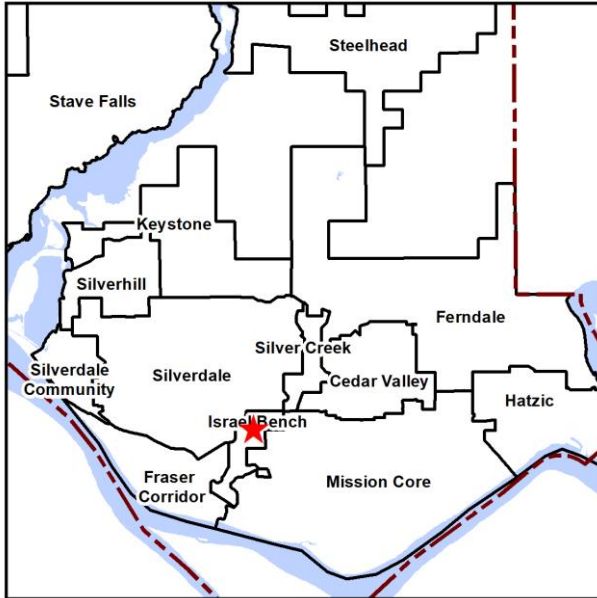


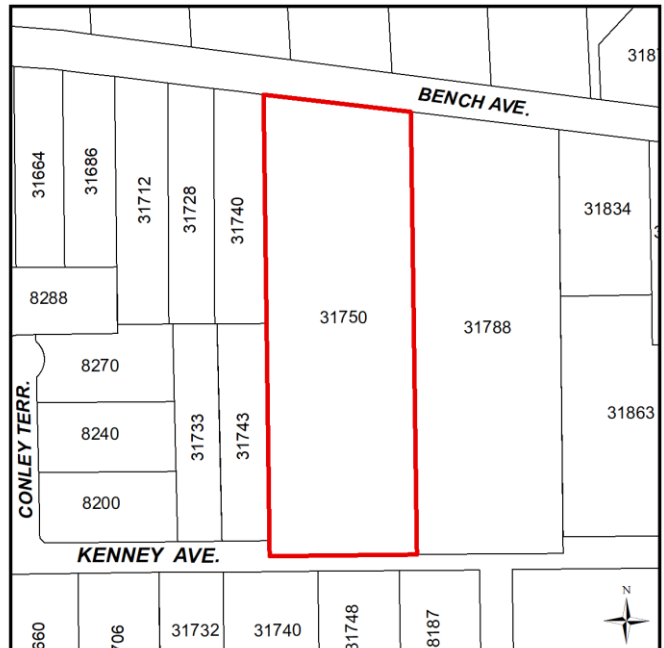
Project: P2022-099
Application Number: R22-044

Subject: Development Application – 31750 Bench Avenue



DATE: February 21, 2023
BYLAW / PERMIT #: 6160-2023-5949(100)
PROPERTY ADDRESS: **31750 Bench Avenue**
LOCATION: Israel / Bench
CURRENT ZONING: Rural 16 Zone (RU16)
PROPOSED ZONING: Suburban 10 Zone (S10) & Suburban 20 Zone (S20)
CURRENT OCP: Suburban Residential
PROPOSED OCP: No change

PROPOSAL:
 To rezone to allow for a 13 lot strata subdivision under the S10 Zone and one lot under the S20 Zone.



Recommendation(s)

1. That draft Bylaw 6160-2023-5949(100) to rezone 31750 Bench Avenue from Rural 16 Zone (RU16) to Suburban 20 Zone (S20) and Suburban 10 Zone (S10) be considered for first and second reading;
2. That, subject to the Bylaw receiving first and second reading, a Public Hearing be scheduled on a date to be determined;
3. That prior to the adoption of Zoning Amending Bylaw 6160-2023-5949(100) the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Substantial completion of subdivision application S22-034;
 - b. Collection of any volunteered contributions to the City's community amenity reserve;
 - c. Completion of the Engineering requirements as described in Attachment A;
 - d. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing; and
4. That the Tree Retention/Replanting Plan as outlined within the Preliminary Arborist Report (Attachment B) be considered for approval as per Policy LAN.32.

Rationale of Recommendation(s)

The proposed development application is consistent with the Suburban Residential designation within the Official Community Plan (OCP) as the applicant will be required to extend municipal sewer along Kenney Avenue to service the proposed development.

Purpose

To allow for a 13 lot strata subdivision under the S10 Zone and one lot under the S20 Zone as shown in Attachment C. The proposed zoning boundaries are shown in Attachment D.

Site Characteristics and Context

Applicant

- Gary Toor

Property Size

- The subject property is approximately 2.5 ha (6.2 ac).
- The subject property is currently developed with a single-family dwelling and accessory buildings.

Neighbourhood Character

- The subject property has road frontage on Bench Avenue on the north and Kenney Avenue on the south.
- There is a significant elevation change from Bench Avenue to Kenney Avenue which acts as a natural division between the north and south portion of the properties in the area.
- The area is designated as Suburban Residential within the OCP. The properties to the north are zoned Rural 16 (RU16). To the south, east, and west are properties zoned Suburban 20 (S20). The Mission Sports Park is across Kenney Avenue to the south.

