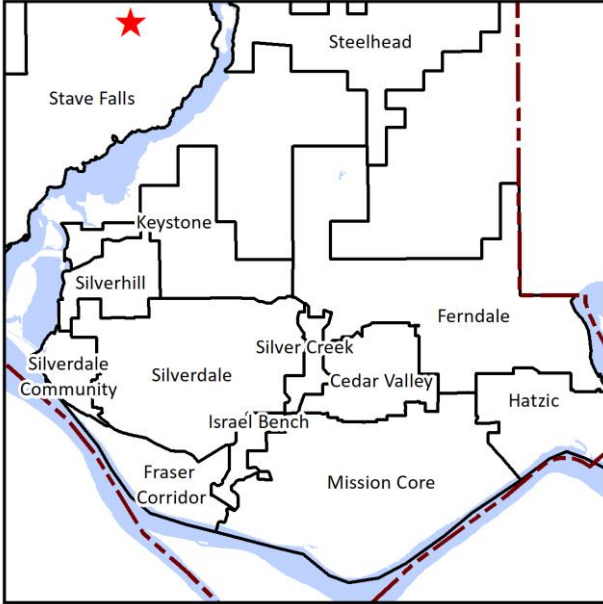


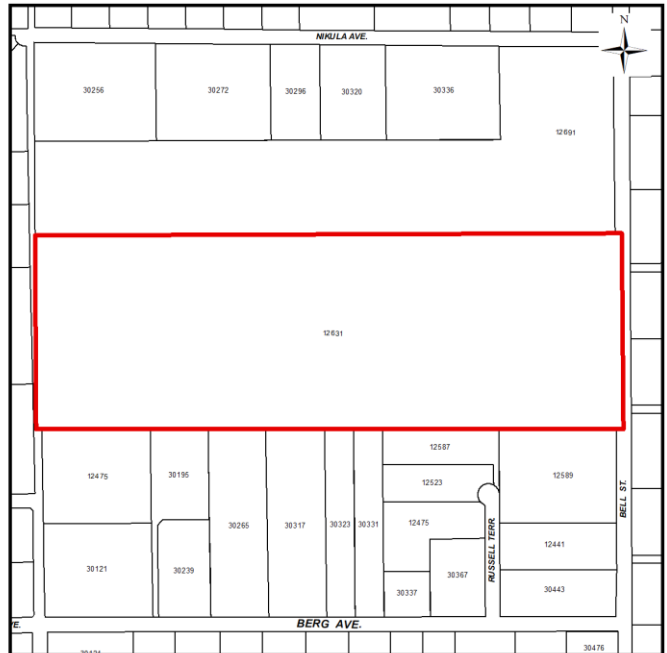
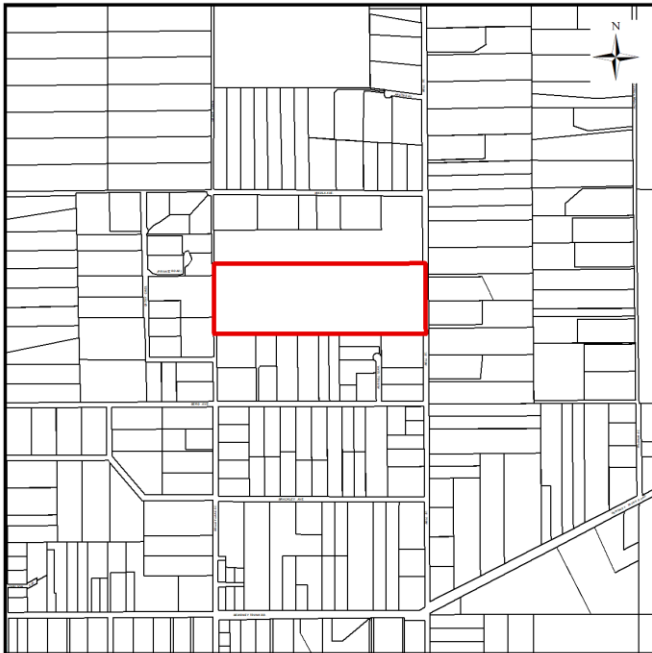
Project: P2018-114  
Application Number: S18-032

