



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):



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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

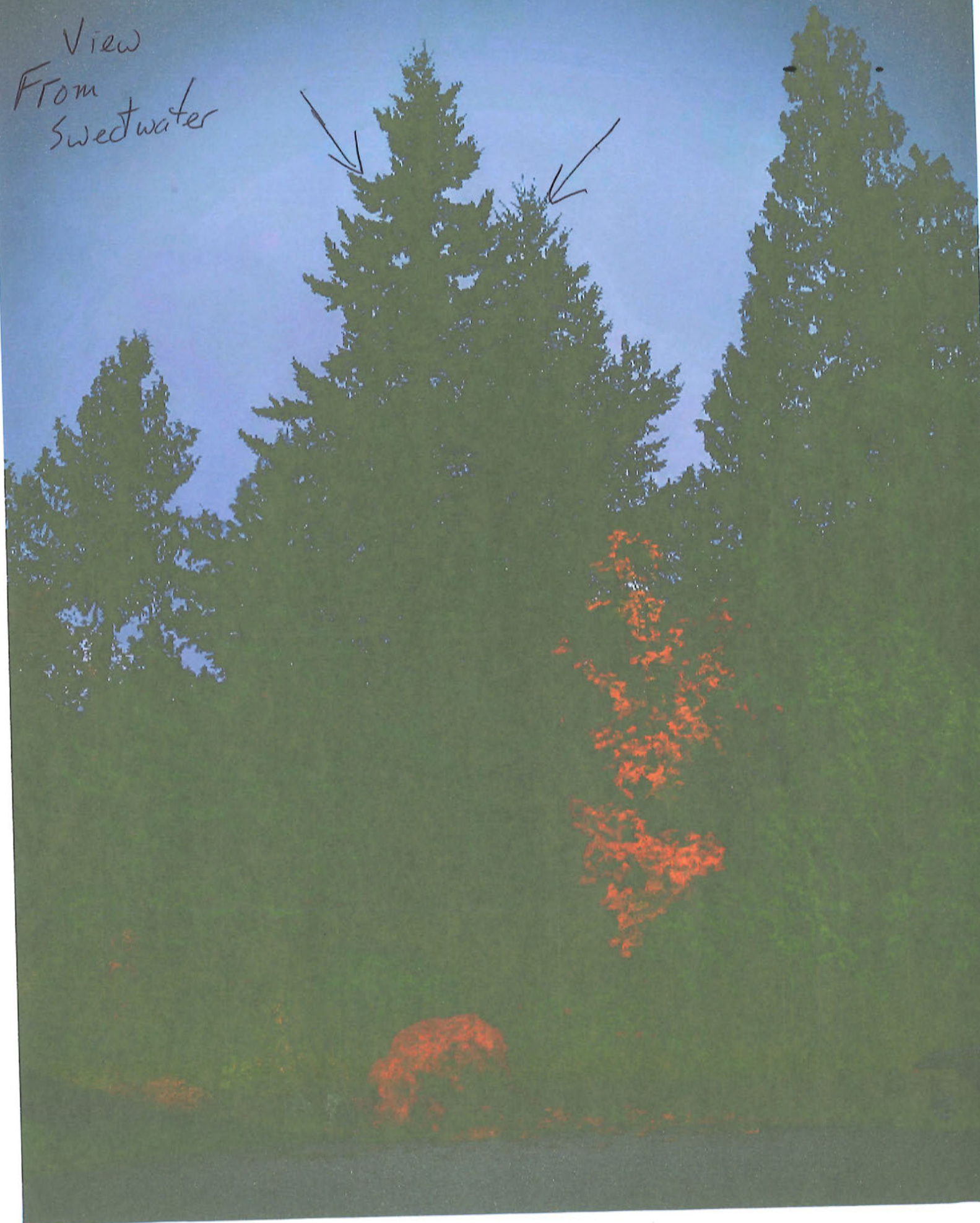
Name of Applicant (Please Print)