- While the development proposed properties that are smaller than other properties in the area, the inclusion of municipal sanitary sewer provides an opportunity for lots that have a minimum lot size of 0.1 ha (0.247 ac) while maintaining a similar feel. The proposed development is consistent with the surrounding development.

Environmental Protection

- The applicant has provided a geotechnical report which is being assessed through the staff delegated Development Permit process as a part of the subdivision process.
- As a part of the subdivision process, a Qualified Environmental Profession (QEP) is required to conduct an environmental assessment to be reviewed by staff which may trigger a staff delegated Development Permit.

Parks and Trails

- The property is located approximately 60 m (197 ft) north from Mission Sports Park.

Servicing

- Development of this area will require servicing, as outlined under "Referrals".

Referrals

Engineering Department:	Refer to Attachment A.
Building Division:	Possible watercourse concerns. Tree protections to be placed. Cul-de-sac must have 15 m radius for fire trucks and 12 m centerline turning radius as per the BC Building Code.
Environmental Services:	Ditch on site to be reviewed by QEP. Property is located within optional curbside collection area, should the strata like to receive City collection. Solid Waste Management Bylaw 5526-2015 applies should the strata opt for City collection or private collection. Refer to Attachment A.
Bylaw Department:	No concerns.
Mission Fire Rescue Service:	No comment was provided.
Parks, Recreation and Culture:	No comment was provided.
BC Hydro:	No concerns.
Telus:	Developer to trench across Kenney Avenue to connect into existing underground conduit service. Developer must contact Telus directly.
Fortis BC:	No concerns.
Canada Post:	Canada Post to install new community mailbox to serve new lots. Statutory Right-of-way required.
School District 75:	No comment was provided.

Development Considerations

Community Amenity Contribution

The applicant has volunteered to contribute \$2,815 per new lot/unit in accordance with Policy LAN.40(C).

Tree Management

Policy LAN.32 Tree Retention/Replanting requires all significant trees that are removed to be replaced as part of a rezoning process. Further, no trees are to be removed from the site during bird nesting season (March 1 to August 31), unless the appropriate assessment, reports, and mitigation actions are undertaken by a QEP.

As the proposal includes the creation of more than ten lots, the policy requires a tree retention/replanting plan to be considered by Council. Should it be approved, the necessary requirements will be administered via the subdivision process and listed as a condition of approval in the Preliminary Layout Approval (PLA).

Housing Needs Projections

If this development is approved, it will add 13 market home ownership dwelling units to the City's housing stock.

Transit

The proposed development is not within walking distance of a transit stop. Walking distance is generally considered to be 400 m or less.

Communication

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted two development notification signs.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 152 m from the development site notifying them of the public hearing details.

Community Engagement

The applicant opted to conduct neighbourhood engagement through the City offered Public Consultation Mailout service offered. As such, a mailout provided by the applicant was sent to 49 of the properties near the subject property. As of writing this report, the applicant has had no comments or concern from the properties that received the mailout.

Attachments

Attachment A:	Comments - Engineering
Attachment B:	Preliminary Arborist Report
Attachment C:	Draft Plan of Subdivision
Attachment D:	Proposed Zoning Boundaries

Sign-Offs



Rob Publow, Manager of Planning

BG / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING COMMENTS**

DATE: November 21, 2022

CIVIC ADDRESS: 31750 Bench Avenue

CURRENT ZONE: RU16

PROPOSED ZONE: S10, S20

NOTE: The following engineering comments are made in accordance with the City of Mission Development and Subdivision Control Bylaw No. 5650-2017 (DSCB) as amended.

DOMESTIC WATER REQUIREMENTS:

Municipal water is available on Kenney Avenue & Bench Avenue.

Connection to the municipal system is required.

Should the rezoning result in any application for subdivision/development, upgrades or new infrastructure will be required.

STORM SEWER REQUIREMENTS:

Municipal storm service is available on Kenney Avenue. Municipal storm service is not available on Bench Avenue.

Connection to the municipal system is required for the S10 zone.

Should the rezoning result in any application for subdivision/development, upgrades or new infrastructure will be required.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is not available on Kenney Avenue or Bench Avenue.

Connection to the municipal system is required for the S10 zone. Extension of a municipal sanitary main along the frontage of the proposed subdivision from Nelson Street shall be completed to the satisfaction of the Municipal Engineer as a condition of rezoning.

Should the rezoning result in any application for subdivision/development, further upgrades or new infrastructure will be required.

ROAD WORK REQUIREMENTS:

Kenney Avenue and Bench Avenue provides paved access to the site. Should the rezoning result in any application for subdivision/development, upgrades or new infrastructure will be required.

