



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

TREES, VIEWS & LANDSCAPES COMMITTEE MEETING

OF THE VILLAGE OF LIONS BAY

HELD ON WEDNESDAY, NOVEMBER 10, 2021

ON SITE: 340 Oceanview Road (9:30 a.m.)

345 Bayview Road (9:50 a.m.)

445 Timbertop Road (10:10 a.m.)

AGENDA

1. **Call to Order**
2. **Appointment of Recorder**
3. **Approval of the Agenda**
4. **Public Questions & Comments**
5. **Approval of Minutes (Page 4)**
 - A. THAT the Trees, Views and Landscapes Committee approves the September 7, 2021 Trees, Views and Landscapes Committee minutes, as distributed.
6. **Business Arising from the Minutes**
7. **Unfinished Business**
8. **New Business**
 - A. Tree Cutting Application #115 – 340 Oceanview Rd (Page 6)
Committee Recommendation:
THAT the Trees, Views and Landscapes Committee recommends to Council THAT Council [approves/rejects] Tree Cutting Permit Application No. 115, subject to the following:
 - a. [Topping/Trimming] is to be in accordance with the photos and requested work in the application materials; [or enter alternate provisions]
 - b. The applicant must clean up and remove all associated debris and notify the Municipality as soon as possible after the cutting to advise that this has been done;
 - c. [If applicable] The tree cutting permit shall be valid for one year subject only to confirmation prior to any cutting, or repeated cutting, within that period of:
 - i. Compliance with the bylaw restrictions regarding bird nesting season,
 - ii. A traffic control plan approved by Public Works, if applicable
 - iii. damage deposit, arborist/contractor's WorkSafe BC certificate and insurance in compliance with Municipal requirements, and
 - iv. any other Municipal bylaw requirements

B. Tree Cutting Application #114 – 345 Bayview Rd (Page 12)

Committee Recommendation:

THAT the Trees, Views and Landscapes Committee recommends to Council THAT Council [approves/rejects] Tree Cutting Permit Application No. 114, subject to the following:

- d. [Topping/Trimming] is to be in accordance with the photos and requested work in the application materials; [or enter alternate provisions]
- e. The applicant must clean up and remove all associated debris and notify the Municipality as soon as possible after the cutting to advise that this has been done;
- f. [If applicable] The tree cutting permit shall be valid for one year subject only to confirmation prior to any cutting, or repeated cutting, within that period of:
 - iii. Compliance with the bylaw restrictions regarding bird nesting season,
 - iv. A traffic control plan approved by Public Works, if applicable
 - v. damage deposit, arborist/contractor's WorkSafe BC certificate and insurance in compliance with Municipal requirements, and
 - vi. any other Municipal bylaw requirements

C. Tree Cutting Application #116 – 445 Timbertop Dr. (Page 20)

Committee Recommendation:

WHEREAS the Trees, Views and Landscapes Committee considers that the proposed work in Tree Cutting Permit Application No. 116 is/is not in accordance with the Management Plan described in Council Resolution 8Di dated May 16, 2017,

THAT the Trees, Views and Landscapes Committee recommends to Council THAT Council [approves/rejects] Tree Cutting Permit Application No. 116, subject to the following:

- g. [Topping/Trimming] is to be in accordance with the photos and requested work in the application materials; [or enter alternate provisions]
- h. The applicant must clean up and remove all associated debris and notify the Municipality as soon as possible after the cutting to advise that this has been done;
- i. [If applicable] The tree cutting permit shall be valid for one year subject only to confirmation prior to any cutting, or repeated cutting, within that period of:
 - v. Compliance with the bylaw restrictions regarding bird nesting season,
 - vi. A traffic control plan approved by Public Works, if applicable
 - vii. damage deposit, arborist/contractor's WorkSafe BC certificate and insurance in compliance with Municipal requirements, and
 - viii. any other Municipal bylaw requirements

9. Public Questions & Comments

10. Adjournment



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

TREES, VIEWS & LANDSCAPES COMMITTEE MEETING
OF THE VILLAGE OF LIONS BAY
HELD ON WEDNESDAY, SEPTEMBER 7th, 2021 at 9:30 AM
ON SITE: 405 BAYVIEW ROAD

MINUTES

In Attendance: Simon Waterson (Chair), Jim Cannell, Mike Jury, Jay Barber, Ron McLaughlin and David Lee

1. Call to Order

The meeting was called to order at 9:31 a.m.

2. Appointment of Recorder

Simon Waterson was appointed as the recorder.

3. Approval of the Agenda

Moved/Seconded

THAT the agenda be approved, as circulated.

CARRIED

4. Public Questions & Comments

None

5. Approval of Minutes

Moved/Seconded

THAT the Trees, Views and Landscapes Committee approves the July 21st, 2021 Trees, Views and Landscapes Committee minutes, as distributed.

CARRIED

6. Business Arising from the Minutes

None

7. Unfinished Business

The Committee is waiting for a meeting with Peter DeJong to discuss bylaws.

