREE PROTECTION REVIEW – BYLAW HIGHLIGHTS

- Removal of any permit tree requires replacement with three trees until the Tree Density Target is met, to replace the canopy that is lost quicker
- Tree retention is incentivized with credit for retention of trees of 3:1 for certain trees
- Cash in lieu option available (\$500 per tree) for when trees cannot be planted on the same property, to fund planting on municipal land such as parks and boulevards
- Security (\$250 per tree) required for replacement trees until trees are established



TREE PROTECTION REVIEW – BYLAW HIGHLIGHTS

Changes to what are considered 'protected' trees

- Protected trees are now generally described as 'permit trees': trees for which a permit is required
- Permit trees include protected species, protected trees, and any trees 20cm or more in diameter (currently 60cm)
- Protected trees include municipal trees, replacement trees, trees protected by a covenant or located within a development permit area, nesting trees and trees within the Erosion District



TREE PROTECTION REVIEW – BYLAW HIGHLIGHTS

Other changes

- Proposed application fees:
 - i) No cost to remove hazardous trees
 - ii) Base fee of \$75 plus \$25 per tree to a maximum of \$200
 - iii) Tree permit amendment cost of \$75
- Tree removal on lands within the Agricultural Land Reserve remains exempt from the requirement for a permit, however, a written statement from the owner declaring that the trees are to be removed for an agricultural use would be required.