RECOMMENDATION:

From an engineering point of view, the application may proceed to 3rd Reading.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING COMMENTS**



Prepared by:

Jason MacPherson,

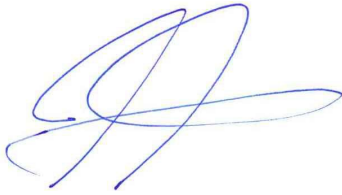
Engineering Technologist 1 - Development



Reviewed by:

Tracy Kyle,

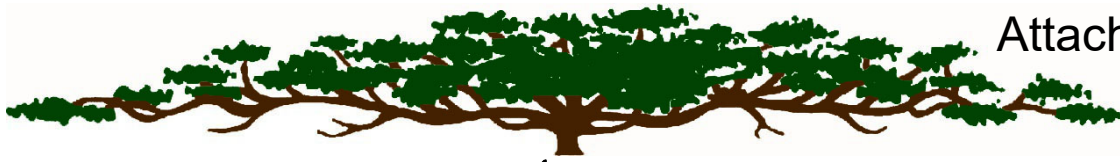
Director of Engineering & Public Works



Reviewed by:

Jay Jackman,

Manager of Development Engineering, Projects & Design



Central Valley Arborist Consulting Ltd.

Email: kwak@centralvalley.ca

PRELIMINARY ARBORIST REPORT

For

31750 BENCH Ave.

Mission, BC

Prepared for: Gary Toor
Mission, BC

Prepared by: Robert F. Kwak
Certified Arborist ISA #PN #1736A
Qualified Tree Risk Assessor

Date: July 15, 2022

TABLE OF CONTENTS

	Page #
Arborist Letter	1-3
Preliminary Site Plan with tree locations	4
Preliminary AirPhoto with tree locations	5
Tree Rating Criteria	6
Tree Evaluation Summary	7 - 8
Tree Preservation Summary	9
Photographs	10-12
Protective Fencing	13
Qualifications of Author	14
Assumptions and Limiting Conditions	15



Central Valley Arborist Consulting Ltd.

Email: kwak@centralvalley.ca

July 17, 2022

Gary Toor
Mission, BC

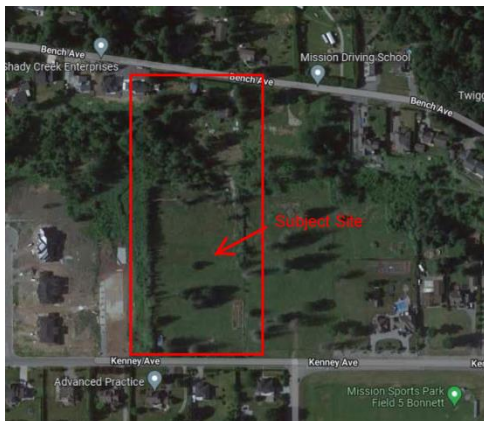
Introduction

The following arborist report has been prepared by Bob Kwak, (Certified Arborist) for the proposed development located at 31750 Bench Avenue, Mission, BC.

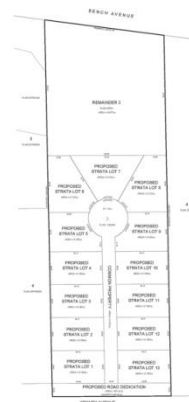
On June 22, 2022 Central Valley Arborist Consulting was retained by Gary Toor to undertake the following: to complete an assessment of the existing trees located at the proposed development and to give a tree inventory with the intent of making recommendations for removal and preservation; to evaluate the suitability for tree retention based on the health of the trees and their location in relation to the proposed building envelope and infrastructure; outline the existing condition of the trees on and adjacent to the property; summarize the proposed tree removals and retention trees as well as suggested guidelines for protecting the remaining trees during the construction process. (Note: The objective of this report is to ensure the proposed development is in compliance with the District of Mission Tree Preservation Bylaw #3872-2006.)

Site Overview

The proposed development is located at 31750 Bench Ave and is for a 1.376 hectare, thirteen lot single family residential subdivision with an additional 0.181 hectares allocated to the District of Mission as a road improvement for Kenney Avenue. From Kenney Avenue the subject development area is relatively flat with a rise in elevation towards the north end and terminates at Bench Avenue. The north end of the property will not be developed at this time. All trees in the upper north portion will remain (see site plan).



Area Diagram



Site Rendition

On Site Evaluation

On July 7th 2022, I attended the site to inventory and assess the trees. Information was documented with respect to the type of tree, diameter at breast height (DBH), overall health and structural condition, retention value and required root zone protection. In total there are 27 trees with DBH 20 centimeters or greater located on the proposed development property. Additionally, 6 trees within close proximity on the acreage north of the development were located due to their critical root zone being close to the proposed Development. (See attached Evaluation Summary and Site Plan for details)

Note: The rating criteria for “Overall Tree Health and Structural Condition” and “Tree Retention Value Rating” is located on page 7 of this report.

Tree Retention and Removal

On-Site Trees to be RETAINED within the Subject Property

- There are a total of 10 trees to be retained.

On-Site Trees to be REMOVED within the Subject Property

- There are 17 trees that require removal. Of the 17 trees that require removal there are:
 - 1 tree in direct conflict that has been assessed to have an “Overall health and Structural Rating” of “Normal” with a retention value rating of “Low”.
 - 3 trees in direct conflict that has been assessed to have an “Overall health and Structural Rating” of “Moderate” with a retention value rating of “Medium”.
 - 13 trees in direct conflict that have been assessed to have an “Overall health and Structural Rating” of “Normal” with a retention value rating of “Medium”.

Off-Site Trees with in City Lands:

- There are no off-site City trees over 20 cm D.B.H. There is a row of small deciduous that runs along Kenney Avenue that will need to be removed as it is allocated to the District of Mission as road improvements for Kenney Avenue.

