



# THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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## **MINUTES OF THE MEETING OF THE COUNCIL OF THE VILLAGE OF LIONS BAY HELD ON MONDAY JANUARY 22, 2007 at 7:00 P.M. IN THE COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

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Present: Mayor Max Wyman  
Councillor Linda Heneault  
Councillor Connie Spiers  
Councillor Lisa Turpin  
Councillor Ken Wolder  
Administrator Don Reid  
Recording Secretary Sheila Blake

### **1. Call to Order**

Mayor Wyman called the meeting to order at 7:00 pm.

### **2. Approval of Agenda**

**Resolution Number: C-185**

Moved by Councillor Heneault  
Seconded by Councillor Wolder

**Resolved that:** the Agenda for the Regular Council Meeting of January 22, 2007 be approved as presented.

**Carried...**

### **3. Public Participation**

**Peter Anderson, 61 Brunswick Beach Road spoke on behalf of Jim Stephenson, spokesperson for a newly formed group organised to bring various issues to Council and reported that:**

- The main footprint of the parking lot is to be taken up by the proposed interchange. It has been suggested that this area will be used for the storage of boat trailers, RV's etc. Dissatisfaction has been voiced that the property might be used for this purpose,
- Secondly, there are a number of trailers/housing/storage units sited around the gravel pit. The understanding was that these units would be out of sight from the beach but in fact they are in the view of some residents. Can Council arrange for the units to be moved back somewhat?, and
- Many Brunswick Beach residents are having their properties professionally surveyed.

Mayor Wyman directed the Administrator to speak to Kiewit regarding moving the trailers back. It was pointed out that one of the trailers was donated by Kiewit for use as a Fire Rescue Department classroom.

With regard to the parking lot question, the Mayor advised that a letter has been received today from the leasing agents asking the Village to vacate the lot as of February 28 per the terms of the lease. The MoT needs this area for the highway work and the lease provides for this scenario.

Mayor Wyman welcomed the formation of the Brunswick Beach residents group and encouraged the group to bring any topic of concern to the Council table.

#### **4. Delegations**

##### **7:00 - 7:10 pm. Susan Stratis and John Turner, SLRD regarding Porteau Cove Development reported that:**

- This project was last brought to Lions Bay's Council in October 2005 when many excellent suggestions were received, some of which have been incorporated into a 58 page report. The proponents, Squamish First Nation and Concorde Pacific have been very receptive to the concerns aired and the problem solving suggestions,
- In 2005 the OCP amendment and zoning bylaw was adopted. Good project but very difficult topography and some technical issues such as the water supply to be resolved. During the dry season, testing for wells was carried out. The Regional District was not confident that an adequate water supply was available. Water originates from a deep aquifer the source of which is currently unknown,
- Up to 1400 units proposed, first phase 700 units,
- In the past BC Rail permitted a pedestrian crossing. CN Rail will not allow such access and requires that a cage be built to go over the rail line at the limited beach area,
- Apologies on behalf of Steve Armstead regarding a letter from the Village concerning burning at Porteau Cove. There was a great deal of clearing last summer on the Sea to Sky highway in that area. There has been no clearing yet for this project and hopefully there will be no burning,
- Porteau Cove, Britannia Beach and Furry Creek will be 3 planned communities comprising approximately 8,000 residents, all dependent on water supply and topography,
- Waterfront owned by CN Rail. Not a great deal of beach except next to the Park at North boundary of development. Working with BC Parks to ensure linkage thru to parks. Public parking is included in the design plus 5 acres for school site and playing field, plus Sound viewpoints and trails and a Village centre with a 5,000 square foot community building,
- Five to seven storey apartment buildings planned. Insufficient space for single family homes in the lower part of the property. First 700 units will consist of 70 single family homes plus higher density accommodation,
- Wide set backs have been provided proximate to riparian areas,
- Regional District will own 60% of this land,
- One access is all that is possible in this terrain. The developer has provided 10 or 12 emergency loops in the event one part of the Community becomes blocked. The

MoT is the approving authority. The Province would not agree to turn down on the point of a single access. BC Parks wants people to be able to access the Park from the development,

- The zoning bylaw has received 2<sup>nd</sup> reading. There are technicalities to be resolved. There is to be a Public Hearing later this spring, and
- An administrative issue requiring clarification is the sharing of services such as Fire, Schools, Public Works etc. There is some urgency getting fire protection in place for Furry Creek and Britannia Beach. Possibly a mutual aid agreement between Squamish and the Lions Bay Fire Rescue Department.

Mayor Wyman suggested that involvement of the Porteau Cove Development group with coordinated Emergency Services along the corridor would be invaluable and suggested a joint/regional liaison committee covering the various levels of Emergency Response and integration.

Susan Stratis added that:

- The sharing of costs of services could be advantageous to each community. Britannia Beach is no longer company owned and is currently operating as a Society in the interim, and
- Howe Sound Fire Protection Service is due to receive a third reading in Victoria. Referendum to be in place by February.

