



**Thursday, September 18, 2025, 10:00 a.m.**

**On Site: 340 Oceanview Road**

We are privileged to be meeting and doing work on behalf of the residents of Lions Bay on the traditional unceded territory of the Squamish and Musqueam Nations.

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**Pages**

- 1. Call to Order**
- 2. Adoption of Agenda**  
Recommendation:  
That the Agenda of September 18, 2025, be adopted.
- 3. Public Participation**
- 4. Approval of Minutes of Prior Meetings**
  - 4.1 Trees, Views, and Landscapes Committee Meeting - June 26, 2025** 3  
Recommendation:  
THAT the Trees, Views, and Landscapes Committee meeting minutes of July 26, 2025 be approved.
- 5. Business Arising from the Minutes**
- 6. Unfinished Business**
- 7. Reports**
- 8. Resolutions**
- 9. New Business** 5  
Recommendation:
  1. Tree Application No. 134 - 340 Oceanview Road

THAT the Trees, Views and Landscapes Committee recommends to Council THAT Council approves Tree Cutting Permit Application No. 134 - 340 Oceanview Road, subject to the following:

- a. Topping / Trimming / Removal is to be in accordance with the photos and requested work in the application materials;
- 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. 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. if working from the road, a traffic control plan approved by Public Works
- iii. damage deposit, arborist/contractor's WorkSafe BC certificate and insurance in compliance with Municipal requirements, and
- iv. any other Municipal bylaw requirements

**10. Public Questions and Comments**

**11. Adjournment**

Recommendation:

THAT the Trees, Views, and Landscape Committee Meeting be adjourned.



**TREES, VIEWS & LANDSCAPES COMMITTEE MEETING**  
**OF THE VILLAGE OF LIONS BAY**  
**HELD ON WEDNESDAY, JUNE 26<sup>th</sup>, 2025**  
**ON SITE: LIONS BAY BEACH PARK ENTRANCE**

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**MINUTES**

In Attendance:

Committee:                      Chair, Simon Waterson  
   Mike Jury  
   Jay Barber  
   Jim Cannell

Public Participation:        David Udow, Gary Brown, Rob Simons

- 1.        Call to Order**  
Chair Simon Waterson called the meeting to order at 10:00am
- 2.        Appointment of Recorder**  
Simon was appointed as the recorder
- 3.        Approval of the Agenda**  
Moved/Seconded  
THAT the Agenda be approved as distributed **CARRIED**
- 4.        Public Questions & Comments**  
None
- 5.        Approval of Minutes**  
a) THAT the Trees, Views and Landscapes Committee approves the FEBRUARY 12<sup>th</sup>, 2025 Trees, Views and Landscapes Committee minutes, as distributed. **CARRIED**
- 6.        Business Arising from the Minutes**  
None
- 7.        Unfinished Business**  
None

**8. New Business**

a. Tree Cutting Application #131 – LIONS BAY BEACH PARK ENTRANCE

*Committee Recommendation:*

THAT the Trees, Views and Landscapes Committee recommends to Council THAT Council approves Tree Cutting Permit Application No. 131, subject to the following:

Tree Committee Recommendations:

**For Area C (per original application):**

- a) Proceed with the proposed scope of work
- b) Topping should not exceed two feet below existing topping levels

**For Area B (additional recommendation):**

- c) Suggest carrying out the same work as Area C to maintain consistency
- d) Preferred recommendation: Cut and clear both Areas B and C completely for safety and other concerns

**Cost Consideration:** - it is suggested that the Village covers the cost, minus the quote already obtained for Area C.

- 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) 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. if working from the road, a traffic control plan approved by Public Works
  - III. damage deposit, arborist/contractor's WorkSafe BC certificate and insurance in compliance with Municipal requirements, and
  - IV. any other Municipal bylaw requirements

**CARRIED**

**9. Public Questions & Comments**

None

**10. Adjournment**

Moved/Seconded

THAT the meeting be adjourned

**CARRIED**

*The meeting was adjourned at 10:19am.*



# THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Schedule "A"

## Tree Cutting Application Form

All fields must be completed

Applicant's Full Name: Sam Sullivan	
Address: 340 Oceanview Road Lions Bay BC V0N 2E0 Canada	
Phone: [REDACTED]	Email: [REDACTED]
Arborist/Contractor Name: Matt Wood / Black Tusk Tree Services	
Phone: 604-848-9874	Email: info@blacktusktreeservices.com

Office Use Only	Tree Application Number: 134
Received by: Jordan Szmidt	Date: August 8, 2025
Amount Paid: \$75	Cash or Cheque: cheque
Application Complete? (Y/N) yes	If no, reason:
Date referred to Public Works: Aug 28/25	Date returned by Public Works: Sep 4/25 (See attached comments)
Date Application to Tree Cttee: Sep 5/25	Meeting Date: Sep 18 @ 10am
Agenda forwarded to Tree Cttee: Sep 12/25	Minutes received from Tree Cttee:
Council Agenda Date:	Council Decision:
Parties Notified:	
Date of Letter Notifying Applicant of Decision:	Received Damage Deposit: Name of Arborist/Contractor:
(Mar 26-Aug 16 Registered Professional Biologist):	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):