Off Site Trees on Neighboring Private Property:

- There are no Neighboring trees identified.

Tree Replacement

The replacement requirements will be confirmed by the District of Mission in relation to their policies. Suggested replacement trees, two per lot equals 26 trees. (See attached Preservation Summary)

The replacement trees must meet city requirements for minimum size at planting (i.e. 6 cm DBH for deciduous species and 2.5 meters height for coniferous species) and criteria.

Construction Guidelines

Eight times the diameter was used to determine the critical root zone (CRZ). **The critical root zone is to be measured in the field from the outer edge of the stem of the tree.** The CRZ is the area around the tree in which no grading or construction activity may occur without project arborist approval, and is required for the tree to retain good health and vigor.

The following are tree preservation guidelines and standards for the CRZ's

- No soil disturbance or stripping;
- The natural grade shall be maintained within the protection zone;
- No storage, dumping of materials, parking, underground utilities or fires;
- Any plan affecting trees should be reviewed by a consultant including demolition, erosion control, improvement, utility, drainage, grading, landscape and irrigation;
- Special foundations, footings and paving designs are required if within the tree protection zone;
- Utilities should be routed around the CRZ;
- Excavation within the tree protection zone should be supervised by a consulting arborist;
- Surface drainage should not be altered so as to direct water into or out of the CRZ; and
- Site drainage improvements should be designed to maintain the natural water table levels within the CRZ.


Respecting these guidelines will prevent changes to the soil and rooting conditions, wounding of the trees and contamination due to spills and waste. Any plans for work or activities within the CRZ that are contrary to these guidelines should be discussed with the project arborist so that mitigation measures can be implemented.

Tree Protection Fences

Prior to any construction activity on site, tree protection fences must be constructed at the specified distance from the tree trunks. The protection barrier or temporary fencing must be at least 1.2 meters in height and constructed of 2-by-4 lumber with orange plastic mesh screening. This must be constructed prior to tree removal, excavation or construction and remain intact throughout the entire period of construction. (See attached fencing instructions)

If there are any further questions, please do not hesitate to contact our office.

Respectfully submitted,



Bob Kwak
Certified Arborist PN #1736A / Qualified Tree Risk Assessor (TRAQ)



TREE RATING CRITERIA

Overall Health and Structural Rating

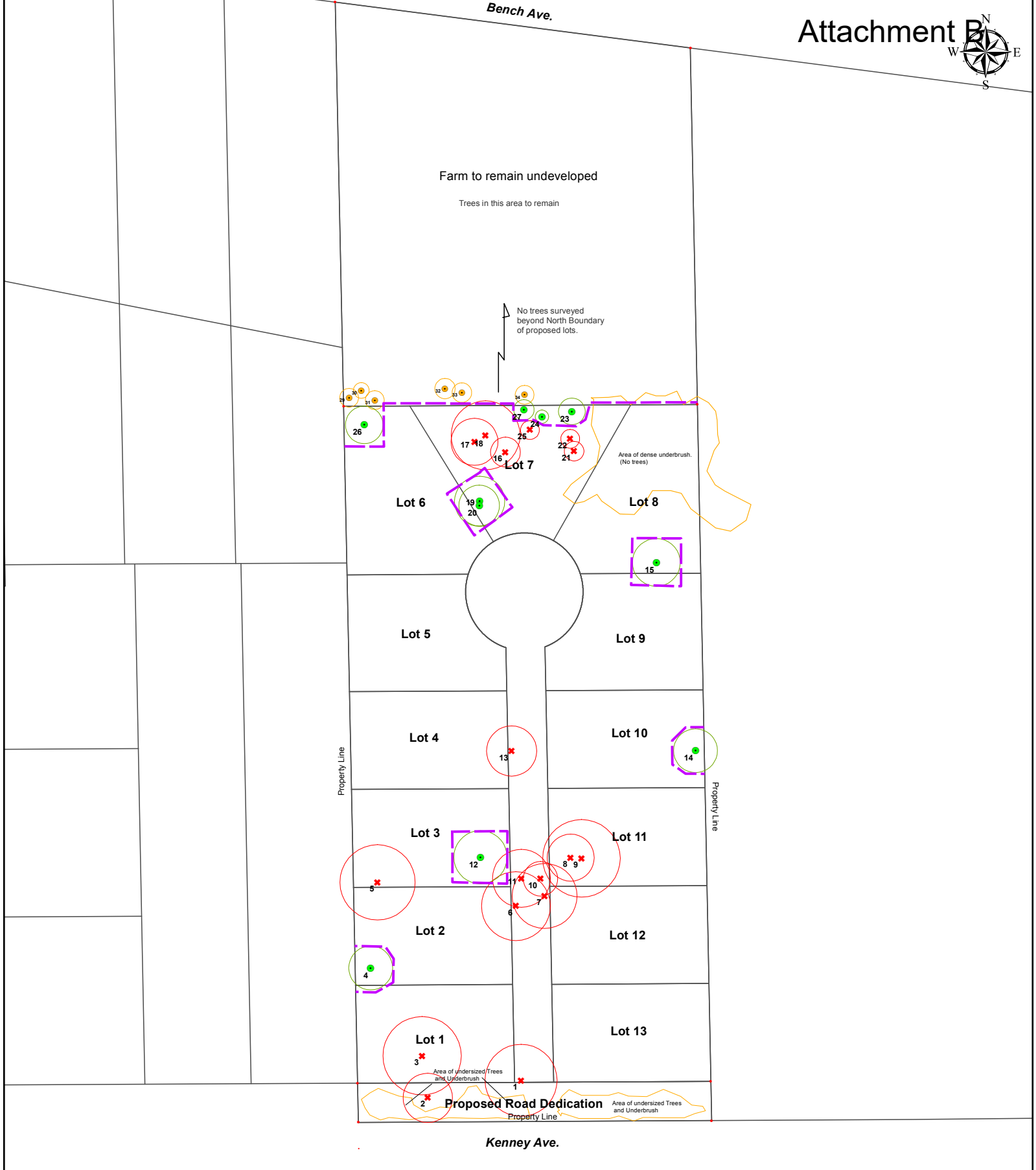
- **Excellent** = Tree of possible specimen quality, unique species or size with no discernible defects, or heritage tree.
- **Normal** = Tree is in good condition with no significant structural weaknesses or health concerns considering its growing environment and species.
- **Moderate** = Tree has noted health and/or minor structural weaknesses; however, treatments may be recommended to improve the health or structural condition of the tree.
- **Poor** = Tree is in serious decline from its typical growth habits and has multiple very definable health and/or structural weaknesses. These trees may have difficulty adapting to land use changes.
- **Dead/Dying** = Tree was found to be dead, and/or has severe defects and is in severe decline.

