

Tree Removal / Cutting Application Guide

Removal of trees on private property

A tree permit is required to remove trees and is limited to the following:

- a tree is dead, dying, damaged, diseased, or in decline beyond expectations of recovery
- a tree is in imminent failure
- a tree that has unresolvable conflicts with buildings or utilities
- a tree, by virtue of its size and species, is inappropriate for its location
- refer to tol.ca/treeprotection for more information

[Tree Protection Bylaw 2019, No.5478](#) was adopted by Township of Langley Council to protect trees, regulate cutting, and outline replanting requirements. A tree removal/cutting permit is required to remove or cut a tree on their property. The Bylaw applies to all trees on private property in the Township of Langley, with the following exceptions:

- lands within the Agricultural Land Reserve (ALR)
- private land used for the production or cutting of protected trees under a valid, existing licence for a tree farm, nursery or Christmas trees
- land that is the subject of a development application
- trees smaller than 20 centimeters diameter at breast height (DBH)
- standard trimming or pruning of all trees or hedges no more than 8 metres in height

Application

Tree cutting/removal applications to facilitate a building permit application are now accepted online at: tol.ca/buildingpermits. Submitting your application digitally is convenient and allows for a faster application process. If you require assistance with submitting your online application, please contact Permits, Licences and Inspections.

Tree cutting/removal application for all other application types: tol.ca/treeprotection

The applicant must provide:

- a Tree Removal/Cutting Application form
- a detailed site plan (refer to section regarding site plans)
- an Agent Authorization form signed by the owner (if applicable)
- an Arborist Report (required when removing 5 or more trees or may be requested at review stage)
- tree survey (if applicable)
- photographic evidence for dead, dying, diseased or damaged beyond expectations of recovery

Trees that are inappropriate for their species, size, or location, must be supported by an arborist report.

Drawings

All submitted site plans must be of an appropriate scale with sufficient detail to establish compliance with bylaws of the Township. If you are unable to draw appropriate plans, then you must obtain the services of a qualified person.

Site Plan

- lot shape and size (boundaries of the subject parcel)
- abutting streets, lanes, or public access rights-of-way
- locations of existing/proposed buildings and structures
- show all trees to be retained/removed
- location, species, and diameter breast height of proposed trees to be removed
- location of any watercourses on the property, or location of slopes greater than 30%
- location of adjacent trees (if applicable)
- show any covenants, easements, rights-of-way
- show driveway location(s) and septic system and/or well locations (as applicable)

Nesting birds

The federally mandated nesting birds window depends on the provincial region; however, it is generally between March to August. While this window varies among species, birds such as raptors are protected year-round. It is the property owner's responsibility to ensure that all provincial and federal regulations are followed. An Arborist will be able to assist with more information.

Prior to issuance

Following the submission of the tree removal/cutting application but prior to issuance, additional items or inspections may be required.

- Inspection to confirm that a tree(s) is dead, dying or diseased.
- Review to determine if a tree survey is required.
- Cash-in-lieu requirements will be determined during the review process.

Following permit issuance

The following must be addressed:

- Except in the event of a hazardous tree, tree cutting, or removal activities may be carried out between the hours of 7:00am and 8:00pm on weekdays and 9:00am and 5:00pm on Saturdays. No tree cutting or removal activities may be carried out on Sundays or statutory holidays.
- The permit card must be posted and be visible from the roadway fronting the subject property.
- Tree removal/cutting permits are only valid for one year from issuance.

Anyone removing or cutting a protected tree without a valid permit may be subject to fines and additional tree replacement requirements.

Last updated: January 2025