Remove 2 large douglas-firs on slope behind/above residence at 340 Oceanview Road

Reduce height of hedge along roadside in front of 295

Remove 3 large douglas-firs, one on the lower and two on the upper side of driveway of 285

Re-top 3 tall douglas-firs growing from hedge next to driveway of 285

### Location of Tree(s):

Remove 2 large douglas-firs on slope behind/above residence at 340 Oceanview Road - #1,2

Reduce height of hedge along roadside in front of 295 - #3

Remove 3 large douglas-firs, one on the lower and two on the upper side of driveway of 285 - #4,5,6

Re-top 3 tall douglas-firs growing from hedge next to driveway of 285 - #7,8,9

*\*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:

Trees MARKED WITH ORANGE FLAGGING

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.

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 26<sup>th</sup> and August 16<sup>th</sup> 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.

Sam Sullivan

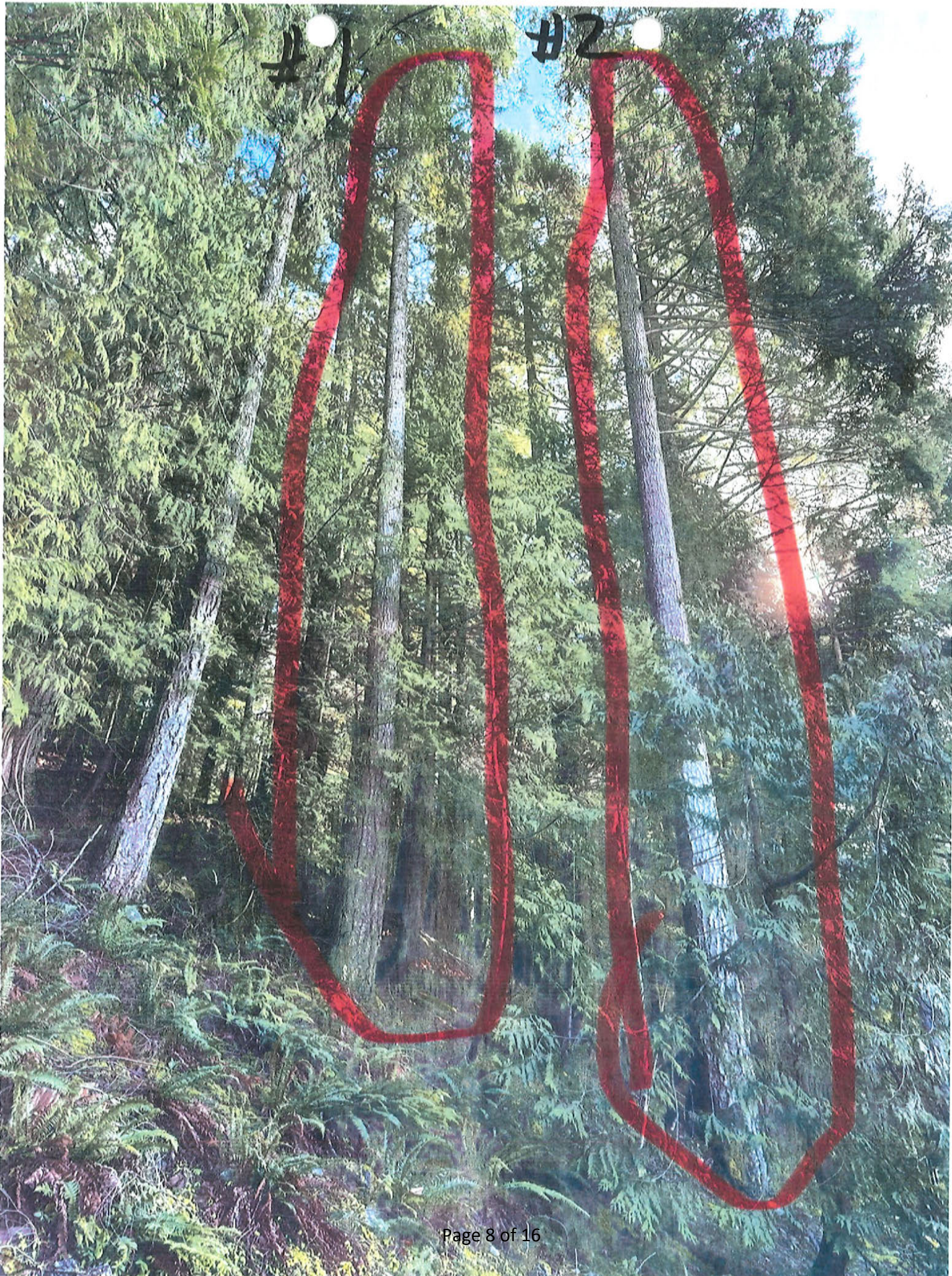
Name of Applicant (Please Print)

