



Wednesday, November 5, 2025, 9:30 a.m.

ON SITE: 405 BAYVIEW 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.

Pages

1. Call to Order

2. Adoption of Agenda

Recommendation:

That the Agenda of November 5, 2025 be adopted.

3. Public Participation

4. Approval of Minutes of Prior Meetings

4.1 Trees, Views, and Landscapes Committee Meeting- September 18, 2025

3

Recommendation:

THAT the Trees, Views, and Landscapes Committee Meeting Minutes of September 18, 2025 be approved.

5. Business Arising from the Minutes

6. Unfinished Business

7. Reports

8. Resolutions

9. New Business

9.1 Tree Application No. 135 - 405 Bayview Road

5

Recommendation:

THAT the Trees, Views, and Landscapes Committee recommend to Council
THAT Council approve Tree Cutting Permit Application No. 135 subject to the following conditions:

1. All tree cutting be consistent with the tree cutting application;
2. All associated debris shall be removed and the site cleaned to the condition prior to tree cutting;
3. That the Municipality shall be notified as soon as possible after the cutting to advise that the subject work has been completed;
4. Compliance with the Bylaw restrictions regarding bird nesting season;
5. If working from the road, a traffic control plan approved by Public Works;

6. Damage deposit, arborist/contractor's WorkSafe BC certificate and insurance in compliance with Municipal requirements, and any other Municipal bylaw requirements.

10. Public Questions and Comments

11. Adjournment

Recommendation:

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



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

TREES, VIEWS & LANDSCAPES COMMITTEE MEETING

OF THE VILLAGE OF LIONS BAY

HELD ON WEDNESDAY, SEPT 18th, 2025

ON SITE: 340 OCEANVIEW ROAD

MINUTES

In Attendance:

Committee: Mike Jury
 Jay Barber
 Jim Cannell

Public Participation: None

1. **Call to Order**
 Mike Jury called the meeting to order at 10:03am
2. **Appointment of Recorder**
 Mike 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 JUNE 16th, 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 #134 – 340 OCEANVIEW ROAD

Committee Recommendation:

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

Tree Committee Recommendations:

- a) Proceed with the proposed scope of work
- b) The Tree Committee suggested that Staff confirm whose land trees #4, 5 and 6 are situated on;
- c) 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;
- d) 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 10:24am.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Schedule "A"

Tree Cutting Application Form

All fields must be completed

Applicant's Full Name:	David Lee		
Address:	405 Bayview Road, Lions Bay BC		
Phone:		Email:	
Arborist/Contractor Name:	Urban Forest Solutions		
Phone:	778-384-4207	Email:	dchilds.cx@gmail.com

Office Use Only	Tree Application Number:	135	
Received by:	Shawna	Date:	Oct. 16/25
Amount Paid:	\$75	Cash or Cheque:	debit
Application Complete? (Y/N)	yes	If no, reason:	
Date referred to Public Works:	Oct. 17/25	Date returned by Public Works:	Oct. 17/25
		(See attached comments)	
Date Application to Tree Ctte:	Oct 21/2025	Meeting Date:	Nov 5 @ 9:30 am
Agenda forwarded to Tree Ctte:	Oct 22/25	Minutes received from Tree Ctte:	
Council Agenda Date:		Council Decision:	
Parties Notified:			
Date of Letter Notifying Applicant of Decision:		Received Damage Deposit:	
		Name of Arborist/Contractor:	
(March 1-July 31: Arborist Certification Required)		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):

See attached description of species and scope, no trees being removed, only pruning

Location of Tree(s):

See attached description of species and scope, no trees being removed, only pruning

**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.) | ☐ Interfering with infrastructure (roads, sidewalks, etc.) |
| ☐ Dead, dying or diseased | ☐ Leaves causing problems |
| ☐ Unattractive | ☐ Blocking site access |
| ☐ Blocking sunlight | ☐ Affecting house value |
| ☐ Attracting wildlife | ☐ Hazardous |
| | ☐ Interfering with view |

Please provide additional comments which may be useful:

We provided approval from 2 adjacent neighbours.

We would also like to get a 10-15 year approval to avoid the full resubmission. Each application would be pre-approved, but fees and deposits would still be required.

Scope of work and TMP attached

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.