Tree Retention Value Rating

This rating provides guidance for tree retention planning and takes into account the tree's species profile and its growing conditions.

- **High** = Trees are worthy of consideration for retention. This includes dominant trees in a stand as well as open grown individual trees would be typically included in this category.
- **Medium** = Trees may be considered for retention with limitations and/or treatments. This may include trees growing within groves, moderately difficult topography for root system expansion, recently exposed trees or trees with minor structural defects that can be mitigated through pruning.
- **Low** = Trees with structural/health defects that are not currently high risk or imminent for failure. Trees should not be considered for retention if within striking distance of a high value target. These include poor species profiles* for long term viability. Trees growing in poor locations such as dense stands of trees with high height to diameter ratios, recently exposed edge trees or areas with high water tables leading to shallow constricted rooting.
- **Nil** = Trees should not be considered for retention due to high risk condition or extenuating circumstances that have led to the tree being at high risk of failing and dead or dying trees.

*The species profile is based upon mature age and height/spread of the species, adaptability to land use changes and tree species susceptibility to diseases, pathogen and insect infestation.



Preliminary Site Plan July 15, 2022



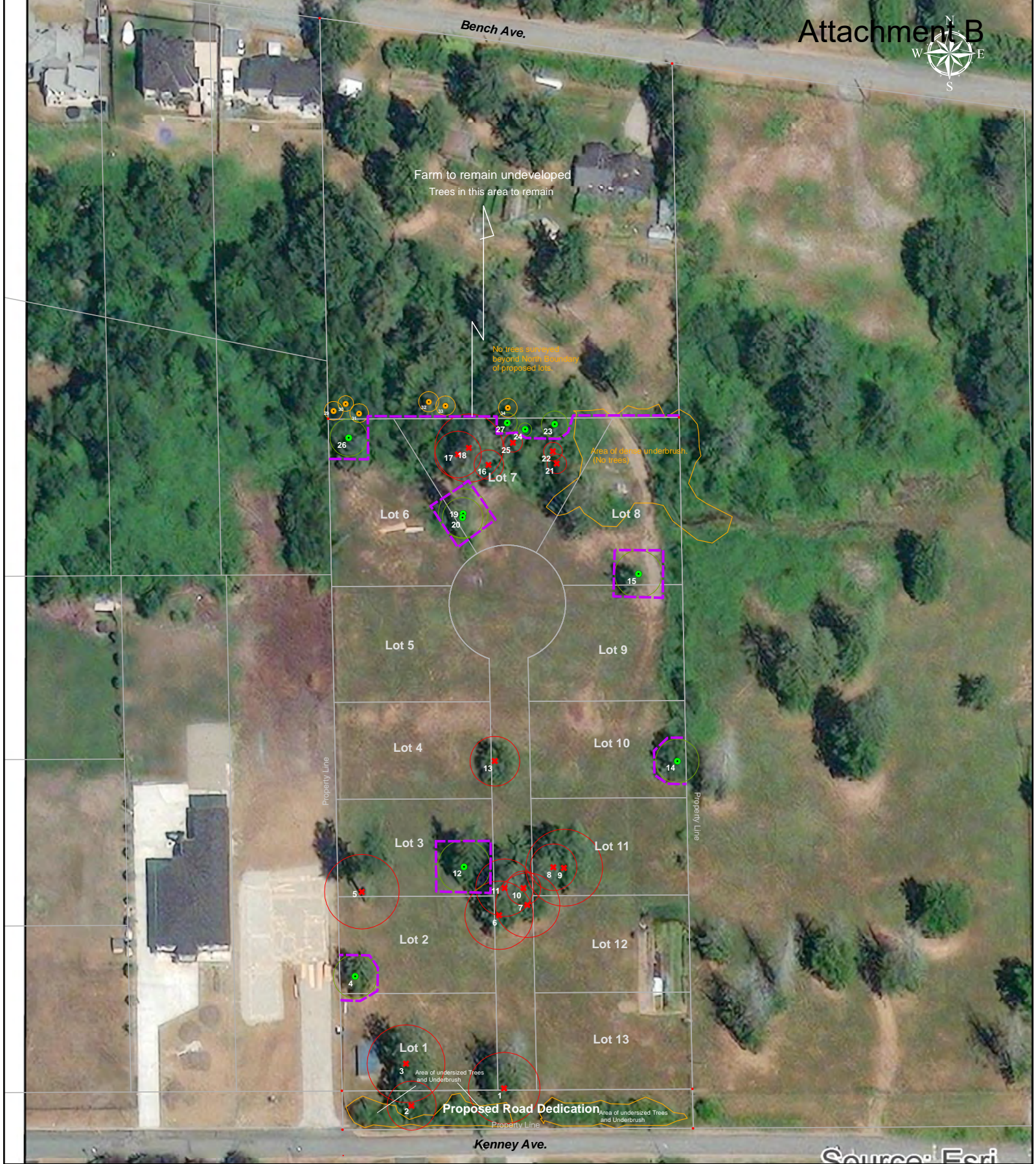
31750 Bench Ave. Mission, BC **7-15-2022**

