

1 The following Conditions of Approval (COA) for Preservation of Vegetation may be added
2 to a Development Order, depending on the stage and applicable requirements for site
3 development. These conditions are provided as a guidance and may be modified based
4 on each specific project, and not all conditions listed below will apply. The Project
5 Manager and the Applicant are encouraged to coordinate the effort of drafting and
6 reviewing the conditions prior to the Public Hearing and/or Final DRO.

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8 **Conditions of Approval – Preservation of Vegetation for Site**
9 **Development - PH**

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11 **LANDSCAPE GENERAL – PRESERVATION OF VEGETATION**

- 12 1. Prior to Final Plan approval by the Development Review Officer, the Property
13 Owner shall submit (select one or more: Site Plan, Subdivision Plan, Landscaping
14 or Alternative Landscape Plan) with a Tree Disposition Chart for review and
15 approval. All Vegetation that is subject to be preserved, relocated, replaced or
16 mitigated shall be clearly identified on the Plan(s) and the Tree Disposition Chart,
17 per Technical Manual, Title 4. The Plan(s) shall show:
- 18 a) the temporary location for the relocated Vegetation and identify what type of
19 tree barricades will be utilized;
 - 20 b) the location of all preserved Vegetation and identify what type of the permanent
21 tree barricades / protection devices will be utilized;
 - 22 c) a Justification Statement describing the maintenance of the relocated
23 Vegetation prior to the installation of the Vegetation to the new location, and
24 the length of time associated with the temporary storage of the relocated
25 Vegetation; and,
 - 26 d) the above requirements (a thru c) shall be updated in the Tree Disposition
27 Chart. (DRO: ZONING - Zoning)
- 28
- 29 2. A. Prior to **Final Development Review Officer (DRO) approval**, the Property Owner
30 shall:
- 31 a. submit an application for a Vegetation Barricade Permit to the Building
32 Division. The application shall be routed to the Zoning Division for
33 coordinated review by Zoning, ERM and Building Divisions;
 - 34 b. include the approved DRO plan(s) with the approved Disposition Chart with
35 the barricade permit application;
 - 36 c. complete the installation of all vegetation protection barricades and tagging;
37 and,
 - 38 d. schedule inspections and receive a “Pass” status with Zoning Landscape
39 Inspectors prior to any tree removal activity. (DRO: – ZONING - Zoning)
- 40
- 41 or
- 42
- 43 B. Prior to **the issuance of any Building Permit(s)** the Property Owner shall:
- 44 a. submit an application for a Vegetation Barricade Permit to the Building
45 Division. The application shall be routed to the Zoning Division for
46 coordinated review by Zoning, ERM and Building Divisions;
 - 47 b. include the approved DRO plan(s) with the approved Disposition Chart with
48 the barricade permit application;

- 49 c. complete the installation of all vegetation protection barricades and tagging;
50 and,
51 d. schedule inspections and receive a "Pass" status with Zoning Landscape
52 Inspectors prior to any tree removal activity. (BLDG PERMIT: – ZONING-
53 Zoning)
54
- 55 3. No vegetation shall be removed or relocated and no Building Permit(s) shall be
56 issued until Landscape Conditions 1 and 2 are satisfied. (ONGOING: ZONING –
57 Zoning)
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- 59 4. Failure to comply with the Landscape – Preservation of Vegetation, conditions 1
60 thru 3 may result in a Stop Work Order being placed on the site and applicable fines
61 assessed. (ONGOING: ZONING – Zoning)
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63 **ENVIRONMENTAL - PRESERVATION OF VEGETATION**

- 64 1. Prior to Final Plan approval by Development Review Officer, the Property Owner
65 shall submit an application for the Preservation of Vegetation to the
66 Department of Environmental Resource Management (ERM). (DRO: ERM - ERM)
67
- 68 2. Prior to Final Plan Approval by the Development Review Officer (DRO), the
69 Property Owner shall submit (select one or more: Site Plan, Subdivision Plan,
70 Landscaping or Alternative Landscape Plan) with a Tree Disposition Chart for
71 review and approval. All Vegetation that is subject to be preserved, relocated,
72 replaced or mitigated shall be clearly identified on the Plan(s) and the Tree
73 Disposition Chart, per Technical Manual, Title 4. The Plan(s) shall show:
74 a) the temporary location for the relocated Vegetation and identify what type of
75 tree barricades will be utilized;
76 b) the location of all preserved Vegetation and identify what type of the
77 permanent tree barricades / protection devices will be utilized;
78 c) a Justification Statement describing the maintenance of the relocated
79 Vegetation prior to the installation of the Vegetation to the new location, and
80 the length of time associated with the temporary storage of the relocated
81 Vegetation; and,
82 d) the above requirements (a thru c) shall be updated in the Tree Disposition
83 Chart. (DRO: ERM - ERM)
84
- 85 3. No vegetation shall be removed or relocated and no Preservation of Vegetation
86 permit; as per Article 14, shall be issued until ERM conditions 1 and 2 are
87 satisfied. (ONGOING: ERM – ERM)
88
89

