

Tree protection bylaws and policies for private property

(Updated: May 2017)

In the Real Estate Board of Greater Vancouver's area, 17 local governments have a bylaw or policy addressing tree removal, retention, pruning and damage on private property. This matrix is an overview. Please refer to the specific bylaw or policy for more information. Note: property owners should always check if a Tree Protection Covenant is registered on their property title.

Note: Bowen Island, Gibsons, North Vancouver City, Pemberton, Pitt Meadows, Squamish-Lillooet Regional District and the Gulf Islands do not have a tree bylaw or policy for private land. However, if there are trees within stream corridors or near waterways, trees may be protected under the provincial [Streamside Protection Regulation](#) and the federal [Fisheries Act](#). Trees on agricultural land in the Agricultural Land Reserve (ALR) may be exempt from municipal tree bylaws. Trees on municipal (city) property are typically under the Parks Department. Questions? Contact Harriet Permut, Manager, Government Relations at hpermut@rebqv.org

	Anmore, Village of	Belcarra, Village of	Burnaby, City of	Coquitlam, City of	Delta, Corporation of	Lions Bay, Village of	Maple Ridge, City of	New Westminster, City of	North Vancouver, District of
Bylaw or policy	Anmore Tree Management Bylaw, 2007, No. 430	Village of Belcarra Tree Cutting Bylaw, 1987, No. 110	Burnaby Tree Cutting Bylaw, 1996, No. 10482	City of Coquitlam Tree Cutting Bylaw, 2010, No. 4091	Delta Bylaw for the Protection of Trees, 2016, No. 7415	Lions Bay Tree Bylaw 2007, No. 393	Maple Ridge Tree Protection Bylaw 2000, No. 5896	New Westminster Tree Cutting Bylaw 2016 No. 7799	North Vancouver District Tree Protection Bylaw, July 2012, 7671
Tree defined	10 cm (3.9 in)+ in diameter measuring 1.4 m (4.5 ft) above ground. Doesn't include hedge, an alder or cottonwood.	5 m (16.4 ft)+ in height	20.3 cm (8 in)+ in diameter; conifer tree with diameter 30.5 cm (12 in)+; broad leaf tree diameter of 45.7 cm (18 in)+	20 cm+ in diameter, 1.4 m from base, or on a steep slope 5 m+ in height	Any woody plant, any species 20 cm (8")+ in diameter 1.4 metres above its base, or if < 1.4 m has diameter of 30.5 cm (12") at base; any replacement tree	20 cm+ 1.4 m from base. Arbutus, dogwood and yew are 10 cm at 1.4 m above ground.	20 cm+ diameter at breast height (130 cm above the ground)	20 cm+ diameter or has combined diameter of its two largest trunks or stems 20 cm+	10 cm+ measured at 1.3 m above ground

Significant or protected trees defined	No	No	Covenanted tree	20 cm+ in diameter, 1.4m from the base, 5m on steep slope	Replacement trees regardless of size	Significant trees due to size, age, landmark, cultural, environmental or social, planted by village on boulevards and wildlife habitat	Trees 50 cm diameter+ at breast height in urban/suburban area; 70 cm diameter for trees in rural areas not including cottonwood or alder	Large, mature deciduous or coniferous tree with diameter 60 cm+	Any tree on sloping terrain; replacement trees, retained, heritage and wildlife trees; trees on wetlands or waterfront; Arbutus, Garry Oak, Oregon Ash, Pacific Yew, Western White Pine, Yellow Cedar
Area covered by bylaw	Private property	Private property or development permit area	All lands under Burnaby's jurisdiction	Private property under Coquitlam's jurisdiction	All lands under Delta's jurisdiction	All lands under Lions Bay jurisdiction	All lands under Maple Ridge's jurisdiction	All lands under New Westminster's jurisdiction	All lands under District of North Vancouver jurisdiction
Cutting permit required	Yes . However in any 12-month period, no more than 2 trees are cut down on a lot of 0.4 ha or less, plus 1 additional tree for every additional 0.4 ha.	Yes, except for dead, diseased or damaged trees. bylaw	Yes . Some exemptions. See bylaw	Yes . Some exemptions. See bylaw.	Yes . Some exemptions. See bylaw	Yes . Some exemptions. See bylaw	Yes , may be required. See s. 5(1)	Yes	Yes . Environmental Protection Officer, Community Forester or Manager may impose conditions.

