



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 Isleview 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 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:



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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:

- | | |
|--|---|
| <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 checked="" 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 type="checkbox"/> 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.



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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.

Mark Cooper

Dec 8/25

Name of Applicant (Please Print)

Signature

Date Signed

WESTERN TREE SERVICES CORP.

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 Isleview 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.



#94

#93

#92

#91





#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

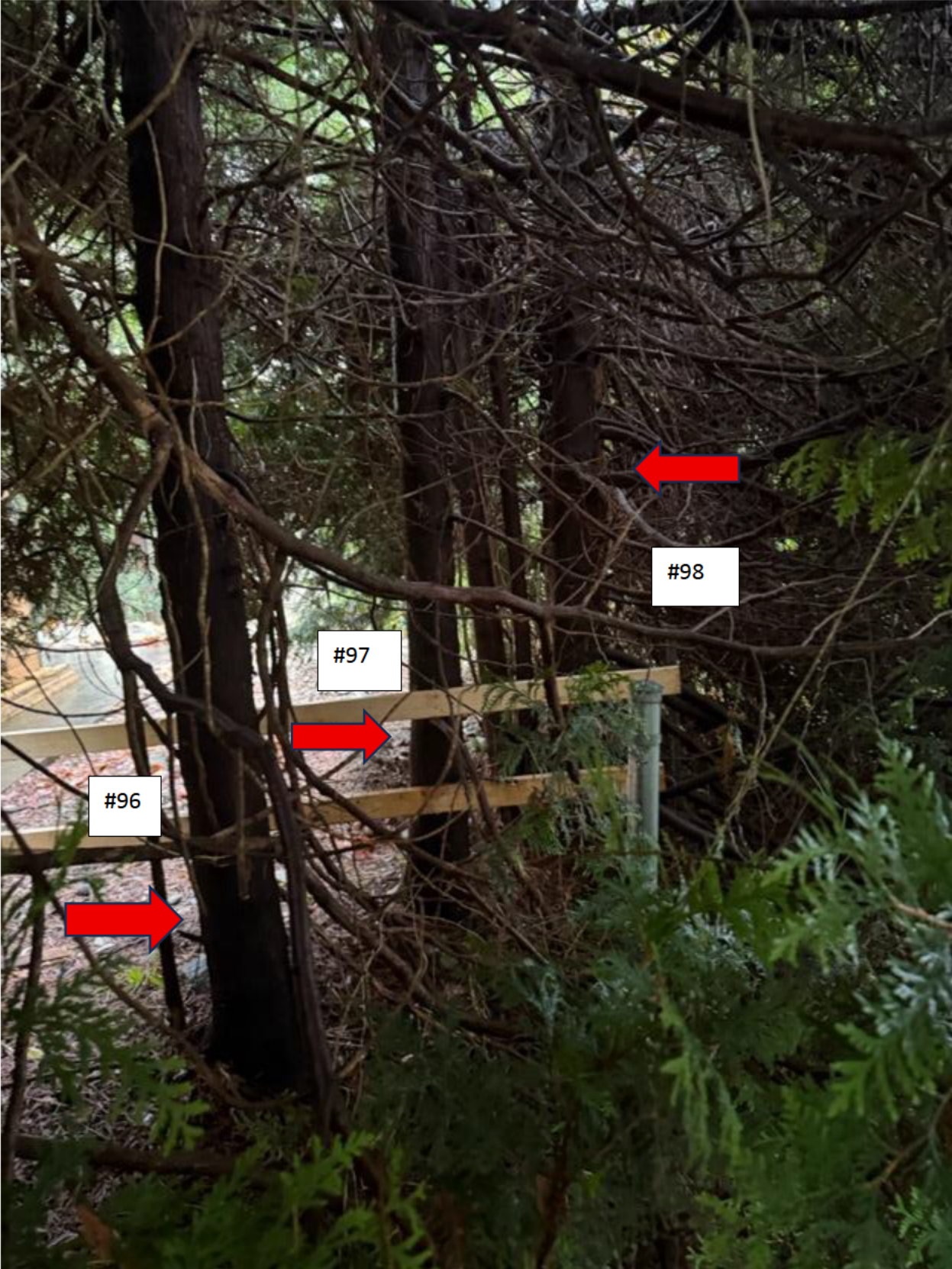
Western red cedar (*Thuja plicata*)

