

My name is Ron McBryan and I live at 11620 No.2 Road. I recently wrote to the Mayor and Council with concerns about the number of expensive professional reports and services that an individual could be asked to produce along with their \$50 application fee. I also had a question about potential diminished property values for land affected by this bylaw. I would like to thank the Mayor for his prompt response saying that John Irving would reply addressing my concerns. John Irving did also reply quickly, but he only said that all the professional reports and services which could cost several thousands of dollars to produce would only be required in a development situation. The bylaw does not say that a homeowner who was not developing their land was exempt from producing these costly reports. John Irving did not make any comment about reduced property values. A lot which has a significant tree or in my case 192 potentially significant trees on it, would be worth substantially less than an identical lot that had no trees on it.

Does the city intend to compensate anyone that this bylaw puts in this position? I could not change the use of my land to put in a vegetable garden or horse riding ring if the city refused to grant me a permit. Shouldn't I be compensated for restricted use and enjoyment of any land, when my neighbour with no trees has unrestricted use and enjoyment of their land?

I have noticed a large sequoia on a single family lot on Williams Rd, east of Shell Rd. This area has many lots redeveloped into smaller lot sizes. Considering that a building lot in this area is worth several hundred thousands of dollars I doubt a developer would think twice about ignoring the bylaw if the City refused a permit, and pay the \$10,000 fine as part of the cost of doing business.

This bylaw will likely have little, if any effect on developers and we must have redevelopment of residential land if the City hopes to meet the demand for new building lots without removing land from the ALR. Because of this the only people adversely affected by this bylaw are homeowners who are not redeveloping their land and just want to manage their trees without bureaucratic interference.

**This bylaw will not save trees!**

**But it will incur hardship for landowners with trees and could cost the city many dollars in legal costs and court awards.**

**Vote against this bylaw!**