Signature

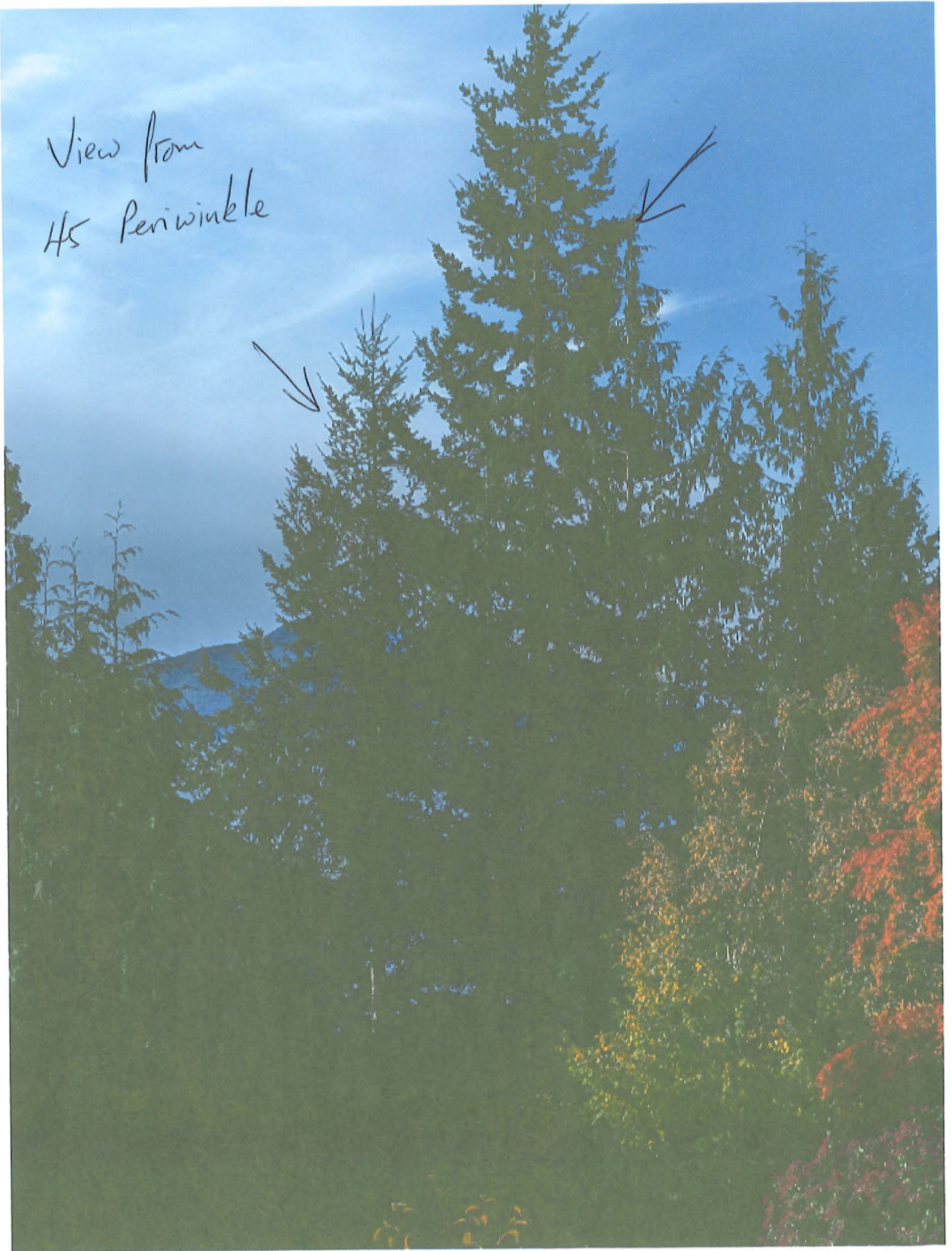
Date Signed



View
From
Sweetwater



View from
H5 Periwinkle



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 signature]

[Redacted signature]

Public Works Tree Cutting Referral Comments



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):

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