DBH 53 cm

Height 4 meters

Crown Spread 2 meters

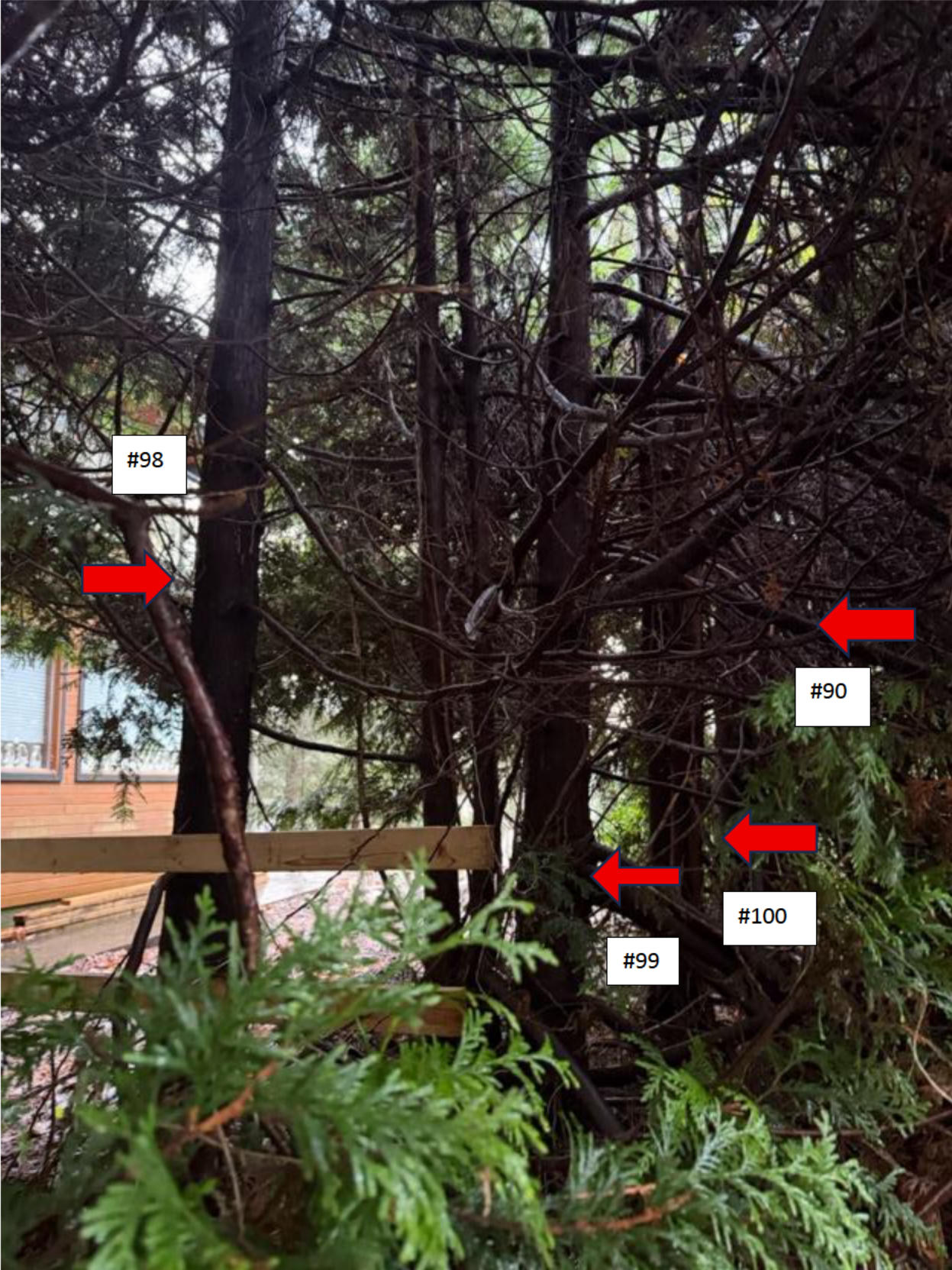
This Western red cedar was previously topped and the foliage sheared with a diameter greater than 20 cm. Condition is poor with 50% dieback. This tree is less dominant with limited access to sunlight. In order for the equipment to access the site, this tree will need to be removed



#96

#97

#98









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