8. New Business

A. Tree Cutting Application #113 at 405 Bayview Road.

Moved/Seconded

THAT the Trees, Views and Landscapes Committee recommends to Council THAT Council approves Tree Cutting Permit Application No. 113, subject to the following:

1. Topping, Trimming and Removal is to be in accordance with the photos and requested work in the application materials;
2. The applicant must clean up and remove all associated debris;
3. Compliance with the bylaw restrictions regarding bird nesting season,
4. A traffic control plan approved by Public Works,
5. Damage deposit, arborist/contractor's WorkSafe BC certificate and insurance in compliance with Municipal requirements, and any other Municipal bylaw requirements

CARRIED

B. The Committee is waiting for a meeting with Peter DeJong to discuss bylaws.

9. Public Questions & Comments

None

10. Adjournment

Moved/Seconded

THAT the meeting be adjourned.

CARRIED

Meeting adjourned at 09:50 a.m.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Schedule "A"

Tree Cutting Application Form

All fields must be completed

Applicant's Full Name: Sam Anthony Sullivan & Carmen Natalie Sullivan	
Address: 340 Oceanview Road, Lions Bay	
Phone: [REDACTED]	Email: [REDACTED]
Arborist/Contractor Name: Black Tusk Tree Services	
Phone: 604-848-9874	Email:

Office Use Only	Tree Application Number: 115
Received by: S. Loutet	Date: Oct. 18/21
Amount Paid: \$75	Cash or Cheque: cheque
Application Complete? (Y/N) Yes	If no, reason: /
Date referred to Public Works:	Date returned by Public Works: (See attached comments)
Date Application to Tree Ctte:	Meeting Date:
Agenda forwarded to Tree Ctte:	Minutes received from Tree Ctte:
Council Agenda Date:	Council Decision:
Parties Notified:	
Date of Letter Notifying Applicant of Decision: (March 1-July 31: Arborist Certification Required)	Received Damage Deposit: Name of Arborist/Contractor: Proof of WorkSafe Certificate: Proof of Insurance (\$5 mil/VoLB Add'l Insured):
Permit Issued:	Post-work check by Public Works:
Damage Deposit Returned:	If not, reason:

Description of Trees:

#1. 60cm Western Red Cedar #2. 45cm Pacific Dogwood #3. 40cm Western Hemlock
#4. 40cm Western Red Cedar #5. 40cm Western Red Cedar #6. 30cm Western Red Cedar
#7. 40cm Western Red Cedar #8. 30cm Western Red Cedar #9. 50cm Douglas Fir
#10. 35cm Western Red Cedar #11. 40cm Douglas Fir #12. 30cm Western Red Cedar
#13. 25cm Douglas Fir #14. 25cm Western Red Cedar #15. 35cm Western Red Cedar
#16. 30cm Western Red Cedar #17. 40cm Western Red Cedar

Location of Trees:

Between highway and 340 Oceanview Road. See attached plan

**Trees must be clearly marked with marking tape in time for the Trees, Views and Landscapes Committee's site visit.*

Reason for Removal:

- | | |
|--|--|
| <input type="checkbox"/> Too close to property (foundation, garage, fence, etc.) | <input checked="" type="checkbox"/> Interfering with infrastructure (roads, sidewalks, etc.) |
| <input type="checkbox"/> Dead or dying | <input type="checkbox"/> Leaves causing problems |
| <input checked="" type="checkbox"/> Unattractive | <input type="checkbox"/> Blocking site access |
| <input type="checkbox"/> Blocking sunlight | <input type="checkbox"/> Affecting house value |
| <input type="checkbox"/> Attracting wildlife | <input type="checkbox"/> Hazardous |
| | <input checked="" type="checkbox"/> Interfering with view |

Please provide additional comments which may be useful:

Removal of trees is necessary for us to straighten and move driveway



RECEIVED
OCT 18 2021

THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Replanting Plan, if any (please include anticipated timeframe for completion):

I have verified the information contained within this application is correct. No cutting of Significant Trees, as defined by Schedule "C" to Village of Lions Bay Tree Bylaw No. 393, 2007, as amended, is contemplated by this application or, if it is, this fact is clearly and explicitly set out in the application along with supporting rationale.

I acknowledge that responsibility for bylaw compliance rests with me as the applicant. I will indemnify and save harmless the Village of Lions Bay, its officials, employees and agents against claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or ensuing permit, if issued, including negligence and/or failure to observe all bylaws, conditions, acts or regulations.

I understand that, should this application be approved, all work performed must comply with the recommendations of the Trees, Views and Landscapes Committee, as endorsed by Council, and that failure to comply with the recommendations may result in fines, penalties and/or legal action.