90 **Conditions of Approval – Preservation of Vegetation for Site**

91 **Development - DRO**

92
93 The following Conditions of Approval (COA) for preservation of Vegetation may be added
94 to a DRO application, depending on the application stage and requirements, of site
95 development. This List of COA will be entered as "All Events" in ePZB.
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98 **LANDSCAPE GENERAL – PRESERVATION OF VEGETATION**

- 99 1. Prior to the issuance of any Building Permit(s) the Property Owner shall submit <<
100 (select one or more) Tree Survey, Site Plan, Subdivision Plan, Landscaping or
101 Alternative Landscape Plan)>> with a Tree Disposition Chart for review and
102 approval. All Vegetation that are subject to be preserved, relocated, replaced or
103 mitigated shall be clearly identified on the Plan(s) and the Tree Disposition Chart,
104 per Technical Manual, Title 4). The Plan(s) shall show:
- 105 a) the temporary and permanent locations for the relocated Vegetation and
106 identify what type of tree barricades will be utilized;
 - 107 b) the location of all preserved Vegetation and identify what type of the
108 permanent tree barricades / protection devices will be utilized;
 - 109 c) the above requirements (a and b) shall be updated in the Tree Disposition
110 Chart; and,
 - 111 d) a Justification Statement describing the maintenance of the relocated
112 Vegetation prior to the installation of the Vegetation to the new location, and
113 the length of time associated with the temporary storage of the relocated
114 Vegetation. (DRO: ZONING – Zoning)
- 115
- 116 2. Prior to the issuance of any Building Permit(s) the Property Owner shall:
- 117 a. submit an application for a Vegetation Barricade Permit to the Building Division.
118 The application shall be routed to the Zoning Division for coordinated review by
119 Zoning, ERM and Building Divisions;
 - 120 b. include the approved DRO plan(s) with the approved Disposition Chart;
 - 121 c. complete the installation of all vegetation protection barricades and tagging;
122 and,
 - 123 d. schedule inspections to receive a “Pass” status with Zoning Landscape
124 Inspectors prior to any land clearing activity. (BLDG PERMIT: – ZONING-
125 Zoning)
- 126
- 127 3. No vegetation shall be removed or relocated and no Building Permit(s) shall be
128 issued until Landscape Conditions 1 and 2 are satisfied. (ONGOING: ZONING –
129 Zoning)
- 130
- 131 4. Failure to comply with the Landscape – Preservation of Vegetation, conditions 1
132 thru 3 may result in a Stop Work Order being placed on the site and applicable fines
133 assessed. (ONGOING: ZONING – Zoning)
- 134

135 **ENVIRONMENTAL - PRESERVATION OF VEGETATION**

- 136 1. Prior to the issuance of any Building permit(s) the Property Owner shall submit an
137 application for the Preservation of Vegetation to the
138 Department of Environmental Resource Management (ERM). (DRO: ERM - ERM)
- 139
- 140 2. Prior to the issuance of any Building permit(s) the Property Owner shall submit <<
141 (select one or more: Site Plan, Subdivision Plan, Landscaping or Alternative
142 Landscape Plan)>> with a Tree Disposition Chart for review and approval. All
143 Vegetation that is subject to be preserved, relocated, replaced or mitigated shall
144 be clearly identified on the Plan(s) and the Tree Disposition Chart, per Technical
145 Manual, Title 4. The Plan(s) shall show:

- 146 a) the temporary location for the relocated Vegetation and identify what type of
147 tree barricades will be utilized;
- 148 b) the location of all preserved Vegetation and identify what type of the
149 permanent tree barricades / protection devices will be utilized;
- 150 c) a Justification Statement describing the maintenance of the relocated
151 Vegetation prior to the installation of the Vegetation to the new location, and
152 the length of time associated with the temporary storage of the relocated
153 Vegetation; and,
- 154 d) the above requirements (a thru c) shall be updated in the Tree Disposition
155 Chart. (DRO: ERM - ERM)
- 156
- 157 3. No vegetation shall be removed or relocated and no Preservation of Vegetation
158 permit, as per Article 14, shall be approved until ERM conditions 1 and 2 are
159 satisfied. (ONGOING: ERM – ERM)
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162 COA\COA - Preservation of Vegetation - PH and DRO Final 12-12-16.docx
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