



Wednesday, December 17, 2025, 9:00 a.m.

On site in the following order:

**135 Oceanview Road
220 Isleview Place
45 Periwinkle Place**

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 December 17, 2025, be adopted.

3. Public Participation

4. Approval of Minutes of Prior Meetings

4.1 Trees, Views, and Landscapes Committee Meeting - November 5, 2025

4

Recommendation:

THAT the Trees, Views, and Landscapes Committee Meeting Minutes of November 5, 2025 be approved.

5. Business Arising from the Minutes

6. Unfinished Business

7. Reports

8. Resolutions

9. New Business

9.1 Tree Application No. 137 - 135 Oceanview Road

6

Recommendation:

THAT Trees, Views, and Landscapes Committee recommend to Council THAT Council approve Tree Cutting Permit Application No.137 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.

9.2 Tree Application No. 138 - 220 Isleview Place

13

Recommendation:

THAT Trees, Views, and Landscapes Committee recommend to Council THAT Council approve Tree Cutting Permit Application No.138 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.

9.3 Tree Application No. 136 - 45 Periwinkle Place

35

Recommendation:

THAT Trees, Views, and Landscapes Committee recommend to Council THAT Council approve Tree Cutting Permit Application No.136 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, NOV 5th, 2025

ON SITE: 405 BAYVIEW ROAD

MINUTES

In Attendance:

Committee: Mayor Ken Berry
Jay Barber
Jim Cannell
Simon Waterson

Public Participation: None

1. Call to Order

Jay Barber called the meeting to order at 09:30am

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 September 18th, 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 #135 – 405 Bayview Road

Committee Recommendation:

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

Tree Committee Recommendations:

a) Proceed with the proposed scope of work

b) The Tree Committee suggests that the scope of work described in the application can be carried out by the applicant, in perpetuity, provided that the applicant contact the Village Office and make them aware in advance of any work being undertaken;

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, as stated above, 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 09:45am.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Schedule "A"

Tree Cutting Application Form



All fields must be completed

Applicant's Full Name:	ALEXANDER WILLIAM ROBERTS		
Address:	135 OCEANVIEW RD, LIONS BAY, VON 2E0		
Phone:	[REDACTED]	Email:	[REDACTED]
Arborist/Contractor Name:	'Burley Boys'		
Phone:	604 926 8733	Email:	office@burleyboys.com

Office Use Only	Tree Application Number:
	137
Received by: Shawna	Date: Nov. 25/25
Amount Paid: \$75	Cash or Cheque: cheque #27
Application Complete? (Y/N)	If no, reason:
Date referred to Public Works: Nov. 26/25	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:	Received Damage Deposit:
(March 1-July 31: Arborist Certification Required)	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):

Per Arborist work description: 7 cedar, 3 fir, 1 birch & 1 hemlock (? 3-4 of which shared/owned by village)

Location of Tree(s):

Roadside aspect of property boundary - South West.

**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:

Intend to 're-top' back down to previous shape & cut.
Previously conducted every 2 years by last owners.
Trees overhanging Oceanview Rd, and starting to reach electrical cables.

Notes from applicant: the intended line is roughly 4 feet below the current top, where the last owners had previously cut to. You can make out the line to the left of the photo to the lighter green ferns in the foreground. There are I think 7 trunks until the red and yellow tree on the right which we are not considering cutting, nor the trees behind it, nor to the right of it.

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

No full removal planned.
No replanting planned.




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.

<u>ALEX ROBERTS</u>		<u>9th November 2025</u>
Name of Applicant (Please Print)	Signature	Date Signed





Public Works Tree Cutting Referral Comments

RECEIVED

DEC 01 2025

Tree Cutting Application Number: 137

Name of Applicant: Alex Roberts

Address of Applicant: 135 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):

no

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

/

Slope Stability Considerations:

/

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

/

Traffic Management : (Y/N)

MAY BE NEEDED.