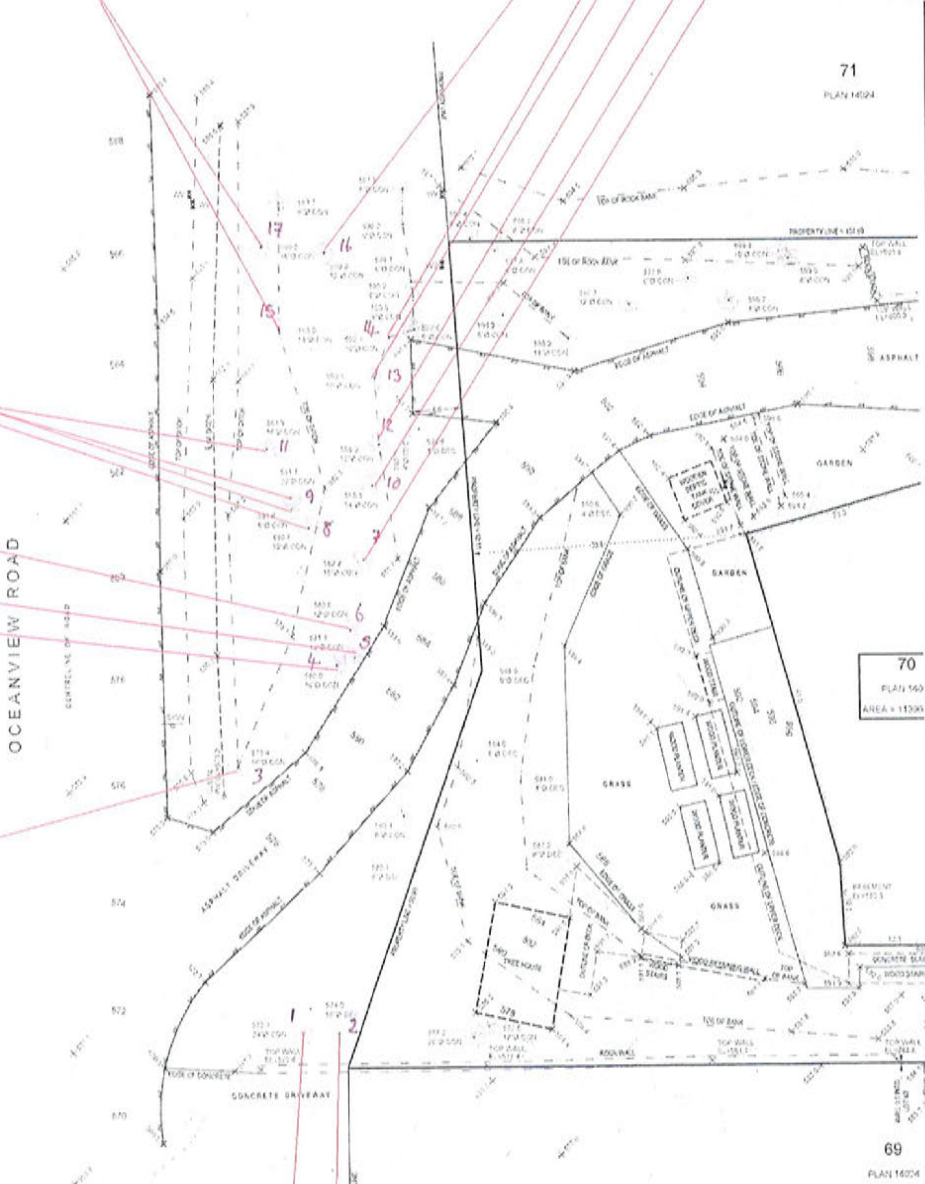
Signature of Applicant

SAM A. SULLIVAN

2021-JUL-10

Date Signed

RECEIVED
OCT 18 2021



71
 PLAN 1604

70
 PLAN 1603
 AREA = 15200

69
 PLAN 1602

- 1. 60cm Western Red Cedar
- 2. 45cm Pacific Dogwood
- 3. 40cm Western Hemlock
- 4. 40cm Western Red Cedar
- 5. 40cm Western Red Cedar
- 6. 30cm Western Red Cedar
- 7. 40cm Western Red Cedar
- 8. 30cm Western Red Cedar
- 9. 50cm Douglas Fir
- 10. 35cm Western Red Cedar
- 11. 40cm Douglas Fir
- 12. 30cm Western Red Cedar
- 13. 25cm Douglas Fir
- 14. 25cm Western Red Cedar
- 15. 35cm Western Red Cedar
- 16. 30cm Western Red Cedar
- 17. 40cm Western Red Cedar



Public Works Tree Cutting Referral Comments

Tree Cutting Application Number: 115

Name of Applicant: Sam and Carmen Sullivan

Address of Applicant: 340 Oceanview Road

Location of Trees(s);

Clearly on Municipal Land: (Y/N)
(If no, survey required at applicant's cost)

Location in Relation to Municipal Infrastructure (Present & Future):

TWO RESIDENTIAL WATER SERVICES NEAR THE NORTHEND, PROTECT THE
STAND PIPES

Location in Relation to Others' Infrastructure (Telus/Hydro Lines, etc):

/

Slope Stability Considerations:

/

Replanting Required (Y/N and recommendations, if any):

NO

Traffic Management : (Y/N)

IF THEY ARE WORKING OFF THE ROAD YES.