Signature

Date Signed

13 MARCH 2025







#3





#4





#9

S#



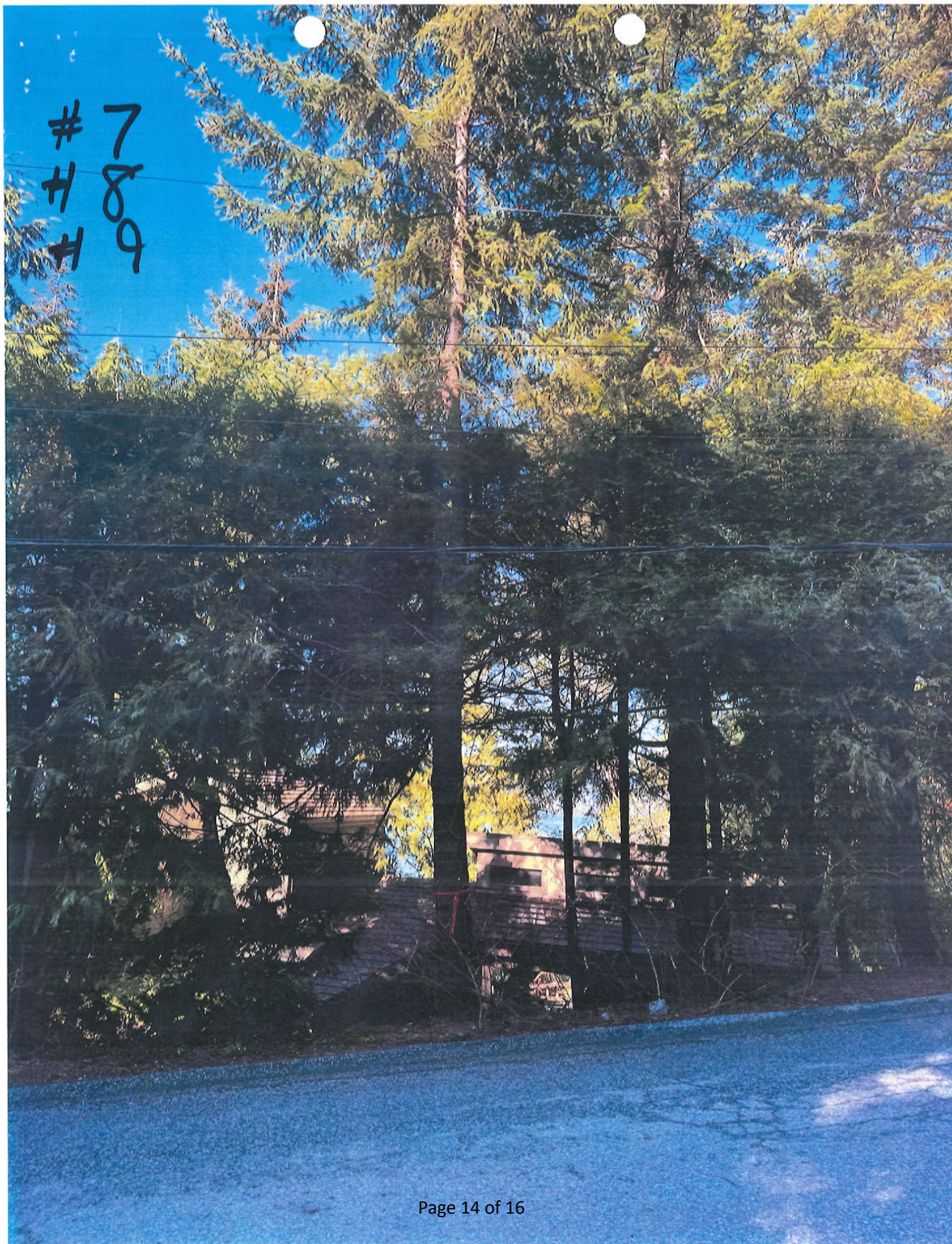
#4





#7





# 7  
# 8  
# 9





RECEIVED

SEP 04 2025

Public Works Tree Cutting Referral Comments

Tree Cutting Application Number: 134

Name of Applicant: Sam 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):

N/A

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

N/A

Slope Stability Considerations:

N/A

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

N/A

Traffic Management : (Y/N)

N/A

Other Considerations / Comments: TREES #1, #2 ARE THESE ON PRIVATE OR CROWN  
LAND TREES #5 & #6 MAY BE ON PRIVATE PROPERTY  
OTHER WISE NO CONCERNS

Attachments (Y/N and Description):