Other Considerations / Comments:

/

Attachments (Y/N and Description):

/



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Schedule "A"

Tree Cutting Application Form

All fields must be completed

Applicant's Full Name: Francis Spagnoletti, c/o Mark Cooper at Shakespeare Homes	
Address: 220 Islevue Pl, Lions Bay, BC V0N 2E0	
Phone: 604-988-2280	Email: support@shakespearehomes.com
Arborist/Contractor Name: WESTERN TREE SERVICES CORP.	
Phone: 604 562 7203	Email: donbarnicott@shaw.ca

Office Use Only	Tree Application Number: 138
Received by: Shawna	Date: Dec 10/25
Amount Paid: \$75	Cash or Cheque: online banking
Application Complete? (Y/N) yes	If no, reason:
Date referred to Public Works: Dec 11/25	Date returned by Public Works: (See attached comments)
Date Application to Tree Cttee:	Meeting Date:
Agenda forwarded to Tree Cttee:	Minutes received from Tree Cttee:
Council Agenda Date:	Council Decision:
Parties Notified:	
Date of Letter Notifying Applicant of Decision: (Mar 26-Aug 16 Registered Professional Biologist):	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):

#1, #2, #3, #4

Emerald cedar (*Thuja occidentalis* 'smaragd;)

DBH 16 cm, 10 cm, 10 cm, 12 cm

Height. 4 m

Please see detail in Arborist report.

Location of Tree(s):

There is a row of trees on the north side that are on Lions Bay property. These trees will need to be removed in order for the machines to access the property and complete the work.

Please see detail in Arborist report.

**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:

Please see detail in Arborist report.

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

After construction is complete it is recommended to grind the stumps of the trees to be removed and plant 11 Western red cedar trees from 2-3 meters in height with a 6 cm caliper. To regrow a barrier wall from the property to the pathway.

Time frame: 6 month - 1 year.



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.

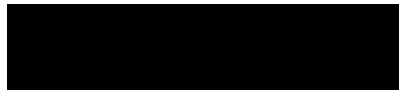
I acknowledge that responsibility for bylaw compliance rests with me as the applicant. I will indemnify and save harmless the Village of Lions Bay, its officials, employees and agents against claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application 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.

Mark Cooper



Dec 8/25

Name of Applicant (Please Print)

Signature

Date Signed

December 2nd 2025

WESTERN TREE SERVICES CORP.

Arborist Report

[REDACTED]
220 Isleview Place

Lions Bay BC

VON 2E0
[REDACTED]

Prepared by

Don Barnicott

Arborist / Tree Risk Assessor Qualification

Western Tree Services Corp.

259 27th Street West North Vancouver BC V7N 2H3

604 562 7203

donbarnicott@shaw.ca

ISA Certified Arborist PN-5481

ISA Tree Risk Assessor Qualification

Certified Utility Arborist 0010-TT-04

BC Certified Faller 54371

Introduction:

Marcus Spagnoletti will be renovating his property at 220 Islevue Place in Lions Bay BC. Work needs to be completed to stabilize the foundation of the house on the west side of the property. Machine access will be needed to complete this work to specifications. There is a row of trees on the north side that are on Lions Bay property. There are 12 trees in total. These trees will need to be removed in order for the machines to access the property and complete the work.

Summary:

A level 1 inspection was carried out on four Emerald hedging cedars and seven Western red cedar trees

#91, #92, #93, #94,

Emerald cedar (*Thuja occidentalis* 'smaragd;')

