



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Tree Protection and Management Bylaw, 2025,
No. 3221

File #: 0550.01

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From: Perry Browne
Environmental and Sustainability Coordinator

Date: December 1, 2025

RECOMMENDATION:

THAT Council receive the report entitled "Tree Protection and Management Bylaw, 2025, No. 3221" for information.

PURPOSE:

The purpose of this report is to seek Council's consideration of "Tree Protection Management Bylaw, 2025, No. 3221" and to recommend that the bylaw be given First, Second, and Third Readings.

This bylaw establishes a framework for managing and protecting trees on City lands, supporting environmental sustainability and enhancing the urban tree canopy, as well as protecting significant trees throughout the community.

POLICY:

The creation of a bylaw to manage and protect trees directly supports the Official Community Plan (OCP), which sets a clear objective to "expand and strengthen the existing tree canopy."

This initiative also aligns with the Strategic Plan 2023–2028, which includes key policy directions aimed at:

- Cultivating an Inclusive Community
- Building Climate Resiliency

BACKGROUND:

In December 2024, Langley City adopted the Urban Forest Management Strategy (UFMS), setting a goal to increase the tree canopy coverage in the City from 17% to 20% by 2046. This long-term target reflects the City's commitment to protecting, preserving, and expanding its urban forest to enhance biodiversity, climate resiliency, and community well-being.

A primary strategy of the UFMS is the implementation of a bylaw to manage and protect trees located on City lands as well as significant trees within the City. This bylaw will regulate the protection, removal, and replacement of these trees ensuring consistent standards and supporting the health and resiliency of the urban forest.

COMMENTS/ANALYSIS:

The "Tree Protection and Management Bylaw, 2025, No. 3221" is designed to protect the community's most valued urban trees by regulating their removal, requiring appropriate replacements, and establishing a clear and fair permitting process. It will apply to all trees on City property, trees impacted by development and trees within Environmentally Sensitive Areas (ESAs). It will not apply to permits for new single-family homes or accessory buildings on residential lots unless significant trees will be impacted. The bylaw prioritizes retention of healthy trees, mandates compensation for removals, and introduces best practices for construction site protection and oversight by qualified professional arborists. It is designed to be simple, enforceable, and scalable, supporting a healthier, more resilient urban forest over time.

This development of the bylaw commenced in early 2025.

The engagement and public consultation included:

- Staff workshops
- Presentation to the Environmental Sustainability Committee (ESC)
- Council workshop
- Online survey
- Information booth at Community Days event
- In-person Open House
- Legal Review

Input from Council, the ESC, City staff and the public has informed the development of the draft bylaw. Feedback from both the Open House and the survey indicated strong community support. Furthermore, the ESC emphasized the importance of prioritizing conservation and replacement of trees in the context of development, noting that this has the greatest impact on the City's urban forest.

A total of 205 community members participated in the "Tree Protection and Management Bylaw, 2025, No.3221" engagement, with 173 completing the online survey and 32 attending the Open House. The response was overwhelmingly positive. In regard to sites under a development application, 87% supported requiring developers to save more trees and 79% also wanted more trees planted on these sites. 88% of respondents wanted the bylaw to apply to both development applications and environmentally sensitive areas. Additionally, 54% prioritized saving as many trees in the City as possible. These results reflect strong community support for a robust tree bylaw that emphasizes preservation, replacement, and environmental stewardship.

Additional public engagement will take place in mid-December of this year and will include an in-person Open House and a second presentation to the ESC.

BUDGET IMPLICATIONS:

Staff will monitor the implementation of this bylaw for one year. Best practices recommend that one full-time equivalent (FTE) staff member be allocated for every 250 permits issued annually. If additional staff are indicated after the monitoring period that will come before Council in the next financial plan.

The City's "Fees and Charges Bylaw, 2010, No. 2837" and the "Municipal Ticketing Information System Bylaw, 2011, No. 2846" that is proposed to be amended under a separate report includes the proposed fees related to this bylaw.

ALTERNATIVES:

None.

Respectfully Submitted,



Perry Browne
Environmental and Sustainability Coordinator

Concurrence:



David Pollock
Director of Engineering, Parks & Environment

Concurrence:



Rachel Ollenberger
Manager of Engineering Services

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

Attachment(s):

1. Langley City "Tree Protection and Management Bylaw, 2025, No. 3221"