Designation	Retain	Remove	Total
Lot Trees Identified in Arborist Report	10	17	27
Off-Site Trees Identified in Arborist Report	6	0	6
Total Trees Displayed on Map	33		

Client: G. Toor

- Denotes "Retained" Tree
- Denotes "Retained" Tree Critical Root Zone
- ✗ Denotes "Removed" Tree
- Denotes "Removed" Tree Critical Root Zone
- Denotes "Off-Site" Tree with potential CRZ conflict.
- Denotes "Neighboring" Tree Critical Root Zone
- Denotes Protective Fencing
- Denotes Areas of undersized trees and Dense underbrush.





Preliminary Site Plan July 15, 2022



31750 Bench Ave; Mission, BC

7-15-2022

Designation	Retain	Remove	Total
Lot Trees Identified in Arborist Report	10	17	27
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- Denotes "Off-Site" Tree with potential CRZ conflict.
- Denotes "Retained" Tree Critical Root Zone
- Denotes "Removed" Tree Critical Root Zone
- Denotes "Neighboring" Tree Critical Root Zone
- Denotes Protective Fencing
- Denotes Areas of undersized trees and Dense underbrush.

Protective Fencing

**Central Valley Arborist Consulting Ltd.
Tree Preservation Summary**

Project Location:	31750 Bench Avenue Mission, BC
Applicant/Developer:	Gary Toor Mission, BC
Consultant:	Central Valley Arborist Consulting Ltd PO Box 522, Station A, Abbotsford, BC, V2T 6Z7 Bob Kwak 604-850-4938

Summary of Proposed Trees Retained, Removed and Replaced

This Tree Protection Summary is a quick reference for the Arborist’s Evaluation Report submitted for this development and is to be read in conjunction with that report.

A	Number of trees located on the development property with a 20 centimeters DBH or greater	27
B	Number of trees to be retained with a 20cm DBH or greater	10
C	There are 17 trees that require removal, (2 multi-stemmed trees between 20 and 30 centimeters DBH and 15 single stemmed trees with a DBH of 30 centimeters or greater.) Of which there are: <ul style="list-style-type: none"> o 1 tree in direct conflict that has been assessed to have an “Overall health and Structural Rating” of “Normal” with a retention value rating of “Low”. o 3 trees in direct conflict that has been assessed to have an “Overall health and Structural Rating” of “Moderate” with a retention value rating of “Medium”. o 13 trees in direct conflict that has been assessed to have an “Overall health and Structural Rating” of “Normal” with a retention value rating of “Medium”. (See attached Rating Criteria on Page 8)	17
D	Final replacement trees to be determined by the City of Mission.	*
E	Credit for retained trees	0
F	Net total of replacement trees suggested [2 per lot x 13 lots = 26]	26

* (To be determined by District of Mission)

Date: July 15, 2022

Summary Proposed and Submitted by:



Robert F. Kwak

Certified Arborist ISA #PN #1736A/Certified Tree Risk Assessor

Tag No.	Common Name	Location	DBH (cm)	Critical Root Zone (m)	Overall Health and Structural Rating	Retention Value Rating	Retain / Remove	Comments Regarding Tree Retention Suitability
1	Cedar	Road	115	9.2	Moderate	Medium	Remove	CRZ within Road construction. Upper Crown in decline.
2	Maple	Proposed Road Dedication	105	6.3	Normal	Medium	Remove	Multi-stemmed Tree 55.50. Located within proposed Road Dedication.
3	Cedar	Lot 1	150	10.0	Moderate	Medium	Remove	Near centre of Lot 1. Upper Crown in decline.
4	Cedar	Lot 2	70	5.6	Normal	High	Retain	Located at back of Lot 2.
5	Cottonwood	Lot 3	120	9.6	Normal	Low	Remove	SW corner of Lot 3. Tree will fail due to Windfirm issues.
6	Cedar	Road	110	8.8	Normal	Medium	Remove	CRZ within Road construction
7	Cedar	Road	104	8.3	Normal	Medium	Remove	CRZ within Road construction
8	Cedar	Lot 11	75	6.0	Normal	Medium	Remove	Located near front of lot. Growing out of large old cedar stump.
9	Cedar	Lot 11	165	9.9	Normal	Medium	Remove	Multi-stemmed Tree 95.70. Located near front of lot. Growing out of large old cedar stump.
10	Alder	Road	55	4.4	Normal	Medium	Remove	CRZ within Road construction
11	Spruce	Road	92	7.4	Normal	Medium	Remove	CRZ within Road construction
12	Cedar	Lot 3	85	6.8	Normal	Medium	Retain	Located near front of lot. Build driveway at North side of Lot in order to retain.
13	Cedar	Road	80	6.4	Normal	Medium	Remove	CRZ within Road construction
14	Cedar	Lot 10	70	5.6	Normal	Medium	Retain	Located near back of lot.
15	Cedar	Lot 8	76	6.1	Normal	Medium	Retain	Located in SE corner near back of Lot.
16	Fir	Lot 7	48	3.8	Normal	Medium	Remove	CRZ within building envelope
17	Cedar	Lot 7	75	6.0	Normal	Medium	Remove	CRZ within building envelope
18	Cedar	Lot 7	110	8.8	Normal	Medium	Remove	Located within building envelope

Tag No.	Common Name	Location	DBH (cm)	Critical Root Zone (m)	Overall Health and Structural Rating	Retention Value Rating	Retain / Remove	Comments Regarding Tree Retention Suitability
19	Cedar	Lot 7	80	6.4	Normal	Medium	Retain	CRZ within building envelope
20	Cedar	Lot 7	65	5.2	Normal	Medium	Retain	CRZ within building envelope
21	Wild cherry	Lot 7	31	2.5	Moderate	Medium	Remove	CRZ within building envelope
22	Fir	Lot 7	30	2.4	Normal	Medium	Remove	CRZ within building envelope
23	Fir	Lot 7	42	3.4	Normal	Medium	Retain	Located near back of lot.
24	Willow	Lot 7	21	1.7	Normal	Medium	Retain	Located near back of lot.
25	Cottonwood	Lot 7	30	2.4	Normal	Medium	Remove	CRZ within building envelope
26	Hemlock	Lot 6	80	4.8	Moderate	Medium	Retain	Multi-stemmed Tree 35.20.25. Located in NW corner of lot.
27	Cottonwood	Lot 7	32	2.6	Normal	Medium	Retain	Located near back of lot.
29	Birch	Off-Site	30	2.4	Normal	Medium	Retain	North of Development
30	Cottonwood	Off-Site	25	2.0	Normal	Medium	Retain	North of Development
31	Birch	Off-Site	30	2.4	Normal	Medium	Retain	North of Development
32	Fir	Off-Site	32	2.6	Normal	Medium	Retain	North of Development
33	Birch	Off-Site	31	2.5	Normal	Medium	Retain	North of Development
34	Birch	Off-Site	30	2.4	Normal	Medium	Retain	North of Development



Subject Property; From Kenney Avenue facing north.



Tag 5; wind throw concerns



Tag 7; Cedar. DBH 104cm. Tree is located within proposed road.



Tag 8; Cedar DBH 75cm. Attached to old stump.



Tag 9; Multi-stemmed cedar / DBH 165cm.



Tag 10; Alder. DBH 55cm. Tree is located within proposed road.



Tag 11; Spruce. DBH 92cm. Tree is located within proposed road.



Tag 12; Cedar. DBH 85cm. Tree is located within proposed road.



Tag 17; Cedar. DBH 75cm. Tree is located within proposed road.