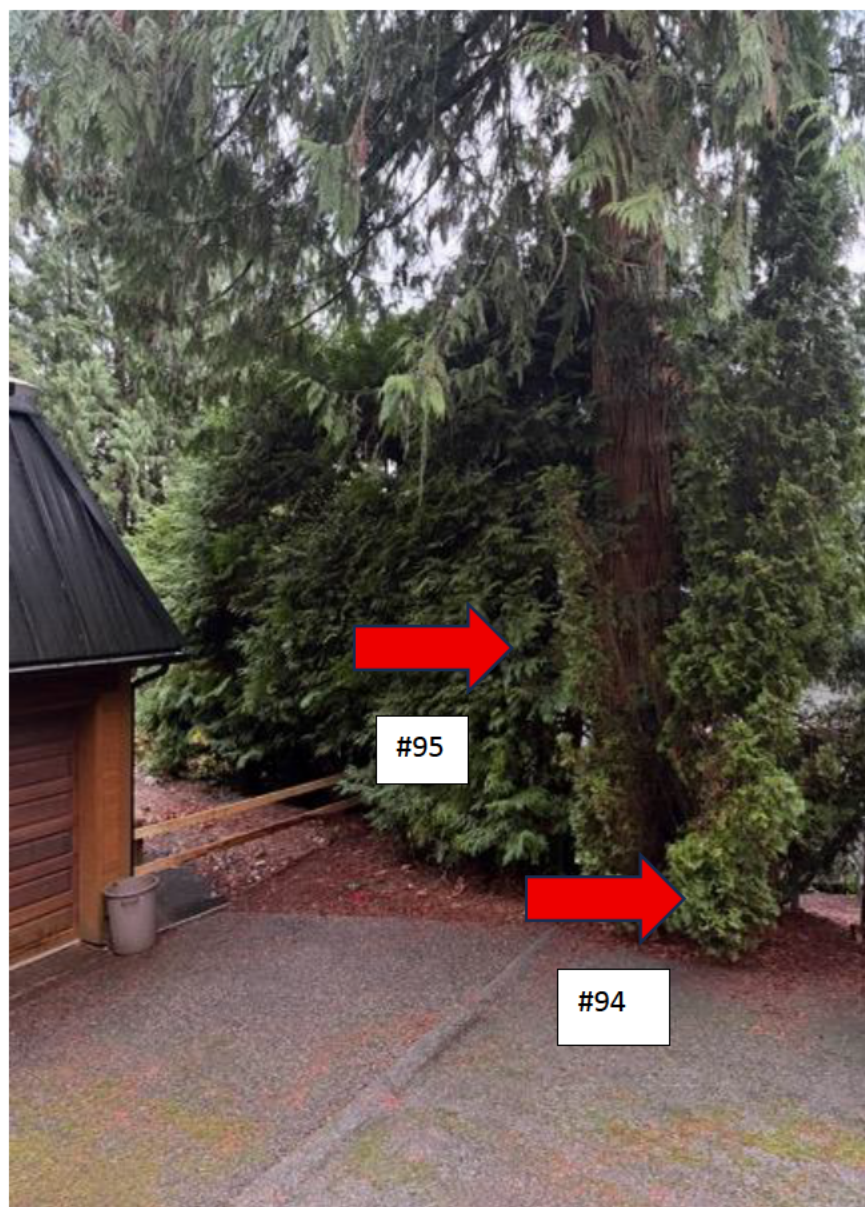
DBH 16 cm, 10 cm, 10 cm, 12 cm

Height. 4 m

These Emerald cedars have a diameter of less than 20 cm and are in poor condition with signs of dieback with and are structurally defective. In order for the equipment to access the site, these trees will need to be removed.







#95

Western red cedar (*Thuja plicata*)

DBH 79 cm

Height. 23 meters

Crown Spread 6 meters

This Western red cedar tree is in fair to good condition. In order for the equipment to access the site, this tree will need to be removed





#96

Western red cedar (*Thuja plicata*)

DBH 17 cm, 19 cm

Height 4 meters

Crown Spread 2 meters

This Western red cedar was previously topped, with multi-stems and the foliage sheared. Condition is poor with 50% dieback. This tree is less dominant with limited access to sunlight. In order for the equipment to access the site, this tree will need to be removed

#97

Western red cedar (*Thuja plicata*)

DBH 16 cm

Height 4 meters

Crown Spread 2 meters

This Western red cedar was previously topped and the foliage sheared with a diameter of less than 20 cm. Condition is poor with 50% dieback. This tree is less dominant with limited access to sunlight. In order for the equipment to access the site, this tree will need to be removed

#98

Western red cedar (*Thuja plicata*)

DBH 18 cm

Height 4 meters

Crown Spread 2 meters

This Western red cedar was previously topped and the foliage sheared with a diameter of less than 20 cm. Condition is poor with 50% dieback. This tree is less dominant with limited access to sunlight. In order for the equipment to access the site, this tree will need to be removed

#99

Western red cedar (*Thuja plicata*)

DBH 12 cm, 6 cm

Height 4 meters

Crown Spread 2 meters

This Western red cedar was previously topped, with multi stems and the foliage sheared with a diameter of less than 20 cm. Condition is poor with 50% dieback. This tree is less dominant with limited access to sunlight. In order for the equipment to access the site, this tree will need to be removed

#100

Western red cedar (*Thuja plicata*)

DBH 18 cm

Height 4 meters

Crown Spread 2 meters

This Western red cedar was previously topped and the foliage sheared with a diameter of less than 20 cm. Condition is poor with 50% dieback. This tree is less dominant with limited access to sunlight. In order for the equipment to access the site, this tree will need to be removed

#90

Western red cedar (*Thuja plicata*)

