

Appendix 5. Worksheet to Review Development, Subdivision, and Servicing Bylaws

Planning Tools: Development, subdivision and servicing bylaw

Does your plan contain policy direction that addresses the following?	Yes	No	Partially	N/A	Priority to Update?	Notes for update:
Procedural Considerations (Toolkit section 5.3.1)						
A requirement for a survey by a BC Land Surveyor that includes the location of existing trees, protected areas, or natural areas, water bodies and water courses as part of an initial application						
Security or bonding for works and services including landscaping, with return subject to local government verification of total performance of works and services						
Option for the applicant to provide a cash payment alternative for the local government to perform the works and services including boulevard construction and tree planting as part of a broader frontage works construction program						
Requirement of a Landscape Architect to undertake the design, inspection, testing and record keeping of landscaping requirements						

Does your plan contain policy direction that addresses the following?	Yes	No	Partially	N/A	Priority to Update?	Notes for update:
Procedural Considerations (Toolkit section 5.3.1)						
RECOMMENDED COMPONENT – Minimum boulevard width for trees:						
Works and service level requirements, and supporting schedules, that require boulevards of sufficient width to support tree planting (>1.5 m without utilities in boulevard, >2.0 m with utilities sharing boulevard), landscaping and trees as standard for most road classifications						
Boulevard located between the curb and sidewalk if seeking canopy closure above the street						
Landscaping Criteria, Standards, and Specifications (Toolkit section 5.3.3)						
RECOMMENDED COMPONENT – Landscaping:						
Requiring a minimum number of street trees based on species size and spacing per linear frontage, encouraging preferred tree size/canopy cover target outcomes by road classification						
Selection and siting of urban trees in pavement to eliminate long term above-ground and below ground conflicts with utilities, buildings and structures, and pedestrian and vehicular traffic						
Tree planting setback distances from intersections, streetlights, utilities, etc. do not prohibit tree planting in most streetscapes						

Does your plan contain policy direction that addresses the following?	Yes	No	Partially	N/A	Priority to Update?	Notes for update:
Requiring a minimum soil volume per tree that is adequate to support its growth to a healthy, mature size						
Specifying the basic sod boulevard and median treatments and defining where treatments will be varied based on location (e.g., adjacent to commercial properties, urban centre development permit areas, streetscape improvement plan areas) to provide hard surface materials, soil cells to extend soil volume under hard surfaces, or other landscaping						
Trees and plant species selection from an approved list, and/or reviewed and approved by the local government						
Continuous tree planting trenches encouraged						
Root barriers used when tree pit or boulevard opening width is less than 2 metres						
Irrigation installed where needed and when boulevards are covered with hard surface materials that are not permeable						
Alternatives to tree grates are provided (e.g., bonded gravel, compacted sand)						

Does your plan contain policy direction that addresses the following?	Yes	No	Partially	N/A	Priority to Update?	Notes for update:
Construction standards require at least 1 year maintenance post-planting and a landscape completion certificate prior to acceptance by the municipality						
Supplemental standards to MMCD detail growing medium composition and depth (minimum 0.6 m to preferred 1 m), options for reuse of native topsoil, compost, structural soil, soil cells, planting standards for landscape trees, riparian and restoration planting, stock quality and irrigation systems						
Encourages underground utilities to be aligned and buried to provide a continuous 1 m deep utility-free trench beneath tree planting locations. When the distance from the property line to utilities is insufficient to accommodate a utility-free trench, the difference should be provided as a statutory right-of-way on the adjacent property						
ADDITIONAL OPTIONS:						
Provides standards to enable solutions to maximize retention potential, planting space and quality for tree health, such as perforated curbs curb bulges, suspended slab sidewalk or bike lanes, permeable pavement, siting responsive to site conditions						