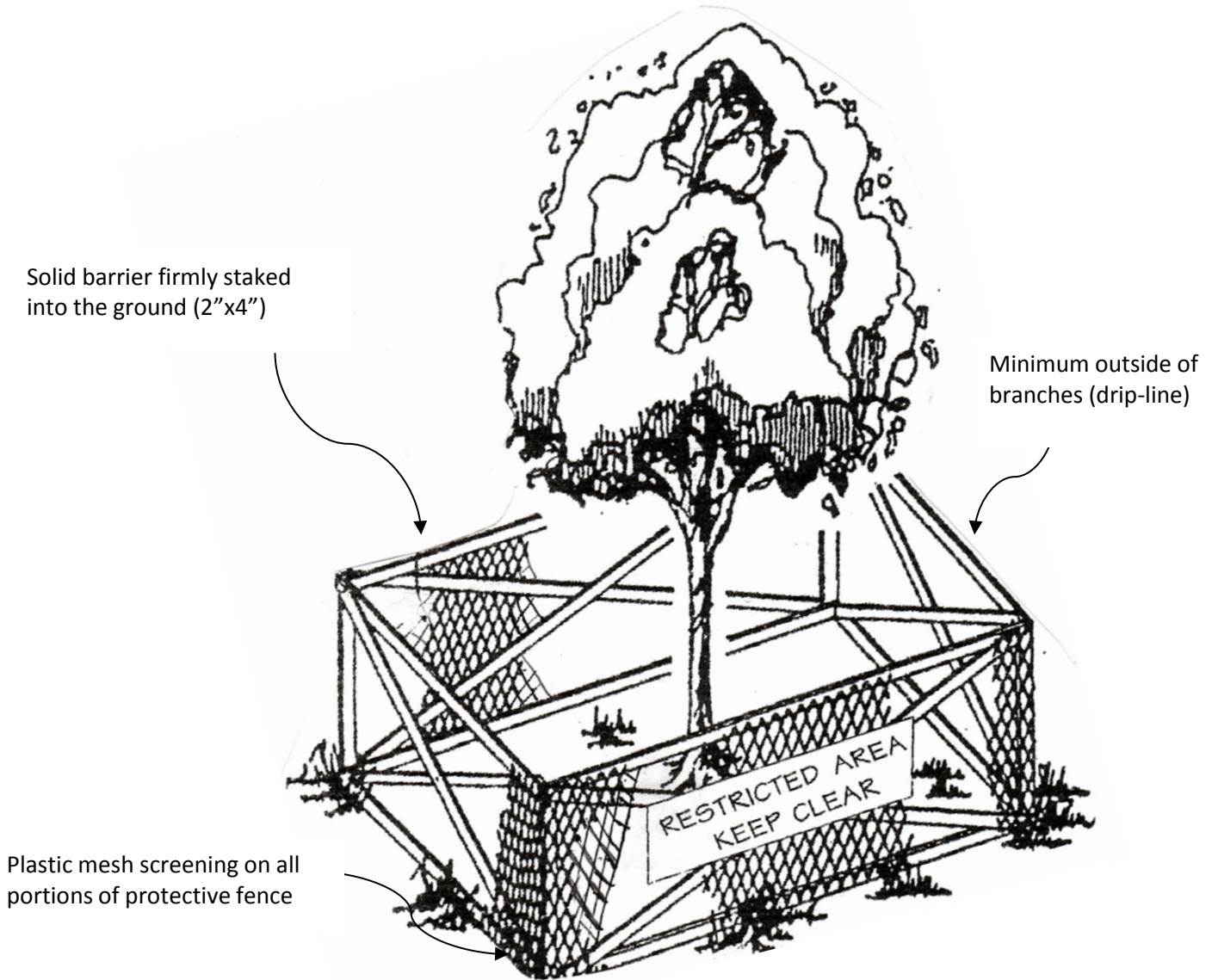


Tag 18; Cedar. Showing 2 stem three meters up from base. Decay in outer stem.



Tag 26; Hemlock growing out of old cedar stump. Tree is located at the back of Lot 6

PROTECTIVE FENCING INSTRUCTIONS



Note: No storage of building materials within or against protection barrier and no booms or equipment to enter drip-line at anytime. Barrier is not to be moved once erected.



Qualifications of Author

Robert F. Kwak

P.O Box 522, Station A
Abbotsford, BC
V2T 6Z7

Cell: 604-850-4938

Email: kwak@centralvalley.ca

- President and owner of Central Valley Arborist Consulting Ltd; 2006 to present
- President and owner of Central Valley Tree and Arborist Services Ltd; 2003 to 2015
- Tamarack Tree Service, Manager for BC (Hydro contractor); 2002 to 2003
- Manager of Westland Tree Services 2000 to 2002
- President and owner of B.K. Tree Services Ltd; 1981 to 1999
- International Society of Arboriculture; Certified Arborist PN-1736A
- PNW-ISA Certified Tree Risk Assessor; Certification (TRAQ)
- WCB Wildlife Danger Tree Assessor: Parks and Recreation Module; Certification #P0072
- Consulting Arborist; June 2000 – Present
- Member: International Society of Arboriculture (ISA)
Pacific Northwest Chapter of Arborist
- Over 40 of years professional work in the tree industry and land clearing business.
- Insurance policy #040149195 (\$5,000,000 Liability) – Saxbee Insurance Agencies Ltd.
- Business License: Abbotsford Intra Municipal #2021-120721
City of White Rock #00024576
- Work Safe BC – 961482-AA



Assumptions and Limiting Conditions

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2. The findings, conclusions and recommendations made in this report reflect Central Valley's best professional judgment in light of the information available at the time of preparation. This report has been prepared in a manner consistent with the level of care and skill normally exercised by arborists currently practicing under similar conditions in a similar geographic area and for specific application to the trees subject to this report as at the date of this report. Except as expressly stated in this report, the finds, conclusions and recommendations set out in the report are only valid for the day on which the assessment leading to such finds, conclusions and recommendations was conducted. If generally accepted assessment techniques or prevailing professional standards and best practices change at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Central Valley expressly excludes any duty to provide any such modification if generally accepted assessment techniques and prevailing professional standards and best practices change.
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BENCH AVE.

31686

31712

31728

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8270

8240

8200

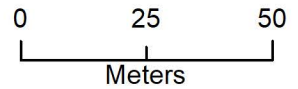
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COMMON PROPERTY

N





KENNEY AVE.

48

7

OYAMA ST.

Legend

-  To be Rezoned from Rural 16 (RU16) to Suburban 10 (S10)
-  To be Rezoned from Rural 16 (RU16) to Suburban 20 (S20)