DBH 42 cm

Height 4 meters

Crown Spread 2 meters

This Western red cedar was previously topped and the foliage sheared with a diameter greater than 20 cm. Condition is poor with 50% dieback. This tree is less dominant with limited access to sunlight. In

order for the equipment to access the site, this tree will need to be removed

#89

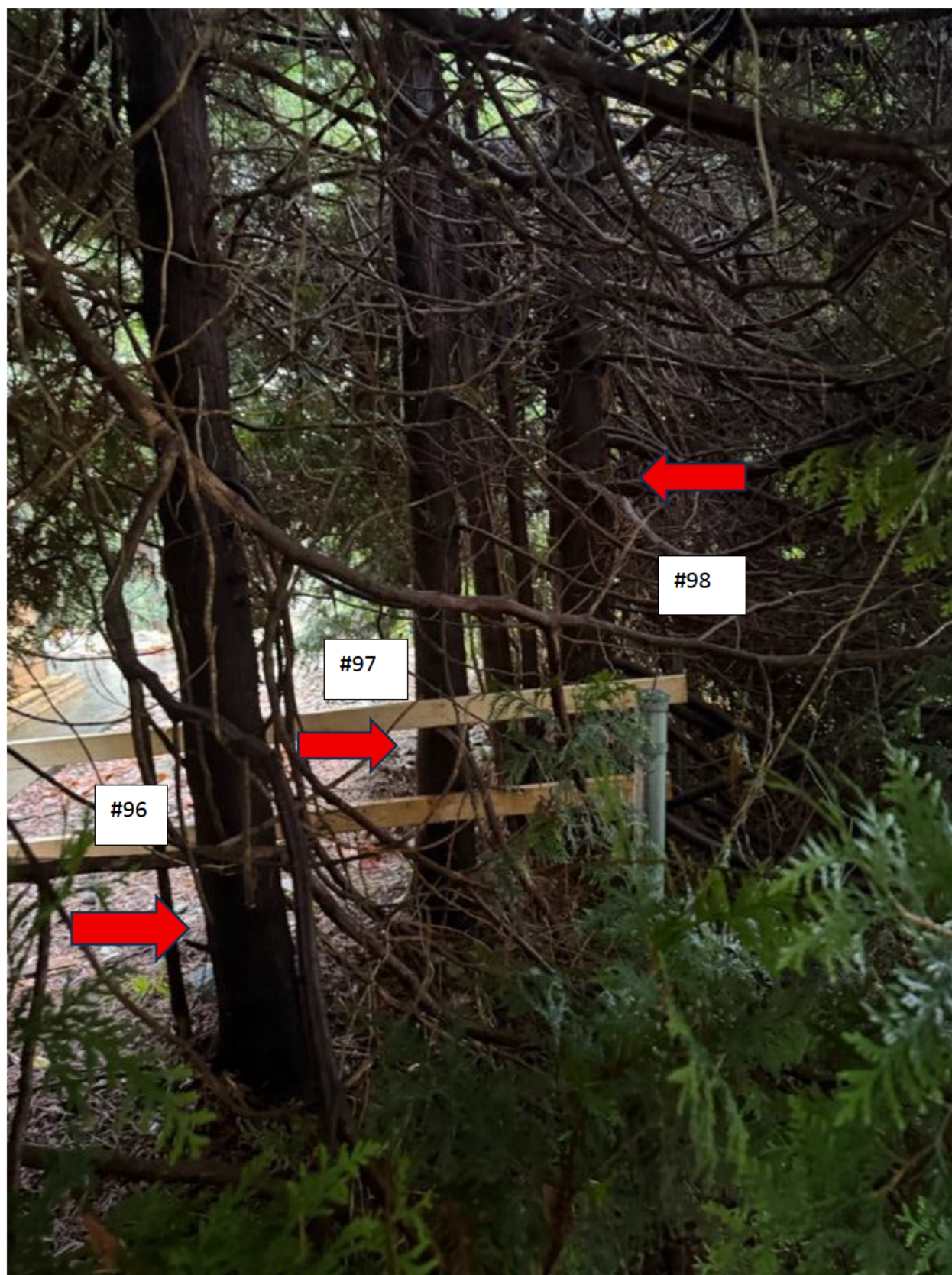
Western red cedar (*Thuja plicata*)