**Subject: Development Application – 12631 Bell Street – Tree Replanting Plan**



**DATE:** March 20, 2023  
**BYLAW / PERMIT #:** DP18-128  
**PROPERTY ADDRESS:** 12631 Bell Street  
**LOCATION:** Stave Falls  
**CURRENT ZONING:** Rural 36 Zone (RU36)  
**PROPOSED ZONING:** Rural Residential 7 Zone (RR7)  
**CURRENT OCP:** Rural Residential  
**PROPOSED OCP:** No change  
**PROPOSAL:**

To approve a tree replacement planting plan for subdivision file S18-031.



## **Recommendation(s)**

That Council consider and approve the tree replacement planting strategy as described in the report from Central Valley Arborist Consulting, dated February 14, 2023.

## **Rationale of Recommendation(s)**

Staff supports the recommendations for tree replacement planting as per Attachment A.

Based on the report prepared by Central Valley Arborist Consulting Ltd., in conjunction with the tree planting requirements details in the City's Tree Retention and Replanting Policy LAN.32, the applicant is required to replace and plant 1,694 trees due to tree removal that occurred prior to the consideration of the application by Council.

## **Purpose**

To consider and approve the tree replacement planting strategy as described in the report from Central Valley Arborist Consulting Ltd., dated February 14, 2023 and satisfy the requirements of both Policy LAN.32 and the Preliminary Layout Approval Letter issued for subdivision file S18-031.

## **Site Characteristics and Context**

### Applicant

- FlorWest Developments

### Property Size

- 12631 Bell Street is approximately 21.4 ha (52.9 ac) in area.
- The subject property is a large rural lot and currently under an active development application for a 25-lot subdivision.

### Neighbourhood Character

- The subject property is surrounded on all sides by Rural and Rural Residential zoned lots, some of which contain secondary dwelling units.

### Environmental Protection

- The Development Permit under Area E for Natural Environment is applicable to this development. This Development Permit is delegated to staff for approval.
- There are significant watercourses and wetland areas located on and adjacent to the subject site. An assessment report under the provincial Riparian Areas Protection Regulation prepared by a Qualified Environmental Professional is required to establish appropriate protection for the watercourses.

## **Referrals**

Environmental Services:

Environmental Services has reviewed the arborist report and the replacement planting strategy and supports the recommendations within the arborist report.

## Development Considerations

### Tree Management

The applicant has submitted an arborist report which details the tree removal that has occurred on the development site and makes recommendations for tree replacement planting as per the requirements of Policy LAN.32.

A total of 2,302 trees are estimated to have been removed from the site. Of those trees removed, 1,753 trees have been determined to have been located within the exempted area and do not require tree replacement. That leaves 549 trees to be replaced at a 3:1 ratio, equaling 1,647 trees. In addition to the 1,647 replacement trees, 47 trees are required for replacement due to trees damaged by excavator activity. The total replacement trees are estimated to be 1,694 and a tree replanting strategy has been provided on page 23 of the arborist report, Attachment A.

Staff have reviewed the arborist report in conjunction with Policy LAN.32 and have concluded that the arborist report by Central Valley Arborist Consulting Ltd., dated February 14, 2023 meets the requirements of the policy.

The applicant will be required to provide a letter of confirmation from an arborist upon completion of the planting as proposed in the arborist report dated February 14, 2023 to determine the completion of this requirement.

### Financial Implications

There are no financial implications associated with this report.

### Attachments

Attachment A: Arborist Report from Central Valley Arborist Consulting Ltd. (February 14, 2023)

### Sign-Offs



Rob Publow, Manager of Planning

HA / sh

**Approved for Inclusion:** Mike Younie, Chief Administrative Officer