

Guidelines for Rezoning and Subdivision on Forested Sites

June 1, 2005

1. **Tree Surveys.** At initial stage of rezoning, the proponent will identify any potential candidate trees or stands of trees for preservation. Factors for consideration for tree preservation may include:
 - a. site requirements and functionality,
 - b. streamside protection,
 - c. wildlife and “species at risk” habitat requirements ,
 - d. connectivity to other off-site habitat areas,
 - e. stand and tree health,
 - f. stormwater management,
 - g. green building principles (e.g., ambient shading),
 - h. trail integration, and
 - i. aesthetics.
2. **Raptor Surveys.** For forested sites the City may request a raptor survey to identify any areas that should be considered as candidate areas for preservation. Raptor surveys will follow Ministry of Water, Land, and Air Protection (MWLAP) methodology.
3. **Streamside Leave Areas.** During site planning, the proponent will confirm that there are no watercourse top of banks within 30m of the property. If watercourses exist, streamside leave area protocols will be followed (see Guidelines for Building Near Watercourses).
4. **Covenants.** Significant trees, environmentally sensitive areas, and streamside leave areas will be integrated into the landscape design, shown on landscape drawings, flagged in the field, and protected through restrictive covenant or park dedication.
5. **Protective Fencing during Construction.** All environmentally sensitive covenant areas will be protected during the construction process by 6 foot high chain link or portable metal panel fences located beyond the drip-line of trees. The protective fencing layout will be noted on all drawings. Fencing must be inspected and approved by the City Landscape Technician prior to clearing commencing. Fencing must be maintained in good condition throughout the construction period.
6. **Timing of Site Clearing.** During rezoning and PPA, the proponent will be informed about Wildlife Act and Migratory Bird Convention Act requirements (see attached guidelines), so that they can be satisfied that they are in conformance with provincial and federal regulations. A note will be added to PPA drawings, identifying that clearing should only occur before March 31st or after August 1st to avoid damaging live nests during bird’s spring nesting period. If tree removal during the bird-nesting season is unavoidable, a proponent should conduct a nesting survey and include on-site monitoring by a registered professional biologist to show that nests will not be damaged.



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7. **Site Clearing.** Site clearing should only occur when a project is fully approved through rezoning and PPA and construction is about to start. In special circumstances, clearing may occur as part of installation of a sediment control systems (SCS), so long as the SCS is approved through PPA. The City does not require a tree clearing permit.