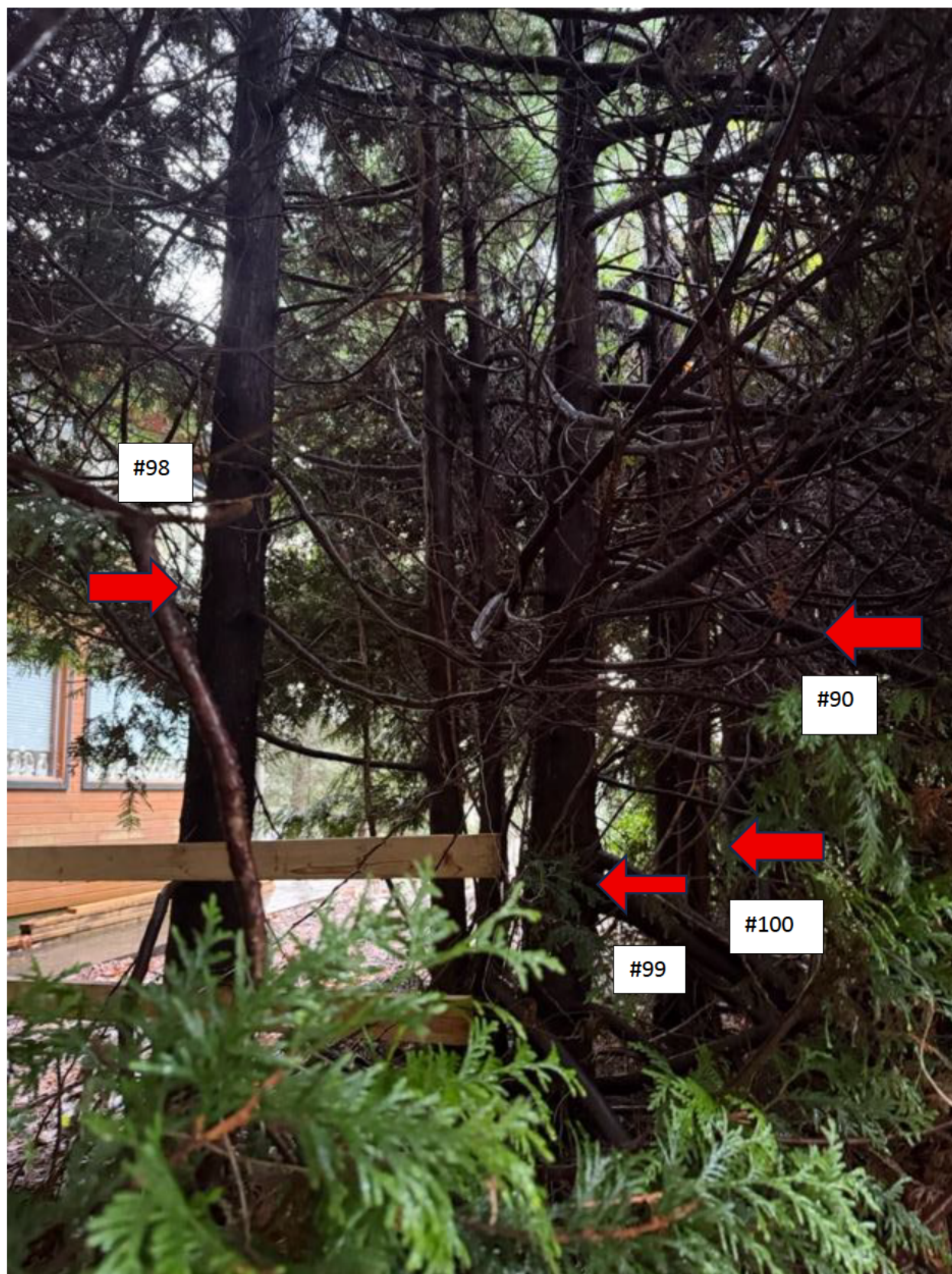
DBH 53 cm

Height 4 meters

Crown Spread 2 meters

This Western red cedar was previously topped and the foliage sheared with a diameter greater than 20 cm. Condition is poor with 50% dieback. This tree is less dominant with limited access to sunlight. In order for the equipment to access the site, this tree will need to be removed











Planting Plan

After construction is complete it is recommended to grind the stumps of the trees to be removed and plant 11 Western red cedar trees from 2-3 meters in height with a 6 cm caliper. To regrow a barrier wall from the property to the pathway.



Conclusion

In order to complete the stabilization of the foundation properly, machinery will need to access the property. The only way to properly access the work zone, the trees in the above report will need to be removed. The stumps will also need to be removed and new Western red cedar trees planted in the same location. This will act as a barrier from the village owned walkway to the property at 220 Isleview Place.