Other Considerations / Comments:

NO

Attachments (Y/N and Description):

GARTH BEGLEY



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Schedule "A"

Tree Cutting Application Form

All fields must be completed

Applicant's Full Name: Ehsan Monfared	
Address: 345 Bayview Rd	
Phone: [REDACTED]	Email: [REDACTED]
Arborist/Contractor Name: Nate @ Green barber	
Phone: 6043138040	Email: greenbarber604@gmail.com

Office Use Only	Tree Application Number: 114
Received by: <i>Shawna</i>	Date: <i>Sep 29/21</i>
Amount Paid: <i>\$75</i>	Cash or Cheque: <i>Che # 207</i>
Application Complete? (Y/N) <i>Yes</i>	If no, reason:
Date referred to Public Works:	Date returned by Public Works: (See attached comments)
Date Application to Tree Ctte:	Meeting Date:
Agenda forwarded to Tree Ctte:	Minutes received from Tree Ctte:
Council Agenda Date:	Council Decision:
Parties Notified:	
Date of Letter Notifying Applicant of Decision: (March 1-July 31: Arborist Certification Required)	Received Damage Deposit: Name of Arborist/Contractor: Proof of WorkSafe Certificate: Proof of Insurance (\$5 mil/VoLB Add'l Insured):
Permit Issued:	Post-work check by Public Works:
Damage Deposit Returned:	If not, reason:



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Species/Description of Tree(s):

Evergreen trees on either side of Bayview Road near 345 and 340 Bayview Road.

Location of Tree(s):

Set forth in Birds Eye View Photo on either side of Bayview Road near 345 and 340 Bayview Road.

**Trees must be clearly marked with marking tape in time for the Trees, Views and Landscapes Committee's site visit.*

Reason for Removal:

- | | |
|--|---|
| <input type="checkbox"/> Too close to property (foundation, garage, fence, etc.) | <input type="checkbox"/> Interfering with infrastructure (roads, sidewalks, etc.) |
| <input type="checkbox"/> Dead, dying or diseased | <input type="checkbox"/> Leaves causing problems |
| <input checked="" type="checkbox"/> Unattractive | <input type="checkbox"/> Blocking site access |
| <input type="checkbox"/> Blocking sunlight | <input type="checkbox"/> Affecting house value |
| <input type="checkbox"/> Attracting wildlife | <input type="checkbox"/> Hazardous |
| | <input checked="" type="checkbox"/> Interfering with view |

Please provide additional comments which may be useful:

West view image shows the interference with the view. The tops of these trees were last trimmed in late 2018 before we acquired ownership of the property.

Replanting Plan, if any (please include anticipated timeframe for completion):

N/A



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

I have attached a colour photograph or colour photocopy of the subject tree(s) with descriptive notes or markings if applicable.

I have verified the information contained within this application is correct. No cutting of Significant Trees, as defined by Schedule "C" to Village of Lions Bay Tree Bylaw No. 393, 2007, as amended, is contemplated by this application or, if it is, this fact is clearly and explicitly set out in the application along with supporting rationale.

I acknowledge that responsibility for bylaw compliance rests with me as the applicant. I will indemnify and save harmless the Village of Lions Bay, its officials, employees and agents against claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or ensuing permit, if issued, including negligence and/or failure to observe all bylaws, conditions, acts or regulations.

I understand that, should this application be approved, all work performed must comply with any and all conditions of approval incorporated in the Council resolution, and that failure to comply with such conditions may result in fines, penalties and/or legal action.

Ehsan Monfared

September 26, 2021

Name of Applicant (Please Print)

Signature

Date Signed

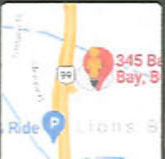


Birds Eye View

Lions Bay, British Columbia

Google

Street View - Jul 2014



Bayview

South View

Google





West View

Public Works Tree Cutting Referral Comments

Tree Cutting Application Number: 114

Name of Applicant: Ehsan Monfared

Address of Applicant: 345 Bayview Road

Location of Trees(s);

Clearly on Municipal Land: (Y/N)
(If no, survey required at applicant's cost)

Location in Relation to Municipal Infrastructure (Present & Future):

PROTECT THE WATER CURB STOP VALVES

Location in Relation to Others' Infrastructure (Telus/Hydro Lines, etc):

Slope Stability Considerations:

NO

Replanting Required (Y/N and recommendations, if any):

NO

Traffic Management : (Y/N)

YES

Other Considerations / Comments:

Attachments (Y/N and Description):

G.B.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Schedule "A"

Tree Cutting Application Form



All fields must be completed

Applicant's Full Name: <u>Lathleen Mitchell</u>	
Address: <u>445 Timberstop Dr.</u>	
Phone: [REDACTED]	Email: [REDACTED]
Arborist/Contractor Name: <u>Silverback Tree Service</u>	
Phone:	Email:

Office Use Only	Tree Application Number: <u>116</u>
Received by: <u>S. Driscoll</u>	Date: <u>Oct. 21/21</u>
Amount Paid: <u>\$75</u>	Cash or Cheque: <u>debit</u>
Application Complete? (Y/N)	If no, reason:
Date referred to Public Works:	Date returned by Public Works: (See attached comments)
Date Application to Tree Ctte:	Meeting Date:
Agenda forwarded to Tree Ctte:	Minutes received from Tree Ctte:
Council Agenda Date:	Council Decision:
Parties Notified:	
Date of Letter Notifying Applicant of Decision: (March 1-July 31: Arborist Certification Required)	Received Damage Deposit: Name of Arborist/Contractor: Proof of WorkSafe Certificate: Proof of Insurance (\$5 mil/VoLB Add'l Insured):
Permit Issued:	Post-work check by Public Works:
Damage Deposit Returned:	If not, reason:



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Species/Description of Tree(s):

Refer to tree permit # 75, AND COUNCIL RESOLUTION
DATED MAY 16, 2017

Location of Tree(s):

435-475 Timbertop Embankment

**Trees must be clearly marked with marking tape in time for the Trees, Views and Landscapes Committee's site visit.*

Reason for Removal:

- Too close to property (foundation, garage, fence, etc.)
- Dead, dying or diseased
- Unattractive
- Blocking sunlight
- Attracting wildlife

- Interfering with infrastructure (roads, sidewalks, etc.)
- Leaves causing problems
- Blocking site access
- Affecting house value
- Hazardous
- Interfering with view

Please provide additional comments which may be useful:

Application to carry out management plan as
per tree permit # 75

Replanting Plan, if any (please include anticipated timeframe for completion):



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

I have attached a colour photograph or colour photocopy of the subject tree(s) with descriptive notes or markings if applicable.

I have verified the information contained within this application is correct. No cutting of Significant Trees, as defined by Schedule "C" to Village of Lions Bay Tree Bylaw No. 393, 2007, as amended, is contemplated by this application or, if it is, this fact is clearly and explicitly set out in the application along with supporting rationale.

I acknowledge that responsibility for bylaw compliance rests with me as the applicant. I will indemnify and save harmless the Village of Lions Bay, its officials, employees and agents against claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or ensuing permit, if issued, including negligence and/or failure to observe all bylaws, conditions, acts or regulations.

I understand that, should this application be approved, all work performed must comply with any and all conditions of approval incorporated in the Council resolution, and that failure to comply with such conditions may result in fines, penalties and/or legal action.

I understand that per section 3.4.8 of Tree Bylaw No. 393, 2007, in order to protect nesting birds, no tree cutting may be carried out between March 26th and August 16th in any given year, unless:

- the cutting is required to deal with a Hazardous Tree; or
- subject to the requirement for a nesting survey by a Registered Professional Biologist, the cutting is approved by the Council as an exception where the application is connected to a building permit or other process which, if delayed, the Council considers would result in hardship to the applicant and the Council may consider:
 - i. the circumstances of the applicant;
 - ii. the scope and location of the application;
 - iii. the timing of the cutting in relation to the nesting calendar attached as Schedule "E" to the Tree bylaw.

Kathleen Mitchell

Name of Applicant (Please Print)

[Redacted Signature]

Signature

Oct 21, 2021

Date Signed

SCHEDULE "B"
Permit for Tree Cutting




TREE CUTTING PERMIT NO. 75

This Permit is hereby issued to:

Kathleen Mitchell (on behalf of owners of 445, 455 and 475 Timbertop Drive)
(name of applicant - the Permittee)

for tree cutting on municipal property near:


(insert legal description)

445 Timbertop Drive
(insert municipal address)

in accordance with the resolution passed by Council on May 16, 2017, under Agenda Item Number 8Di, a copy of which is attached as Schedule "A" to and forms a part of this permit.

All work must be undertaken strictly in accordance with Village of Lions Bay Trees, Views and Landscapes Bylaw No. 393, 2007, as amended and all plans and specifications attached hereto as part of this Permit and as approved by Council.

Prior to the issuance of a tree cutting permit, an applicant shall provide a damage deposit of \$500 and the applicant, or his/her designated arborist or contractor, is required to be in good standing with WorkSafe BC and obtain and maintain at all times during the validity of the tree cutting permit, public liability insurance in the amount of \$5,000,000 in connection with the obligations under this bylaw, which insurance policies shall include deductibles and terms satisfactory to the Village, shall name the Village as an "Additional Named Insured", and shall provide that the insurer shall notify the Village in writing at least 30 days prior to cancellation of the policy. The applicant shall deliver a certified copy of the policy to the Village upon demand and evidence of coverage shall be provided in the form of an insurance certificate prior to the commencement of any work.

Where tree cutting work will result in vehicles or machinery blocking a roadway, in whole or in part, or may result in any portion of the tree falling on the roadway, the company or persons performing the work must provide cautionary roadway signage on both sides of the location and a minimum of one flag person to control traffic, and must contact the Village Office prior to undertaking the work.

