

A stylized, layered mountain landscape in various shades of blue and green. The mountains are jagged and layered, creating a sense of depth. The foreground features rolling green hills and a small cluster of evergreen trees on the right side.

Environmental Protection Bylaw No. 2426 and Tree Protection Bylaw No. 2435

Committee of the Whole
May 27, 2025

Tree Protection Bylaw

Why?

To improve the RMOW's regulatory management of trees

- Regulatory gaps
- Practicality
- Outcome-based approach
- Modernize
- Climate resilience

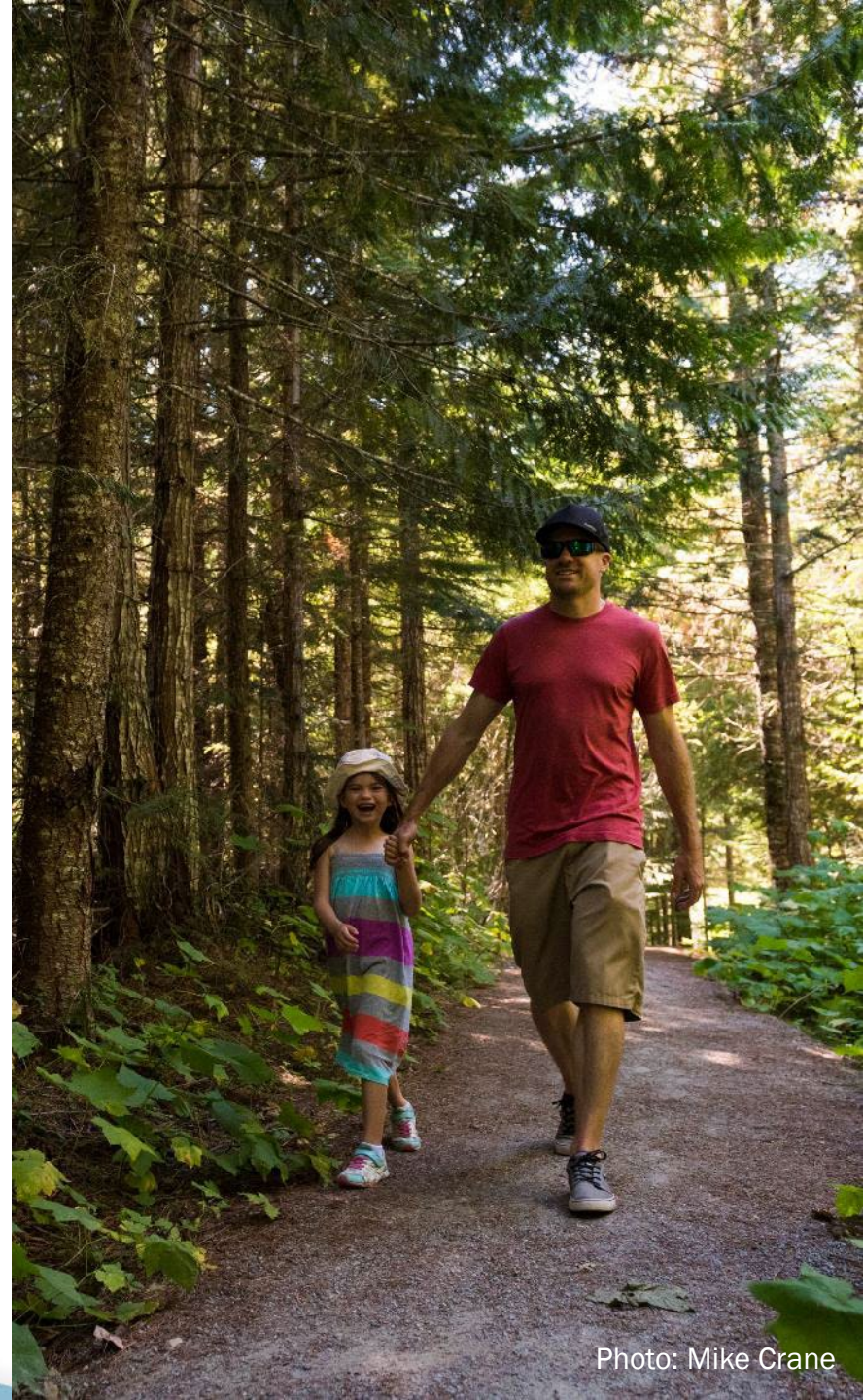


Photo: Mike Crane

Tree Protection Bylaw

Who?

Climate & Environment
Planning

Building

Parks Planning

Infrastructure Services

Resort Operations

Legislative Services

Protective Services

Whistler Fire Rescue Services

Diamond Head Consulting

Local arborists

Snowline Ecological Research

District of Squamish

AWARE

Legal counsel

Tree Protection Bylaw

Regulatory Gaps

Environmental Bylaw's limited scope

- Covenanted trees
- Trees within 20m of Hwy 99
- Heritage trees (none)

OCP DPA exemptions



Photo: Derek Jazic













Tree Protection Bylaw

Tree Density Minimum (TDM)

- Calculated by zoning and lot size

TDM Ratio based on zoning:

- 60 trees/ha – Leisure & residential
- 40 trees/ha – Multi-residential
- 20 trees/ha – ICI

Tree Protection Bylaw

Tree Density Minimum (TDM)

Example: Single residential lot

1. **Zoning:** SF Residential One
= TDM Ratio of **60 trees/ha**
2. **Lot area:** 557 m² (0.06 ha)
3. **60 x 0.06 = 3.6**
4. Round to **4 trees = TDM**



Tree Protection Bylaw

Significant Trees

- Covenanted trees
- Within 20m of Hwy 99
- Large Trees (>60cm DBH)
- Old Trees (>250 years)
- Wildlife Habitat Trees



Photo: Bob Brett

Tree Protection Bylaw

Applicability

- All trees >15cm DBH
- Riparian trees (any size)

Tree Cutting Permits

☐ Significant Trees →

☐ Trees in riparian areas

☐ Cutting goes below the Tree Density Minimum

- Covenanted
- 20m Hwy 99 ROW
- Large >60cm DBH
- Old >250 yrs
- Wildlife habitat

Zoning: RS1

TDM Ratio:
60 trees/ha

Lot TDM:
6 trees

Existing trees:
>15



Zoning: RI1

TDM Ratio:
60 trees/ha

Lot TDM:
5 trees

Existing trees:
2



Zoning: RM58

TDM Ratio:
40 trees/ha

Lot TDM:
44 trees

Existing trees:
>70



Tree Protection Bylaw

Replacement Trees

- Related to TDM
- Additional requirements for some Significant Trees
- Retained or new
- Specific criteria
- Hardship



Photo: Justa Jeskova

Tree Protection Bylaw

Tree Cutting Permit Application Fee

Currently \$125

- \$250 for up to 10 trees
- \$400 for more than 10 trees



Tree Protection Bylaw

Protection of Significant Trees During Construction



Next Steps

Adoption

June 2025

Rollout &
Implement

Summer/Fall
2025

Monitor &
Adapt

2026 +

Recommendations

That Committee of the Whole (COTW) recommend to Council that the “Environmental Protection Bylaw No. 2426, 2025” be presented to Council in a form substantially similar to the bylaw attached as Appendix A to COTW Report No. W25-005; and

That COTW recommend to Council that the “Tree Protection Bylaw No. 2435, 2025” be presented to Council in a form substantially similar to the bylaw attached as Appendix B to COTW Report No. W25-005.