

# WELCOME!

## **The District of Squamish is excited to welcome you to the Tree Management Bylaw and Soils Management Bylaw Open House.**

### **Introduction**

Council is seeking direction from the community on the preliminary drafts of the two, new Tree Management Bylaw and Soils Management Bylaw. Trees and soils are currently addressed in one bylaw, the single Site Alteration Bylaw.

The objectives of today's event are to:

- Seek your input on the preliminary drafts of the bylaws.
- Take your feedback and further refine the drafts before presenting them to Council in fall 2017.

### **We need your input, tell us what you think!**

June 22nd Open House 4:30 to 6 pm:

- Review the display boards to learn more about the proposed changes and talk to staff regarding the project.
- Share your ideas and comments by writing them on sticky-notes and placing them on the boards.

June 22nd Workshop 6:30 to 8:30 pm:

- Dive deeper into key themes.
- Provide more detailed comments at small table discussions.

### **No time to stay and provide comments?**

Please visit our project page and add your comments to the online survey at:

[squamish.ca/treesandsoils](http://squamish.ca/treesandsoils)



# Overview of the Bylaws

## The District of Squamish Council identified trees and soils management as a strategic priority in the 2016 Council Strategic Plan.

On March 7 2017 staff presented an update to Council on the preliminary drafts of the Tree Management Bylaw and Soils Management Bylaw for discussion and direction. Currently these topics are combined in a single Site Alteration Bylaw. Council directed staff to seek public input to enable further refinement of the preliminary draft bylaws.



The objectives of the bylaws are to:

- Protect and maintain green infrastructure and sensitive ecosystems.
- Prevent the degradation of the natural environment through the regulation of activities which may impact them.

The preliminary draft bylaws will:

- Provide an opportunity to update and improve the ways that the District regulates trees and soils movement throughout the community.
- Set out clear guidelines and requirements for staff and the community to manage / administer trees and soils.
- Establish a fee structure and regulatory framework to ensure adequate resourcing is in place to administer the bylaw and uphold their standards.



# Expanded Scope and Exemptions

EXISTING EXEMPTION	PROPOSED EXEMPTION	WHAT HAS CHANGED?
Exemption is based on zoning. Bylaw language is wordy and ambiguous	Soil deposit or removal less than 30 cubic metres (approximately three truck loads) on one property, within a 12-month period is <b>exempt from requiring a permit</b>	Exemption is based on volume of soil
Exemption is based on zoning. Bylaw language is wordy and ambiguous	Tree removal on average residential lots (i.e. less than half an acre in size, and already developed) is <b>exempt from requiring a permit</b>	Exemption is based on parcel size and whether site is developed

EXISTING DEFINITION	NEW DEFINITION	WHAT HAS CHANGED?
None applicable	Tree = 20cm diameter Significant Tree = 80cm diameter	New definitions added

EXISTING BYLAW	NEW BYLAW	WHAT HAS CHANGED?
Removal of invasive plants do not require permit	Exemptions do not apply to sites with the following (meaning a permit is required in the following cases) <ul style="list-style-type: none"><li>• Knotweed plants</li><li>• Significant Trees</li><li>• Steep Slopes</li><li>• Floodway</li></ul>	<ul style="list-style-type: none"><li>• Invasive plant removal does not require permit. However, if knotweed is present on a site where soil movement or tree removal is proposed, a permit is required</li><li>• Tree removal or soil movement on sites with Significant Trees, steep slopes, or floodways will require permit</li></ul>

What do you like about these changes?

What could be improved?

Your ideas

# Changes to Permit Authority

The items which can be regulated and required through permit have been expanded.

EXISTING BYLAW	PROPOSED BYLAW	WHAT HAS CHANGED?
Regulation of items get defined in accordance with the terms of a permit	<ul style="list-style-type: none"><li>• Regulation of timing and sequencing of works and construction to avoid or mitigate impacts</li><li>• Requirement for monitoring and inspection reports</li><li>• Requirement for a hazard tree assessment report to allow permit exemption</li></ul>	Administration of tree and soil removal has been expanded

What do you like about these changes?

What could be improved?