INDEMNIFICATION

Without limiting any other obligation of the Permittee under this Permit or otherwise, the Permittee hereby agrees to Indemnify and Save Harmless the Village of Lions Bay (the "Village"), its elected officials, officers, employees, servants, agents and others for whom the Village is in law responsible, from and against any liability, loss, claims, demands, damages, fines and penalties, costs and expenses

(including consulting fees), investigatory and legal expenses, and any other actions or causes of actions, suits, caused by or attributed to any willful or negligent act, omission, delay, or allegations thereof on the part of the Permittee, its officers, employees, subcontractors, agents, licensees, assignees, invitees or other persons engaged in the performance, non-performance or attempted performance of the work pursuant to this Permit or anyone else for whom the Contractor is in law responsible.

THIS PERMIT EXPIRES ON:

May 16, 2018

(Date)

A black rectangular redaction box covering the signature of the CAO/Village Manager.

CAO/Village Manager

Dated this 26th day of May, 2017.



Schedule "A"

8. D. i. Trees, Views and Landscapes Committee – Tree Application #75 (445 Timbertop)

Moved/Seconded

A) THAT the recommendations for the embankment at 435-475 Timbertop Drive contained in the arborist report from George Amos dated February 20, 2017, as amended per inspection on May 1, 2017, be approved as follows:

- (1) All previously topped trees at the top of the bank by the driveway (not flagged) are to be reduced 2-4 feet to the topping cuts, whilst maintaining live foliage. The lateral branches are to be reduced at the same time in order to establish hedge characteristics that will allow for on-going management. These should be re-topped on an annual or bi-annual schedule to maintain low risk failure rate, aesthetics, and vista; at that time, the bank should be inspected for any signs of management adjustments as required.
- (2) All trees to be removed have been identified with flagging tape as of May 1, 2017.
- (3) The coppiced Maples and Cherry trees are to be cut back to the stump now and on a 3-5 year cycle.
- (4) The dead stumps, lower deadwood, fallen debris throughout the bank is to be removed in order to improve the quality and quantity of understory plants.
- (5) The tree stock of single stem species is young, however, can be managed on a rotational cycle of 6-8 years to identify trees to remove, to maintain continual aging tree stock. Bank stabilization is a crucial factor and in order to maintain this there must be vegetation with significant root networks present on the bank. By selecting the largest single stem trees and removing to ground level, this will allow for increased light to be penetrated to the understory increasing the native flora ground cover. The younger single stem trees will have more room to establish, and will also give room for young saplings to establish. As a rotational cycle, this management will allow for an on-going process of tree maintenance, bank stabilization maintenance, reduced fire risk hazard, and an improved ecosystem.
- (6) No debris, garbage or dumping of any kind to be left on the bank. This will reduce fire hazard and improve the availability, and quality of ground flora.

B) THAT the Applicant(s), upon agreeing to be bound to the management plan set out above for the embankment at 435-475 Timbertop Drive (the "Management Plan"), along with the other requirements of the municipality's approval processes regarding fees, deposits and insurance requirements, be granted a tree cutting permit for execution of the Management Plan, provided that further applications shall be required to confirm work to be performed for:

- (1) Annual or biannual topping maintenance and re-inspection of embankment;
- (2) 3-5 year cutting back of the coppiced Maples and Cherry trees;

- (3) 6-8 year re-inspection and potential cutting of aging tree stock;
and that this resolution and the staff report of May 16, 2017 regarding this matter be
appended to such further applications.

CARRIED

I/We agree to be bound to the Management Plan set out above, including all associated requirements.



Kathy Mitchell

GEORGE AMOS TREE CARE INC.



PROFESSIONAL ARBORICULTURE SERVICES

Date: Saturday Monday 20th February, 2017

Site Address: 445 Timbertop Drive, Lions Bay, British Columbia.

Report Commissioned for: Mrs Kathy Mitchell

Site Inspection conducted by: George Amos, I.S.A. Certified Arborist PN 7771-A, TRAQ Certified, BSc Landscape Management.

Site Inspection: Monday 20th February. Weather was overcast.

Level of Tree Assessment:

Using the ISA TRAQ format, the site inspection used in this Arborist report was undertaken as a Level 2: Basic Assessment.

This level of assessment is a visual assessment/inspection from the ground to identify the tree, observations of tree health, general observations from the ground and around the root flare, and visually inspect the main stem, structural branches, the canopy of the tree, and assess any other site factors that may give more information regarding the tree and its health/growth habits. Upon completion of the tree inspection, further hazard assessments and higher levels of inspection may be recommended and outlined in the report.

Purpose of the report:

This report is to identify the designated tree(s) on site and the species, get an understanding of the condition, and make recommendations for removal or retention and how this can be done to minimize disruption to the tree(s). Then outline the tree protection measures in accordance with the municipal bylaw.