Permit fee	\$500	\$50 (see link)	With no development application (residential lot): \$76 per tree to a max of \$539; development application pending (residential lot): \$162-\$1,079; commercial \$647.00 base fee plus \$162.00 per tree up to \$10,785.00	No charge for 2 protected trees per lot with < 40 trees. 5% protected trees per lot with > 40 trees. Permit fee = \$53.50; \$267 if supplemental documentation is required	First application no charge. Subsequent within 24 months: \$50 application fee + \$25 per tree to be cut. Single tree replacement tree: \$100	\$40 (see link)	Urban area and urban reserve parcels < 0.5 ha = \$50 for first tree + \$25 for additional trees Development and large scale clearing: \$200 base fee + \$25 per tree Tree replacement = \$425 per tree (see link)	\$75 per tree for first 10 trees to be removed; \$150 per tree for each additional tree to be removed	In Fees and Charges Bylaw . \$76 for pruning per tree; \$359 for removal of 5+ trees; \$1,860 for removal of 10+ trees. Additional review of tree plans \$515
Development, site or tree plan required (written plan and/or report to accompany permit application)	Yes	May be required	Yes	Tree cutting, retention and replacement plan may be required	Yes, application must include a development plan for land where cutting is proposed, and a tree replacement plan	Yes. Application must include a tree cutting and replacement plan	Tree management plan to include initial tree assessment, tree risk assessment; replacement planting plan may be required.	Arborist report, tree protection plan, tree replacement plan	Site plan, replanting plan, for protected certified arborist report
Security deposit required for permit	May be required	May be required	\$863	A \$300 per tree security deposit may be required	\$500	\$500	If replacement trees are required, a deposit of \$425 per replacement tree to max of \$17,000 per hectare and \$100,000 per application	\$500 per replacement tree; \$500 when replacing hazardous specimen tree; \$10,000 when replacing non-hazardous specimen tree	125% of estimated cost of work to be performed to a maximum of \$10,000

Tree replacement ratio - the number of replacement trees required to replace trees cut down	3:1 when coniferous > 4 m; 3:1 when deciduous tree > 7 m	Not specified	1:1 when diameter of tree cut is up to 30.5 cm; 2:1 when diameter is 30.5 cm+ to 61 cm; 3:1 when diameter is 61 cm+	Replacement may be required.	At least 1:1 replacement tree unless qualified person demonstrates not feasible.	Not specified	2:1 where tree cutting contravenes bylaw	If lot <420 sq m ratio is 1:1; if lot is >420 sq m ratio is 3:1	1:1
Tracking of replacement trees	Yes - replacement trees must remain in good health for 3+ years	Not specified	Yes	Yes, as per tree replacement plan	Yes	Not specified	Yes (see Bylaw Schedule B)	Yes	Yes - inspection procedure
Hazardous trees addressed	Yes	No	Yes	Yes	Yes	Yes	Report by certified arborist required	Yes	Yes
Canopy considerations	Not specified	Not specified	Not specified	Coquitlam's Tree Inventory	Delta Trees for tomorrow	Not specified	Not specified	Urban Forest Management Strategy	Yes. Efforts to maintain 20% tree canopy cover.
Penalties	\$1,000 for each healthy tree cut down.	Not more than \$1,000	Not less than \$2,000 and not more than \$10,000	Up to \$500 (see link)	Up to \$10,000	Minimum penalty for each tree (not Significant Trees): \$1,000 for first tree cut without permit; \$3,000 for subsequent trees cut without permit to a maximum of \$10,000	Not more than \$10,000 per tree	Up to \$10,000	Up to \$10,000

Civic Tree Reserve Fund			\$539 per tree						
Notes	Building Information		Burnaby Tree Bylaw information; Application for tree cutting permit	Tree Management Bylaw information Coquitlam Tree Resource Guide	Delta's Trees for tomorrow	Tree cutting permit application	Permit requirements, Tree cutting permit application	Tree permit information	Tree Permit Application Form; FAQs; Learn more

	Port Coquitlam, City of	Port Moody, City of	Richmond, City of	Sechelt, District of	Sunshine Coast, Regional District	Vancouver, City of	West Vancouver, District of	Resort Municipality of Whistler
Bylaw or policy	Port Coquitlam Tree Bylaw, 2005, No. 3474	City of Port Moody Tree Protection Bylaw, 2015, No. 2961	City of Richmond Tree Protection Bylaw, No. 8057, 2006	District of Sechelt Environmental Management and Protection Bylaw 2009, No. 484	Sunshine Coast Regional District Tree Cutting Permit Bylaw, No. 350, 1991	City of Vancouver Protection of Trees Bylaw No. 9958, 2015	District of West Vancouver Interim Tree Bylaw, No. 4892, 2016	Resort Municipality of Whistler Rural Area tree protection Bylaw No. 1038, 1994
Tree defined	Diameter of at least 20 cm measured 1.4 m above natural grade	Diameter of at least 10 cm measured 1.4 m above natural grade	Has/could reach height of 4.5 m and diameter of 20 cm measured at 1.4 m above natural grade	Diameter 60 cm+	3 m+ in height, incl. any tree reduced to < 3 m because of topping	Self-supporting, perennial, woody plant that has a trunk or stem and a root system	Diameter 10 cm+ measured 1.4 m above the highest adjacent natural ground level	Any living, erect, woody plant that is 15 cm or more in diameter measured 1.4 m from the base of the stem

