

Tree Inventory and Preservation Study

Purpose:

The purpose of a Tree Inventory and Preservation Study is to investigate existing trees/woodlots, within and adjacent to a development proposal and to determine how protection and enhancement can coincide with proposed development.

A Tree Inventory and Preservation Study may be required where a full Environmental Impact Study is not required. The following policies should be read in conjunction with subsection 5.3.6 and 10.2 of this Plan, Site Control Plan guidelines and the City's Development manual, 2015 Section 1.17 . Where a Tree Inventory and Preservation Study is required, such a study should include:

1. Consultation with the City's Planning Department before undertaking a Tree Inventory and Preservation Study to ensure appropriate methodology;
2. A Tree Inventory and Preservation Study must include an inventory of trees by species and diameter at breast height (DBH – 1.4 m) and the condition of each tree that may be impacted by the development, including trees on adjacent lands and including all trees in excess of 100mm (4 inches) DBH, as well as major shrub groupings, including the details of the trees and significant associated vegetation worthy of protection; Tree condition assessments should follow city and ISA Guidelines for assessment and should include pre and post construction assessments in order to track potential changes or unknown impacts;
3. All trees and significant vegetation that meet the required threshold are to mapped with GPS sub-meter accuracy as a means of identification in the field and be accurately located and assessed to determine; potential impacts that the proposed development layout, storm water management systems, grading and servicing will have on the remaining vegetation, the need for suitable protection measures, possible preservation techniques to enhance the condition of residual trees;
4. An evaluation of the potential impacts of the proposed development upon the existing trees, with associated recommendations for trees and vegetation to be preserved and recommended tree protection zones; Tree protection zones will follow recommended forestry division protection policies and procedures outlined in the Site Plan Control;
5. Possible infrastructure modifications and construction staging procedures to mitigate impacts;
6. Mitigation measures must align with the City's Site Plan Control and include provisions for replacement of trees and vegetation designated for preservation that are not successfully preserved;
7. Replacement tree details must follow Forestry Division's policy on suitable tree species and

stock types. Details of long-term impact monitoring during and after construction to ensure protection measures are adequate and fully functional;

8. Where impacted trees are located on adjacent lands, written confirmation from the owner of those lands acknowledging the impacts and confirming agreement with the mitigation measures proposed;
9. The forestry division requires that tree replacement be calculated on a diameter-for-diameter replacement calculation for any trees to be removed. If it is not possible to plant new trees on site (i.e. no space), Cash-in-lieu will be provided to the City to plant trees elsewhere. Cash-in-lieu rates are determined annual by council approved fee rates
10. If construction is being undertaken next to the edge of a woodlot suitable barrier fencing, at a minimum, along the drip line of the woodlot to be preserved prior to the start of construction on site;
11. The grades around woodlots shall not be disturbed. If it is necessary to change grades around treed areas to be preserved, the proponent may be required to take precautions such as dry welling and root feeding. Filling and grading within the drip line of trees shall be done by hand;
12. If trees are to be planted or transplanted on site, a Landscape Plan must be submitted to the City Forester or designate for review and approval. In addition a detailed maintenance program to be followed after development is complete. Tree transplanting should only be considered for rare, unique or otherwise 'special' individual tree or plant specimens;
13. Impact and Mitigation planning should include assessments for opportunities to support and enhance objectives described within the City's Climate Change Adaptation plans or the City's Urban Forest Management Plan (2024); and
14. The City Forester may request a security deposit in the form cash or a Letter of Acceptance of Responsibility. Financial Securities held by the City shall be released by the City provided that the trees are healthy and in a state of vigorous growth 2 years after the completion of all construction activity, guarantee the protection of trees, or the satisfaction of all the conditions of permit issuance will be required for the Detailed Vegetation Management Plan on lots or blocks that are to come into public ownership.

Qualifications:

A Tree Inventory and Preservation Study must be completed by a, Certified Professional Arborist, Professional Forester, Ecologist or Landscape architect or equivalent to the satisfaction of the City.