<u>NAME OF APPLICANT</u>	<u>ADDRESS</u>	<u>TREE APP #</u>	<u>COMMENTS</u>
F. Spagnoletti c/o Mark Cooper at Shakespeare Homes	220 Isleview Place	138	

<u>AFFECTED OWNER</u>	<u>ADDRESS</u>	<u>SUPPORT</u>	<u>OPPOSE</u>	<u>COMMENTS</u>
L. Bolus	210 Isleview Place	x		
B. Parry	70 Isleview Place	x		
J. Povill	225 Isleview Place	x		We, along with several of our other affected neighbours, would like to be notified if and when any branches of the cut trees become available for firewood. Thank you.
L. Nolin	200 Isleview Place	x		
D. Towill	80 Isleview Place	x		
C. Fischer	60 Isleview Place	x		

Public Works Tree Cutting Referral Comments

Tree Cutting Application Number: 138

Name of Applicant: Francis Spagnoletti (c/o Shakespeare Homes)

Address of Applicant: 220 Isleview Place

Location of Trees(s);

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

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

no

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

no

Slope Stability Considerations:

no

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

no

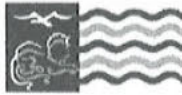
Traffic Management : (Y/N)

no

Other Considerations / Comments:

Attachments (Y/N and Description):

GARTH / KARL DEC 15 25



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Schedule "A"

Tree Cutting Application Form



All fields must be completed

Applicant's Full Name: Robert Peebles	
Address: 45 Periwinkle Place	
Phone: [REDACTED]	Email: [REDACTED]
Arborist/Contractor Name: Western Tree Services	
Phone: 604 562 7203	Email: westerntreeservices.ca/contact-us

Office Use Only	Tree Application Number: 136
Received by: Shawna	Date: Nov-10, 2025
Amount Paid: \$75	Cash or Cheque: cash
Application Complete? (Y/N) Yes	If no, reason:
Date referred to Public Works: Nov 26/25	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: (Mar 26-Aug 16 Registered Professional Biologist):	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):

2x Douglas Fir - 1 mature, 1 smaller

Location of Tree(s):

Municipal property easement, just above
Sweetwater cul de sac. Hiking trail entrance,
north side

**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 type="checkbox"/> Unattractive | <input type="checkbox"/> Blocking site access |
| <input type="checkbox"/> Blocking sunlight | <input checked="" 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:

Also, from bylaw :

3.4.1.6. A plan for tree planting if applicable. The Village will not allow to be planted on municipal land trees that will grow to a height that could impede utilities and signage visibility, safety and the enjoyment of views, or interfere with any municipal infrastructure in the ground

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.

Robert Peebles



November 2, 2025

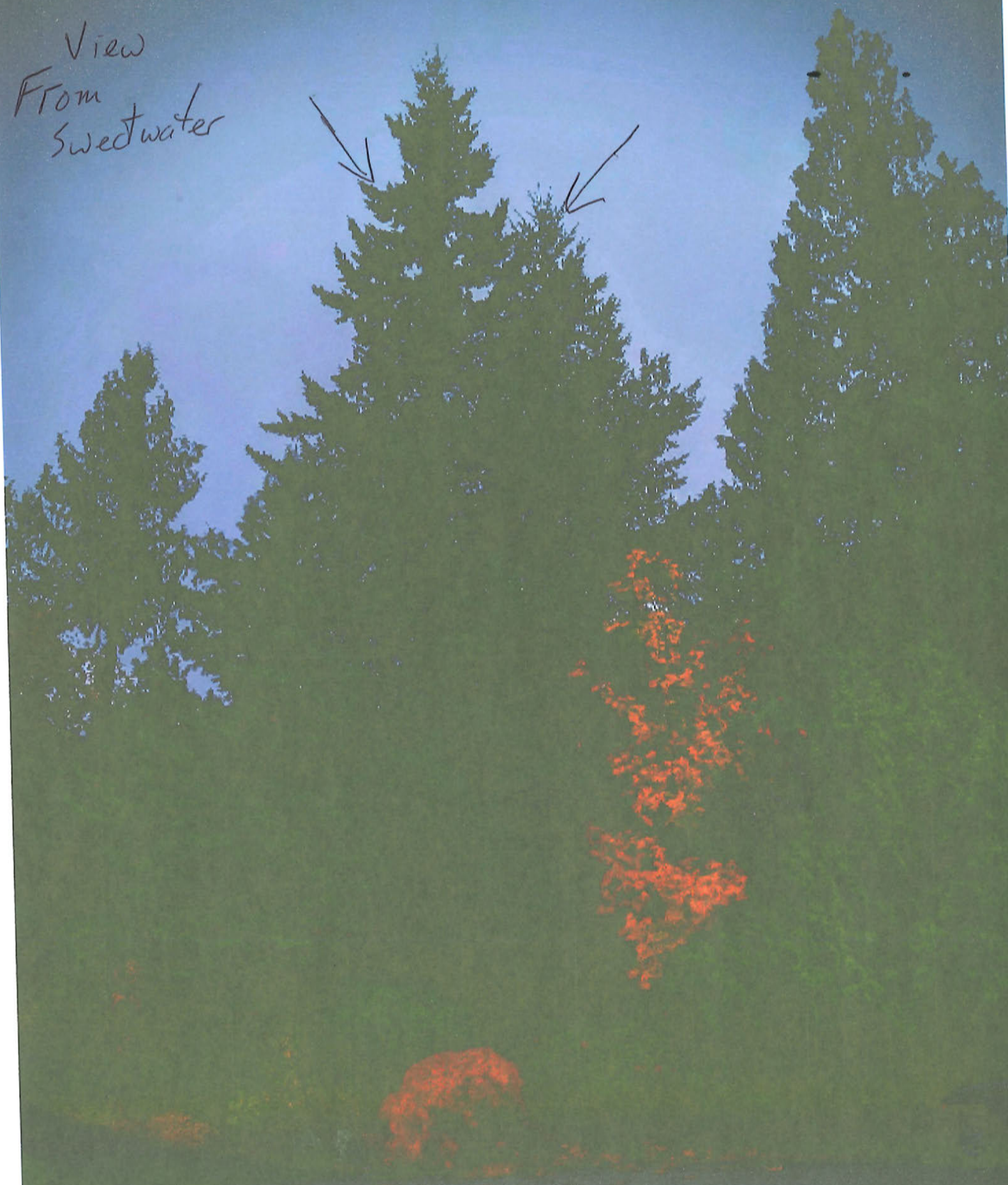
Name of Applicant (Please Print)