David Lee

October 8, 2025

Name of Applicant (Please Print)

Signature

Date Signed



Figure 1. Site map with items indicated (Google 2025)



Figure 2. Mg Crown reduction indicated in red (UFS 2025)

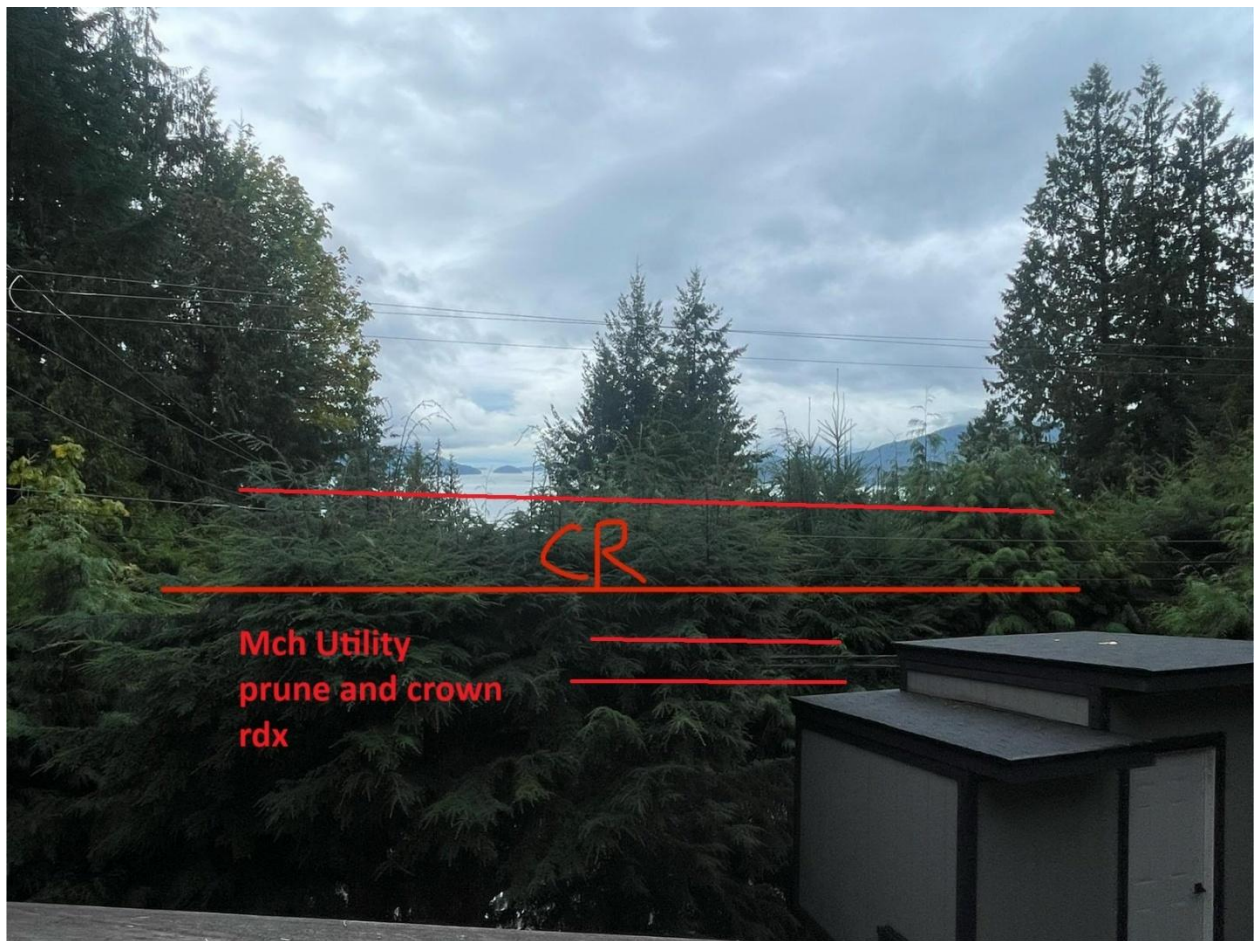


Figure 3. Mch utility prune and crown reduction indicated in red (UFS 2025)

Public Works Tree Cutting Referral Comments

Tree Cutting Application Number: 135
Name of Applicant: David Lee
Address of Applicant: 405 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): IN THE IMAGE # 2/3 THE WATER CURB STOP VALVE STAND PIPE IS EXPOSED PLEASE PROTECT IT.
Location in Relation to Others' Infrastructure (Telus/Hydro Lines, etc):
Slope Stability Considerations: N/A
Replanting Required (Y/N and recommendations, if any): NO
Traffic Management : (Y/N) YES
Other Considerations / Comments:
Attachments (Y/N and Description): NO