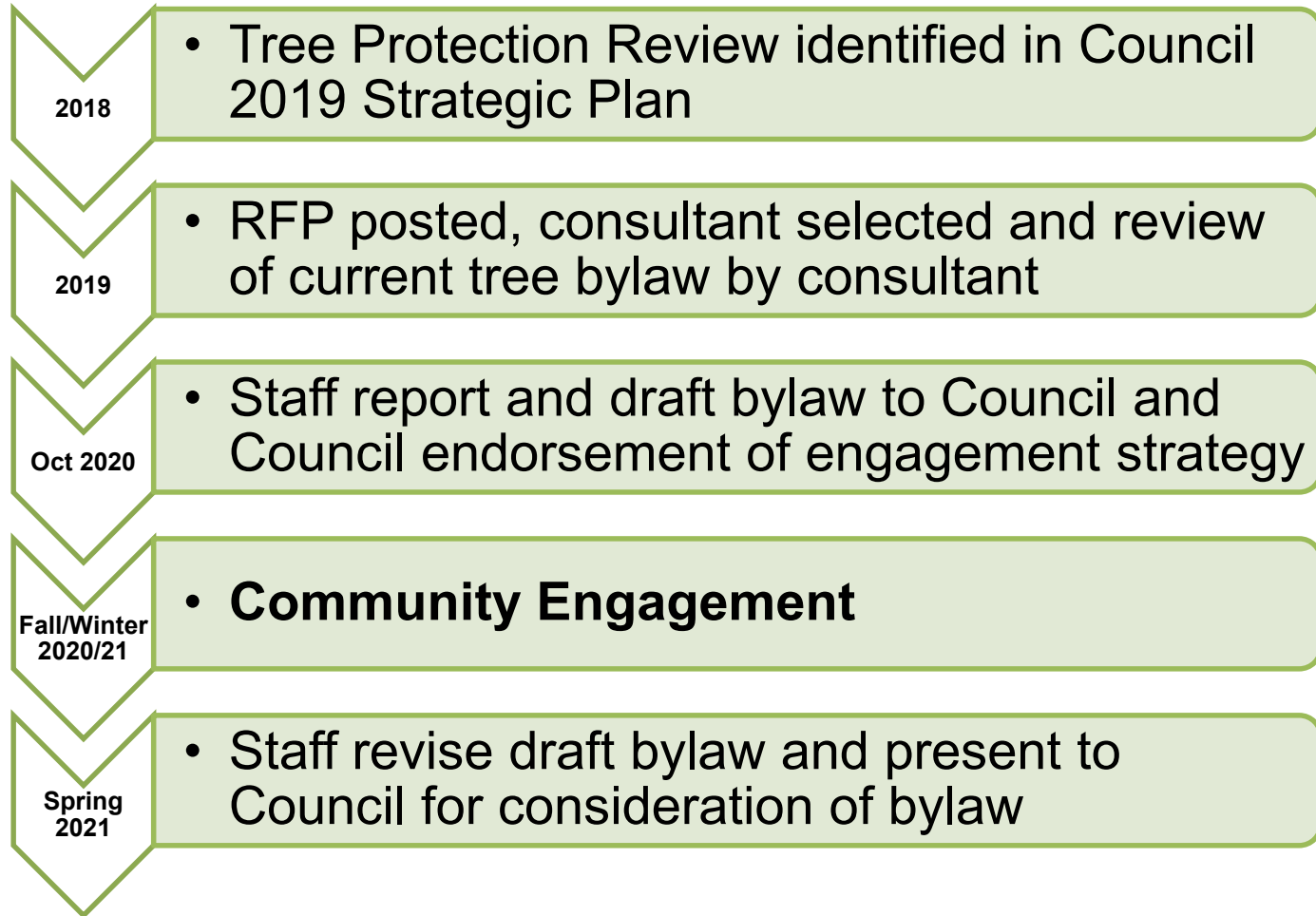


REVIEWING THE CHANGES

Proposed Draft Tree Management Bylaw	Current Tree Protection Bylaw
Introduction of Tree Density Target to determine number of replacement trees	Replacement ratio of 3:1 required through rezoning
Replacement ratio of 3:1 applies to all tree removal, up to the tree density target	Specimen(s) of same species with aggregate trunk diameter at breast height equal to aggregate trunk diameter of tree that was removed and in same location.
Tree removal within building envelope requires replacement trees	Tree removal within building envelope is exempt from tree permit
Trees with a diameter of 20cm or more are protected	Trees with a diameter of 60cm or more are protected
Incentive for tree retention through credit toward target density	No incentive for tree retention.
Cash in lieu option available if trees cannot be planted on site	No cash in lieu option
Security for replacement trees held for one year	Security for replacement trees held for three years
Fees for all tree permit applications, except those for hazardous tree removal	Most applications do not require a fee
Tree removal in Erosion District requires one permit application	Tree removal in Erosion District requires two permits, from Planning and Engineering
Removal of municipal trees due to development requires replacement trees and contribution to Tree Planting Reserve Fund	Inconsistent application of requirement for replacement trees as a result of municipal tree removal due to development
Tree removal on ALR land requires statement that removal is for agricultural purposes	Tree removal on ALR land is exempt from any permit.
Protective fencing is required to be in place prior to tree permit issuance	Protective fencing is required to be in place prior to any works on site



TREE PROTECTION REVIEW – NEXT STEPS



THANK YOU

Take the tree bylaw survey and learn more:
LetsTalkCentralSaanich.ca



What else is happening in Central Saanich?

Budget 2021

Join staff at a virtual open house:
Thursday, February 11, 6pm.

Take a Pre-2021 Survey and tell us what
municipal services are important to
you.



Active Transportation Plan

Are you ready to walk, cycle and roll?

We about to release the draft of the District's first
Active Transportation Plan.

Info sessions to be schedule for Februrary. Watch for
dates to be announced soon.

The plan will:

- Be based on research and community feedback
- Provide a vision and goals
- Identify priority projects
- Lay out infrastructure options and signage
- Focus on road safety
- Be financially reasonable for a small, rural
community

Official Community Plan

Planning for our Future

We are embarking on a review of our Official
Community Plan (OCP) to help prepare the
community for a resilient future.

We will involve the public as we review existing
OCP policies within the context of today's
emerging issues, challenges, and trends.

At key times throughout the OCP review
process, you'll have the opportunity to share
your opinions and ideas on the future of our
community.

First phase of public engagement takes place
this spring!

