

Delta

SUNSHINE HILLS NEIGHBOURHOOD TREE PROTECTION PILOT PROGRAM

Delta

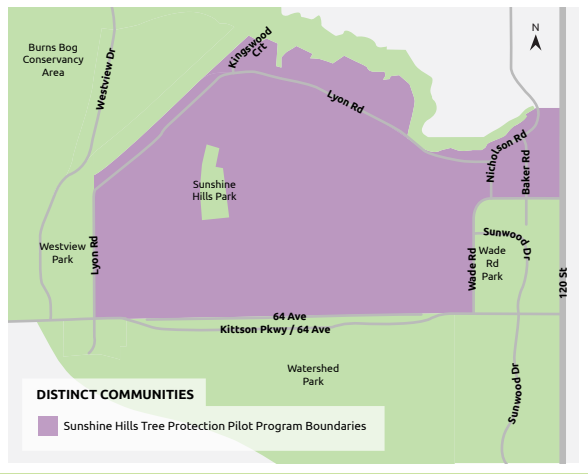
Background

The Sunshine Hills Neighbourhood Tree Protection Pilot Program was developed in response to concerns about mature tree loss in the Sunshine Hills area.

On Council's direction, staff explored available options and engaged with the neighbourhood to identify and then confirm interest in a pilot program.

This pilot program, effective June 16, 2026, involves amendments to the Delta Tree Protection and Regulation Bylaw that introduce mechanisms to protect and grow the tree canopy in Sunshine Hills.

The program is now in place within the boundaries of the outlined area below:



Frequently Asked Questions

How were the neighbourhoods chosen for the pilot program?

The three neighbourhoods that were selected (Sunshine Hills, Cougar Canyon, and Scottsdale) had the highest level of support for a potential pilot program, with at least 75% of survey respondents expressing interest in having their neighbourhood participate in the Tree Protection Pilot Program.

Am I still able to remove dead, dying or dangerous trees on my property?

Yes, property owners may apply to remove trees that are dead, dying, or in imminent danger of falling and causing injury to people or structures. An arborist should assess the risk of danger.

What is the City's role in protecting trees?

The provincial Community Charter governs how municipalities can address tree removal bylaws, including limiting the City's ability to restrict tree removal on private property if it prevents development allowed under existing zoning.

How will the City determine the success of the program?

During the second year of the program, staff will survey Sunshine Hills property owners for their views on the outcomes of the program and report back to Council for further direction.



Key Pillars

The pilot program involves the following updates to Delta's Tree Bylaw, specific to the Sunshine Hills neighbourhood:

- **Revised definition for large diameter trees:**
  The definition of a large diameter tree has been lowered from 60 cm or greater to 50 cm or greater.
- **Removing the "1 tree in 24 months" allowance:**
  All tree removals in the Sunshine Hills neighbourhood will require an arborist report with stated rationale for removal and a plan for tree replacement.
- **Establishing a "Significant Tree" definition:**
  Any tree with a trunk diameter of 70 cm or greater and one of five species – Douglas Fir, Western Red Cedar, Himalayan Cedar, Norway Spruce and Giant Redwood – is considered a Significant Tree and is subject to higher fees and increased replacement requirements.

Updated fees and replacement requirements for Sunshine Hills are as follows:

	Delta (excluding Sunshine Hills)	**Sunshine Hills**
Application for cutting of one tree within a 24-month period	$100 fee	$100 fee plus $50 per tree to be cut
Application to cut more than one tree within a 24-month period	$100 fee plus $50 per tree to be cut	$100 fee plus $50 per tree to be cut
Application to cut one to four Significant Trees	N/A	$200 fee plus $100 per tree to be cut
Application to cut five or more Significant Trees	N/A	$300 fee plus $150 per tree to be cut

Type of Tree Cut	**Minimum Number of Replacement Trees Per Tree Proposed for Removal**	
	If planting on site	If providing cash-in-lieu
20-49 cm diameter tree	2	3
50+ cm diameter tree (large diameter tree)	3	4
70+ cm diameter tree (Significant Tree)	4	6
5 or more Significant Trees	6	9
Every 5-metre linear section of a hedge cut, excluding large diameter trees	2	2

Reasonable Design Changes

An applicant or owner must demonstrate how they have considered reasonable design changes to support the retention of Significant Trees as part of tree removal and building permit applications.

Examples of reasonable design changes include, but are not limited to relocating driveways, utility service connections and accessory buildings/dwelling units away from existing trees.

Protecting Trees During Construction

Delta's Tree Bylaw prohibits any damaging activity within a tree's dripline, including during construction or landscaping. Proper tree protection is required before work begins.

Property owners must install tree protection barriers, refrain from certain activities within the protected area, and ensure proper maintenance of protected trees.

To report a possible bylaw infraction, please email bylawenforce@delta.ca or call 604-946-3340.

Want to Know More?

Contact us at:

- **For Sunshine Hills-specific inquiries:**
  treeprotection@delta.ca
- **For general inquiries about trees in Delta:**
  trees@delta.ca
  604-946-3260
- Visit **delta.ca/Trees** to learn more.