Signature

Date Signed



View
From
Sweetwater



View from
H5 Periwinkle



<u>NAME OF APPLICANT</u>	<u>ADDRESS</u>	<u>TREE APP #</u>	<u>COMMENTS</u>
R. Peebles	45 Periwinkle Place	136	

<u>AFFECTED OWNER</u>	<u>ADDRESS</u>	<u>SUPPORT</u>	<u>OPPOSE</u>	<u>COMMENTS</u>
M. Moore	35 Periwinkle Place	x		
M. Strain	55 Periwinkle Place	x		
L. Bell	70 Periwinkle Place		x	We strongly oppose removal of any more trees on our municipal easement between Periwinkle Place and Sweetwater (see attached letter for further comments).
B. Taylor	40 Sweetwater Place	x		
J. Spencer	45 Sweetwater Place	x		
J. Clune	50 Sweetwater Place		x	We are sympathetic to neighbors maintaining views and want to support that, however, we prefer windowing as the solution. Can that be the plan instead of removing any trees? If absolutely necessary, please leave the big tree and remove only the small one (only if it cannot be windowed). We love that grove as a natural area and important area for local wildlife. The larger tree is especially important as it is so mature, serving as an anchor for the ecosystem. Overall we would like to leave the base of the grove as it is, but support windowing above to allow neighbours their view. Thank you for considering this feedback.
B. & P. McLachlan	65 Sweetwater Place		x	We oppose removal of the largest tree referenced here. We would consider windowing of this tree subject to specific criteria (i.e. the windowing process would start at the agreed number of feet from the top and continue downward on the trunk for "x" feet. This tree forms both a visual and sound barrier between our home and the highway. We do not oppose removal of the smaller of the two trees (see attached letter for further comments).
S. Rybowski & D. Mariotti	70 Sweetwater Place	x		
S. Dalrymple	75 Sweetwater Place	x		

November 12, 2025

The Municipality of the Village of Lions Bay
400 Centre Road
Lions Bay, BC

To the attention of: Trees, Views and Landscape Committee

We have been informed by a neighbour on Periwinkle Place that they have applied for or intend to apply for a permit to remove two significant Douglas fir trees on the municipal easement between Periwinkle and Sweetwater Place in Lower Kelvin Grove.

It is important to note that in the early 1980's the developer of Kelvin Grove logged all but a very few pockets of trees that continue to exist today. We are 36 year residents of Lower KG at 65 Sweetwater Place and when building our home we preserved cedars and firs on all sides of our property.

Due to both residential and highway development, and often indiscriminate tree removal on private land, Lower KG has less evergreen forest compared to any other neighbourhood in Lions Bay. In particular, in recent years, haphazard tree removal between properties at the end of Periwinkle and Sweetwater has resulted in lawsuits, substantial stress for all involved, and an acrimonious atmosphere between neighbours.

