



## **Requirements of the Development Planning Department for Woodlot/Tree Preservative and Removal**

*It is the City's objective to protect and preserve trees and/or woodlots as per OPA 400. It is further recognized that not all trees, and/or woodlots, can be – or are designated to be – preserved. In order to confirm tree preservation measures and tree removal requirements, the following information is required by the Development Planning Department:*

- The Region of York Tree By-law is in effect until there is a signed subdivision agreement between the City and the owner, and therefore no trees and vegetation are to be removed without the approval of the Development Planning Departments. Anyone engaging in tree removal activities contrary to the York Regional Tree By-law may be charged under the provisions of the by-law. Owners are encouraged to consult the Development Planning Department prior to commencing with any tree removal activities on site.
- If the owner is applying for a fill permit as outlined in this document, tree protection fencing, to the satisfaction of Development Planning Department, is required. This protective fencing shall be located outside the dripline of the undisturbed edges, including any buffer as may be required and must be inspected and certified by the owner's Forestry/Arborist/Landscape Architectural Consultant. The owner shall submit a drawing showing the location of tree preservation measures which has been prepared and sealed by the owner's consultant.
- The owner may proceed with tree preservation measures and tree removal in association with this fill permit, in advance of a signed subdivision agreement with the City, subject to the following conditions;
  - a) The City has approved the Block Plan and the Environmental Management Plan;
  - b) The owner has received Draft Plan approval;
  - c) The owner has submitted three copies of a "Tree Preservation and Removal Plan" consisting of an air photograph of the approved draft plan superimposed with the road patterns and various blocks with supporting documentation, as required, which:
    - i. Specifically describes and identifies the vegetation communities which have potential for preservation, and which warrant further detailed inventory, evaluation and preservation plans at the subdivision agreement stage, and which includes detailed engineering design for, but not limited to, grading and servicing. This shall be consistent with the approved Environmental Management Plan;*
    - ii. Specifically describes dead and/or hazardous vegetation which may pose public safety or liability concerns;*



- iii. Describes the extent of tree preservation measures to be installed, including temporary or permanent buffers. Describes the type of preservation fencing to be installed to the satisfaction of the Development Planning Department;
  - iv. Identifies and provides justification for those vegetation communities which are proposed to be removed prior to the execution of a subdivision agreement; and,
  - v. Carries the seal of a qualified Forester or Landscape Architect.
- Where an approved draft plan includes a woodlot designed for preservation as outlined in OPA 400, no part of the designed woodlot shall be removed and tree preservation fencing is required, to the satisfaction of the Development Planning Department. This protective fencing shall be located outside the dripline of the undisturbed edges, including any temporary or permanent buffers which may be required and must be inspected and certified by the owner's Forestry/Arborist, Landscape Consultant.
  - Notwithstanding item "d" above, where a portion of a woodlot, designated for preservation, has been identified for removal as part of approved draft plan, approval for any tree/vegetable removals, in this situation, will be contingent on detailed vegetation assessment, preservation and remedial planting plans which are required at the subdivision agreement stage and subject to detailed engineering design, including but not limited to, grading and servicing.
  - No vegetation will be permitted to be removed within 10 meters of any top of bank approval for any tree/preservation removals, in this situation, will be contingent on detailed vegetation assessment preservation and remedial planting plans which would be required at the subdivision agreement stage and subject to detailed engineering design, including but not limited to, grading and servicing.

Generally, the more detailed information that is provided, including engineering design, grading and servicing, the better will be the staff's position in determining the extent of tree preservation and removal.

The Development Planning Department will coordinate with and notify the Regional Forestry Coordinator of any tree preservation and tree removal approvals.

- The stockpiling of topsoil on any park block is not permitted without the prior written approval from the Development Planning Department. However, when stockpiling is permitted within a designated park block, a security in the form of a Letter of Credit in the amount of \$50,000 is required which the City can draw upon to recover the cost to the City of performing any works, which the owner has failed to perform.