Significant or protected trees defined	Wildlife trees, heritage trees, specimen trees, trees important to community, native trees - see Schedule C.	Tree identified by Council as significant - important to community, including for heritage or landmark values or as wildlife habitat	Trees within the designated environmental sensitive areas - see Schedule D for map	Trees with diameter 60 cm+; trees designated to be retained on a plan attached to a development , variance, building or subdivision permit	No	<u>No</u>	Arbutus, Garry Oak	No
Area covered by bylaw	All lands under Port Coquitlam's jurisdiction	All lands under Port Moody's jurisdiction	All lands under Richmond's jurisdiction	Properties 1 ha+, trees within 30 m of Chapman Creek or Gray Creek, within 15 m of any watercourse and natural boundary of the ocean	Areas subject to flooding, erosion, avalanche or land slip and are designated as Tree Cutting Permit Area A and Area B	All lands under Vancouver's jurisdiction except lands under the jurisdiction of the Park Board	All lands under West Vancouver's jurisdiction	All lands under Whistler's jurisdiction
Cutting permit required	<u>Yes</u> , may be required. No permit required when cutting in a calendar year 5% of trees on a lot, if trees aren't removed within 5 ms from the perimeter of the lot and within 10 m of a highway. Significant trees cannot be removed. One tree per lot excluding significant trees.	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u> , may be required. No permit required for cutting 1-3 trees per parcel per year. Where parcel is 1 ha+ no permit for cutting 1-3 trees per ha per year within Tree Cutting Permit Area B	<u>Yes</u>	<u>Yes</u> for cutting trees with a DBH of 75 cm+	<u>Yes</u>

Permit fee	Single family lot: \$50 permit fee and \$20 per tree. Multi-family, commercial or industrial lot: \$75 permit fee and \$25 per tree	For single family, residential: \$205 Other: \$550 (see link)	Permit required but no charge for cutting 1 tree per parcel during a 12-month period. \$56.75 application fee for 2 or more trees.	\$50 for first 3 trees, \$10 for each additional tree; protected trees	\$100 processing fee	\$67 for first tree in 12-month period; \$194 per subsequent trees during same 12-month period	Low or moderate impact: \$125 High impact minimum \$1,000 Private property near streams or covenanted areas = \$125	\$125
Canopy considerations	Not specified	No	Cannot alter canopy except if tree forms part of a hedge	Yes - with regards to topping	Not specified	Yes. Urban Forest Strategy.	Not specified	Not specified
Development, site or tree plan required (written plan and/or report to accompany permit application)	Tree cutting and replacement plan may be required	Tree removal plan; tree retention plan required	Yes	Tree cutting and replacement plan may be required; Engineer's report may be required	May be required	Arborist report; tree plan that complies with sec 4.1.4 of the Zoning and Development Bylaw	Not specified	Not specified
Security deposit required for permit	Yes. Deposit equal to 100% of the value of all replacement trees and site restoration measures	Security deposit is required for replacement trees	No	\$200 per replacement tree	Yes. See Schedule B. Amount to be determined.	No	Security of \$5,000 per replacement tree	Security deposit may be required – 135% of the value of replacement trees and site restoration measures
Tree replacement ratio - the number of replacement trees required to replace trees cut down	1:1	1:2	1:1 on single family parcels; may be more than 1:1 on other parcels. No replacement required for 1 tree cut per parcel during a 12-month period	1:1 when permit is required	Not specified	1:1; 2:1 or trees acceptable to Director of Planning as per Schedule D	Person who cuts a tree contravening bylaw may be ordered to plant 1 replacement tree for each tree cut	1:1

Tracking of replacement trees	Municipal staff may inspect replanting site at any time to enforce bylaw.	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Hazardous trees addressed	Any tree determined by a certified arborist which presents a safety hazard	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Canopy considerations	Not specified	No	Cannot alter canopy except if tree forms part of a hedge	Yes - with regards to topping	Not specified	Yes. Urban Forest Strategy .	Not specified	Not specified
Penalties	Cutting of trees without permit: \$200-\$300 Significant/heritage trees: \$400-\$500 Tree damaging activities: \$200-\$300 See link .	Not less than \$1,000 and not more than 10,000.	No less than \$1,000 and not more than \$10,000	Not less than \$10,000	Cost of restoring all vegetation	Not less than \$500, not more than \$10,000	Up to \$10,000	Not more than \$10,000
Notes	Tree Bylaw basics	Tree Bylaw FAQs	Summary of requirements: Tree bylaw information	Protecting trees in Sechelt	Tree cutting permits	City trees	Tree protection and Proposed Interim Tree Bylaw ; Protecting West Vancouver's Trees	Tree cutting permits

If using or re-publishing this material, please cite REBGV as the source.