As the Village does not regulate tree removal on private land, and many residents routinely remove trees to expand views, these remaining swaths of trees on municipal land are important to protect and preserve for a number of reasons:

- Trees contribute significantly to the natural beauty and character of Lions Bay.
- Trees improve privacy between homes and large evergreen trees, such as these firs, and help to buffer and reduce highway noise - a major concern for many residents.
- Trees are vital to our coastal forest ecosystem, providing shelter and habitat for many species of birds, pollinators and other wildlife. The lush forest canopy also improves soil conditions and suppresses the spread of invasive plants.
- Trees provide shelter from high winds, cooling in the summer and contribute significantly to slope stability in the Village - a topic of concern for many residents after the Battani Creek landslide in December 2024.

- The forest and even individual trees are important to many families who chose to live in Lions Bay specifically for its natural setting. The positive impact of trees on the wellbeing of our community cannot be underestimated.
- Not to mention environmental concerns - mature Douglas firs store large amounts of carbon in their wood and continue to absorb CO₂ throughout their lives, contributing to climate regulation and improving local air quality. As our community has a major highway running through it, this is worth mentioning.

We understand that the applicant has concerns over the loss of his view to the south; however, we believe these trees must also provide a windbreak and some degree of cooling for his home in the summer. Furthermore, neither of these proposed trees could be deemed “hazardous”. Further, the resident applicant has said the trees they would like to remove “should never been planted there in the first place”. We can confirm that in the past almost 40 years, that the two Douglas fir trees, referred to in their application, are natural volunteers and were not “planted” by past or current residents.

In the form letter of application, which we provided to the resident applicant, we said we would approve removal of the smaller tree. We have reconsidered our position and vigorously oppose the removal and/or windowing of these trees. These trees perform a significant visual/sound barrier to our home from the persistent level of highway noise, along with other points listed above. In our opinion, owing to their age and size these are trees of significance and should be protected by the Village. One day they will hopefully be the old growth trees for future generations living here.

We expect to be notified of any further discussion/meetings concerning this neighbour’s application for tree removal.

Sincerely,

Bruce and Paula McLachlan

cc: Lions Bay Mayor and Council

November 12, 2025

The Municipality of the Village of Lions Bay
400 Centre Road
Lions Bay, BC

Attention: Trees, Views and Landscape Committee

Dear Committee Members,

We understand that the resident of 45 Periwinkle Place intends to seek a permit to cut down two mature Douglas-fir trees situated on the municipal right-of-way between Periwinkle and Sweetwater Place in Lower Kelvin Grove. We have lived at 70 Periwinkle Place for 34 years and wish to state our firm opposition to this proposed removal.

These trees are part of a small remnant of the evergreen canopy in Lower Kelvin Grove. When the neighbourhood was created in the early 1980s, most of the original forest was logged, leaving only scattered pockets. Subsequent housebuilding, highway works, and frequent unregulated removals on private lots have further thinned the area. As a result, Lower Kelvin Grove now has markedly less conifer cover than any other part of Lions Bay.

Some years ago, we supported an earlier request by the same neighbour to remove trees from this same easement to assist with their view. Since that time, however, the increase in highway noise has been noticeable. Approving further removals now would strip the easement of the last remaining trees, eliminating an important sound and privacy buffer.

Recent cutting at the ends of Periwinkle and Sweetwater has already sparked neighbour conflict, legal disputes, and a general erosion of goodwill. Because the Village does not presently regulate tree removal on private property, the trees on public easements have become even more vital to the stability, ecology, and character of our area. Public trees should be safeguarded for community benefit, not removed for the preferences of a single homeowner.

The two Douglas-firs in question provide numerous public and environmental services. They frame the streetscape and contribute to Lions Bay's distinctive sense of place. They soften highway noise, enhance privacy, and help bind soils while checking invasive plants. They offer habitat for birds, pollinators, and other wildlife, improve air quality, capture carbon, and act as windbreaks—benefits that matter greatly beside a busy transportation corridor. Beyond these measurable functions, they support residents' wellbeing and attachment to the neighbourhood.

For these reasons, we oppose any cutting or "windowing" of these trees. Given their age and significance, we believe the Village should retain them as community assets. Neither tree presents a safety concern, and both stand as longstanding, naturally integrated elements of the local environment.

Please notify us of any meetings or further discussion related to this application.

Yours sincerely,

Liz Bell & David Burns
70 Periwinkle Place
Lions Bay, BC V0N 2E0
[REDACTED]

[REDACTED]

Public Works Tree Cutting Referral Comments

RECEIVED

DEC 01 2025

Tree Cutting Application Number: 136

Name of Applicant: Robert Peebles

Address of Applicant: 45 Periwinkle Place

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): YES
PROTECT STEEL WATER VALVE (BLUE)

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

Slope Stability Considerations:

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

Traffic Management : (Y/N)

Other Considerations / Comments:

Attachments (Y/N and Description):