# New Fee Structure Proposed

EXISTING BYLAW	PROPOSED BYLAW	HOW DID WE DECIDE?
Permit fee is \$250	Permit fee reduced to \$150	
Does not exist in current bylaw	<b>Soil volumetric fee:</b> \$0.35 per cubic metre, with fee cap at \$70,000 (200,000 cubic meters or approx. 2000 truckloads)	30 local governments of varying sizes and degrees of urban development were reviewed: <ul style="list-style-type: none"><li>• 40% charge a soils volumetric fee</li><li>• An average value was chosen as the basis for the new fee structure</li></ul>
Does not exist in current bylaw	<b>Tree removal fee:</b> \$5 for every tree cut	30 local governments of varying sizes and degrees of urban development were reviewed: <ul style="list-style-type: none"><li>• 55% charge fees per tree removed</li><li>• An average value was chosen as the basis for the new fee structure</li></ul>

**Interesting facts:**

- 1) In reviewing five years of soil volume data collection, only once would a developer have reached the volumetric fee cap.
- 2) When the proposed soil fee structure is applied to the historic data, fees generated would have been \$40,000 in 2015 and \$125,000 in 2016.

**What is the rationale for the fees?** The proposed new fee structure is designed to:

- Meet growing administrative service demands and scrutiny.
- Achieve ongoing environmental and infrastructure protection in a growing community.
- Achieve ‘revenue neutral’ status for new bylaws to ensure that appropriate level of service can be delivered to meet the needs of the community and Council’s strategic goals and priorities.

What do you like about these changes?

What could be improved?





# Requirements for Tree Replacement

Following from Official Community Plan policies, the preliminary draft Tree Management Bylaw introduces a new requirement for tree replacement.

EXISTING BYLAW	PROPOSED BYLAW	WHAT HAS CHANGED?
Does not exist in current bylaw	Tree replacement ratios are as follows: <ul style="list-style-type: none"><li>• 2:1 replacement ratio for removal of any trees (greater than 20 cm diameter)</li><li>• 6:1 replacement ratio for significant trees (greater than 80 cm diameter)</li></ul>	Newly added replacement ratios for trees
Does not exist in current bylaw	Cash in lieu will be accepted if not replacing a tree, as follows: <ul style="list-style-type: none"><li>• \$500 / tree</li><li>• \$1,500 / significant tree</li></ul>	New cash in lieu opportunity added

Where will the cash in lieu money go?

- Cash in lieu funds are proposed to be held in a new Environmental Reserve Fund (not yet established).
- The fund would support projects such as the acquisition of environmentally sensitive lands and environmental restoration / rehabilitation projects.

What do you like about these changes?

What could be improved?



# New Requirement: Maintain Trees and Bonding

The preliminary draft bylaws introduce a new requirement for a security deposit / bonding for key works.

EXISTING BYLAW	PROPOSED BYLAW	WHAT HAS CHANGED?
Does not exist in current bylaw	Bonding for tree replacement	A newly added requirement
Does not exist in current bylaw	Bonding for maintenance of tree replacement to ensure trees survive beyond 1-2 years	A newly added requirement
Does not exist in current bylaw	Bonding for soil removal and deposit to secure full compliance with provisions of permit	A newly added requirement

What do you like about these changes?

What could be improved?



# Expansion of Enforcement

The proposed draft bylaws expand the District’s enforcement tools to address non-compliance.

TOPIC	PROPOSED BYLAW	WHAT HAS CHANGED?
Enforcement tools	<p>New District enforcement tools include:</p> <ul style="list-style-type: none"><li>• The ability to issue a Stop Work Order</li><li>• Require site restoration / rehabilitation for works conducted without a permit</li><li>• Ability to enter a parcel to carry out restoration / rehabilitation works at the expense of persons responsible</li><li>• Revoke a permit</li></ul>	<p>New tools to address non-compliance have been added where non existed before</p>
Ticketing regulations	<ul style="list-style-type: none"><li>• Broadens the explanation of “an offence”</li><li>• Clarifies who shall be liable to a fine if an offence is committed</li><li>• Clarifies who may enforce the bylaw</li></ul>	<p>The new bylaws provide more clarity on ticketing</p>

What do you like about these changes?

What could be improved?

Your ideas



# Thank you for your input!



## Next Steps:

Staff will:

- Summarize and report on all public feedback
- Refine the preliminary bylaw drafts based on all feedback
- Report on the engagement and proposed drafts to Council in the fall.



Thank you for taking the time to engage with us on the preliminary drafts of the Tree Management and Soils Management bylaws.

## Resources

The preliminary drafts of the Tree and Soils bylaws require amendments to related District bylaws. Links to all relevant bylaws and related Council reports can be found online:

[squamish.ca/treesandsoils](http://squamish.ca/treesandsoils)

