Attachment A

Summary of Existing City of Kelowna Policies/Regulations Relating to Trees

Bylaw/Policy	Tree Retention	Tree Replacement	New Trees
Zoning Bylaw No. 8000	None	None	Landscape buffer including a tree every 10-12m required for RU4-6 (multi-unit ground-oriented housing) and RM1-7. Commercial/ Industrial Zones have similar buffer requirement along lot edges. No tree requirement for single detached housing since a DP is not required.
Procedures Bylaw No. 12310	None	None	Landscaping Bond (125% of installation cost) held until plants installed (90% of bond returned) with 1 year warranty (remaining bond returned). If landscaping not installed as designed, ask for cash-in-lieu at 2:1 ratio.
Subdivision, Development & Servicing Bylaw No. 7900	Preliminary Layout Review process – subdivision layouts are assessed by staff to encourage clustering development away from trees. Natural area protection based on Environmental Impact Assessment and Geotechnical Assessment is ESA 1 or 2 areas identified by staff. No Disturb Covenant or Land Dedication can be established. Most successful when steep slope erosion protection required. Also as part of parks land dedication.	Replacement of trees based on Environmental Impact Assessment (minimum of 2:1 trees or 3:1 area). Usually only properties with slopes >30% or QEP identified environmentally sensitive areas. No replacement requirement if Natural Environment/Hazardous Condition Development Permit not triggered.	Development Engineering Servicing Agreement – require trees on boulevards via Development Engineering review process for roads.

Bylaw/Policy	Tree Retention	Tree Replacement	New Trees
Tree Protection Bylaw No. 8041	Tree removal prohibited in Riparian Management Areas (RMAs) and slopes steeper than 30%, unless tree meets dangerous/dead/diseased criteria (Tree Cutting Permit required). Only applies to trees larger than 150mm diameter measured at 1m above grade (DBH).	Requires 2 trees to replace 1 tree removed (2:1 replacement ratio) on specified lands. Replacement not required if tree deemed hazardous.	Does not apply
Municipal Properties Tree Bylaw No. 8042	Tree Cutting Permit discourages tree removal on public lands – parks and boulevards (street trees).	Requires 2 trees to replace any 1 tree removed (2:1), either on site or at another suitable location on City property.	Does not apply
2040 OCP Permanent Growth Boundary Objective 14.2 *Protect and expand a healthy and viable urban forest* Objective 14.5 *Protect and restore environmentally sensitive areas from development impacts*	Permanent Growth Boundary sets the limits outside of which urban development is not supported, to protect existing natural spaces like our forests. Riparian Management Areas (RMA) – strict no disturbance area, unless it is lower value habitat that can be exchanged for protecting more higher value areas outside minimum RMA. Encourages covenants to establish No Disturbance Areas (environmentally sensitive and steep slope areas). Encourages cluster housing and density transfer in exchange for tree retention.	No disturbance is first priority. Where unavoidable a tree replacement ratio would be established to meet OCP No Net Loss criteria, meaning that the ratio is set based on the advice of the QEP and may exceed the minimum of 2:1 if the site will be difficult to restore or is in an area of high environmental value.	Multiple OCP policies encourage tree canopy expansion to meet climate action and ecosystem resilience goals.
Form and Character Development Permit Guidelines *(Updated following 2040 OCP)*	Retention is encouraged during review of larger development applications (multi-family, commercial/industrial). Design Guidelines for infill and multi-unit residential recommend tree retention through site planning and open space requirements (Sections 3.1.3, 3.3.3, 3.3.4)	Encourages space to be made for new trees but no strict replacement ratio.	New landscaping including trees are encouraged to soften edges and frame buildings. Space must be made to allow trees to reach mature size (Sections 3.1.5, 3.3.4)