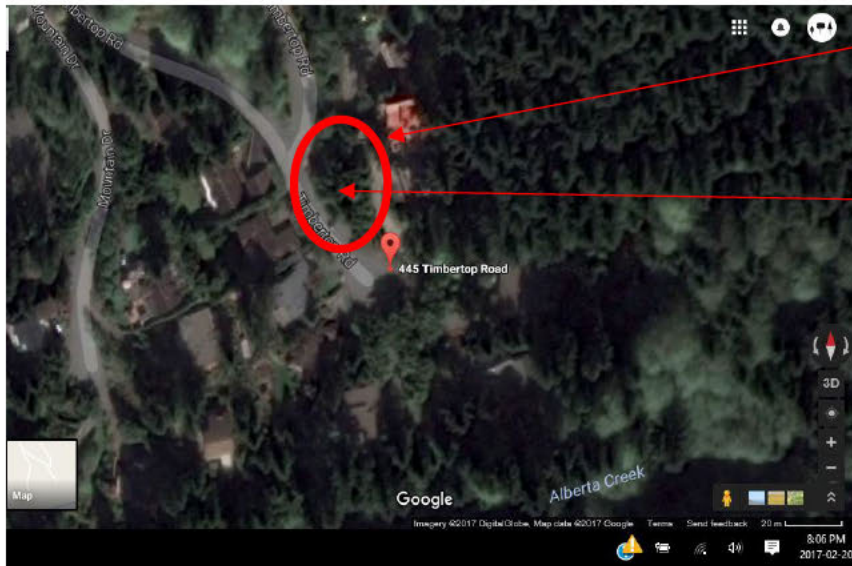
George Amos Tree Care Inc. 1007 Prospect Avenue, North Vancouver, V7R 2M5. (778)836-7960

george@georgeamostreecare.com

www.georgeamostreecare.com

Site Map:

Figure 1: <https://www.google.ca/maps/place/445+Timbertop+Rd,+Lions+Bay,+BC+V0N/@49.4617838,-123.2314649,209m/data=!3m1!1e3!4m5!3m4!1s0x54866810d4449dfd:0xaf9e53b40b0ef9e7!8m2!3d49.4616695!4d-123.2307496>



445 Timbertop Drive, Lions Bay

Area of concern on Municipal property with mix of young trees, previously topped trees, coppice, slope and ground debris.

Figure 2:



Aerial photo:

Mix of single stem Douglas Fir (*Pseudotsuga menziesii*) and Western Red Cedar (*Thuja plicata*), not previously topped.

Mix of Douglas Fir and Western Red Cedar located at the top of the bank previously topped.

George Amos Tree Care Inc. 1007 Prospect Avenue, North Vancouver, V7R 2M5. (778)836-7960

george@georgeamostreecare.com

www.georgeamostreecare.com

Site History:

Figure 3:



Previous topping cuts can be seen from the ground.

- Dense foliage, poor light penetration for native understory vegetation.
- Large lateral branches become new stems.
- Re-growth can be seen at the original topping cut.

The practice of 'topping' trees is a poor and an out-dated practice for tree management. It creates future hazards and is detrimental to tree aesthetics and health longevity.

As topped trees increase in age and size it is common for multiple branch failures from heavy elongated branches and stems, with poor unions of attachment.

The only exception for topped trees is for the purpose of a hedge. A hedge can be defined as a tree that is pruned into a manageable form, whereby the sides and top are reduced to contain height and spread. Hedge trees are usually shaped when they are young and of a size that can be managed on an annual basis. In a garden scenario a hedge would typically be between 6ft to 20ft.

George Amos Tree Care Inc. 1007 Prospect Avenue, North Vancouver, V7R 2M5. (778)836-7960

george@georgeamostreecare.com

www.georgeamostreecare.com

The topped trees as located at 445 Timbertop Drive were topped for view. With annual maintenance they can be maintained as a large hedge.

Figure 4:



Coppiced trees:

- Big Leaf Maple (*Acer macrophyllum*)
- Cherry (*Prunus Spp*)

The Maple and Cherry trees are in a coppice cycle, where the trees have been frequently cut back to the stump to re-generate. This can be seen by the large quantity of stems, and the density of old stubs.

As a coppice cycle it is a beneficial method of managing trees to maintain the species and contain size. Coppicing ensures the root stock is intact which is beneficial to soil stabilisation.

Coppicing is only advantageous to certain species such as Maple, Cherry, Willow, Alder etc which have 'adventitious' or 'dormant' buds which are buds that provide a mechanism for a tree to respond to a disturbance such as cutting back. Douglas Fir, and Western Red Cedar trees do not have 'adventitious' buds and so if cut back to a stump will not re-generate from dormant buds.

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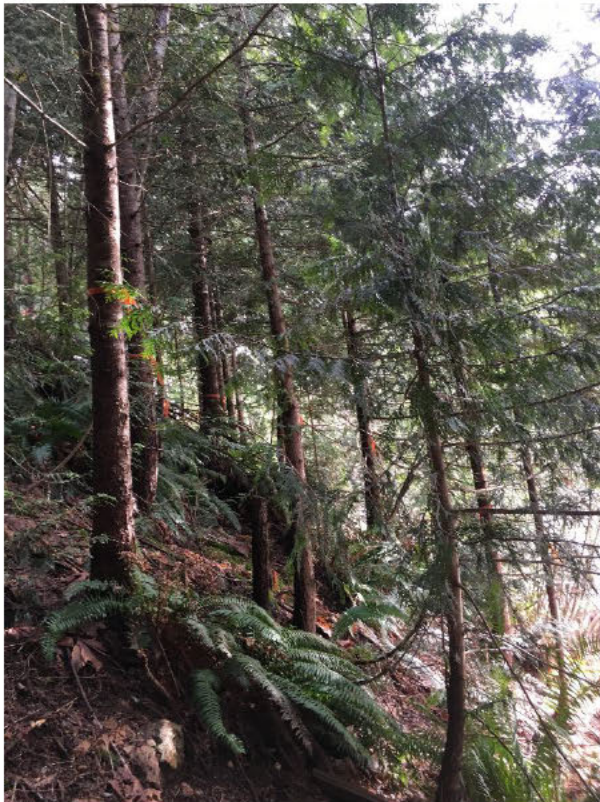
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Figure 5:



- Old dead and pollarded stems
- Dead branches.
- Fern ground cover and scattered fallen debris.

Figure 6:



- Mixed age of single stem Douglas Firs and Western Red Cedars. Stem dbh (diameter at breast height) measurements vary between at the largest of 35cm to the majority of around 10-20cm.

These single stems trees are located on the lower section of the bank.

The largest Western Red Cedar located closest to the road showed a fair root flare due the angle of the bank.

Conclusion:

In order to maintain the wooded area a management plan is recommended to be implemented:

The previously topped trees at the top of the bank by the driveway are recommended to be reduced on an annual or bi-annual schedule to contain the height. The lateral branches are recommended to be reduced at the same time in order to establish hedge characteristics that will allow for on-going management. During maintenance works, all debris is to be removed from site and not left on the bank.

The dead stumps, lower deadwood, fallen debris is recommended to be removed in order to improve the quality and quantity of understory plants.

The tree stock of single stem species is young, however, can be managed on a rotational cycle. Bank stabilisation is a crucial factor, and in order to maintain this there must be vegetation with significant root networks present on the bank. By selecting the largest single stem trees and removing to ground level, this will allow for increased light to be penetrated to the understory increasing the native flora ground cover. The younger single stem trees will have more room to establish, and will also give room for young saplings to establish.

The coppiced Maples and Cherry trees are recommended to be cut back to the stump on a 3-5 year cycle.

As a rotational cycle, this management will allow for an on-going process of tree maintenance, bank stabilisation maintenance, reduced fire risk hazard, and an improved ecosystem.

On the annual or bi-annual maintenance of the previously topped trees, it is recommended that the bank be inspected for signs of management adjustments as required.

- **All trees to be removed have been identified with flagging tape (May 1st 2017).**
- **All previously topped trees have not been flagged but are to be reduced 2-4ft to the topping cuts, whilst maintaining live foliage.**

- **Re-top previously topped trees on an annual or bi-annual cycle to maintain low risk failure rate, aesthetics, and vista.**

- **Re-inspect on a 6-8 year cycle to identify trees to remove, to maintain continual aging tree stock.**

- **No debris, garbage or dumping of any kind to be left on the bank. This will reduce fire hazard and improve the availability, and quality of ground flora.**

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Assumptions, Limiting Conditions and General Waiver

I confirm that the trees listed on the property identified in this report have been inspected.

I have no current or prospective financial or other interest in the vegetation or the property which is the subject of this report and have no personal interest or bias in favour of or against any of the involved parties or their respective position(s), if any.

The analysis, opinions and conclusions stated herein are the product of my independent professional judgement and based on current scientific procedures and facts, and the foregoing report was prepared according to commercially reasonable and generally accepted arboricultural standards and practices for British Columbia.

The information included in this report covers only those trees that were examined and reflects the condition of the trees as of the time and date of inspection, this report is 'valid' for the day of inspection only, as this is natural entity and weather conditions and site factors can change.

This report and the opinions expressed herein are not intended, nor should they be construed, as any type of warranty or guarantee regarding the condition of the subject trees in the future.

To the best of my knowledge and belief, all statements and information in this report are true and correct and information provided by others is assumed to be true and correct.

I am not an attorney or engineer. This report does not cover these areas of expertise and represents advice only of arboricultural nature. Without limiting the generality of the preceding sentence, it is specifically understood that nothing contained in this report is intended as legal advice, or advice or opinions regarding soil stability or zoning laws, and this report should not be relied upon to take the place of such advice.

Signed,



George Amos

ISA certified arborist PN 7771-A

ISA tree risk assessor (TRAQ)

BSc Landscape Management

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