Councillor Turpin added that:

- Discussion regarding the impact on Lions Bay should take place as soon as possible. There is reference to a neighbourhood pub, a service station etc. in the report but no fire protection.

Susan Stratis advised that:

- Those are permitted usages according to the zoning. Not necessarily the first to be built. Fire protection and services such as water and sewer will be in place before any units are built.

Discussion followed regarding:

- Use of facilities i.e. the District of Squamish has an expensive ice rink and pool which is regularly used by children from other communities,
- Lions Bay Fire Rescue study - carried out but not copied to the Village,
- An assessment of Porteau Development's fire protection requirements and what could be achievable by amalgamating services,
- The Regional District's concerns around dealing with a community out of the District,
- A governance study concerning the future of the three communities where population base increases could result in a municipal structure or each community becoming a small village or joining the District of Squamish,
- The development has a small site designated for school. Currently working to decide who will have ownership and would revert to park if school not required at a certain point,

- Seniors' housing – development costs extremely high for affordable housing due to terrain, therefore high density housing but still not inexpensive,
- A complete environmental assessment has been carried out as requested by the Department of Fisheries and Oceans. Many protected wet lands and streams on the property. Only area of concern is several stream crossings,
- Sewage treatment is secondary treatment. Consultant has been hired to look at dispersal into ocean. Number of geotech studies – number of debris basins, and
- Public hearing will be well advertised.

Mayor Wyman requested that Lions Bay be involved in discussions earlier rather than later and thanked Susan Stratis and John Turner for their presentation.

**5. Adoption of Minutes**

**Resolution Number: C-186**

Moved by Councillor Wolder

Seconded by Councillor Heneault

**Resolved that:** the Minutes for the Regular Council Meeting of January 8, 2007 be approved as amended.

- First page Item 3, third bullet should read : “An Inconvenient Truth produced by “Al Gore”.
- First Page Item 3, second bullet should read : Brunswick Beach residents Group.
- Last word in last paragraph of Item 3 should read “attend”.
- The correct spelling of the RCMP Inspector’s name is Norm McPhail.
- Last bullet of Item 4 should include “The Squamish Police telephone number should not be a charged call”.
- Page 4 – paragraph beginning “Councillor Spiers advised that” should read: Apparently the Agenda for that meeting was not made public in Brunswick Beach”.

**Carried...**

**6. Business arising from Minutes**

None

**7. Unfinished Business**

None

**8. Reports**

**A. Administrator**

No report

**B. Finance**

**Financial Plan 2001 - 2011**

An information report dated January 22, 2007 covering the Financial Plan for 2001 to 2011 was presented.

The Administrator requested that this item be deferred and brought back to the next Council Meeting.

There followed detail discussion concerning water rates and a parcel tax with questions raised as follows :

- What is the origin of the Lions Bay parcel tax separate from the current Brunswick Beach water parcel tax,
- Rephrase to make a simple water tax – there is no rationale for two separate designations,
- Costs divided by number of homes including Brunswick Beach should be the water user rate and the old Lions Bay parcel tax designation eliminated, and
- If necessary a parcel tax could be added in future for certain upgrades to the Village system.

Council directed the Administrator to discuss this issue with the Finance Manager and report to the next Council meeting, possibly with an explanatory report for distribution to residents.

**C. Public Works**

No report

**D. Building Inspector**

No report

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**E. Mayor and Council**

**i) Mayor**

**Resolution Number C-187**

Moved by Councillor Turpin  
Seconded by Councillor Heneault

**Resolved that:** The Mayor's report dated January 22, 2007 be received.  
**Carried...**

Mayor Wyman reported that:

- The Howe Sound Community Forum, an informal grouping of elected officials and staff from around the Sound has been revitalised over the past year and has the potential to be of real value,
- Guest speaker Jane Milner, Assistant Deputy Minister of Tourism, Sport and the Arts, encouraged the support of individual artists. She spoke on the economic impact of non-profit arts groups in BC which receive \$9.5 million collectively from the Province and generate an economic impact of \$135 million, including \$13 million in taxes,
- 2008 celebrations include the "Spirit Train" three 80' exhibit cars pulled by the Royal Hudson which will travel around the Province from Spring to September,
- *Picture BC*, a 2008 linked program that puts \$3.5 million into communities via the BC Museums Association to create local programming. Possibly an opportunity for the Lions Bay Historical Society,
- Development of the Cultural Journey Sea to Sky which illustrates aboriginal cultural history along the Howe Sound corridor. Chief Ian Campbell is the main spokesperson for this project,
- New Year's Levee was very successful. Many thanks to those volunteers and particularly Anne Page and Don Reid for ensuring it ran so smoothly, and
- Einstein box contained 60 submissions – 4 pages of ideas.

**ii) Volunteer Resident**

**Resolution Number C-188**

Moved by Councillor Wolder  
Seconded by Councillor Spiers

**Resolved that:** The report from the resident be received. Council expressed its thanks to the resident for their work.

**Carried...**

Council suggested that the Einstein suggestions could be published on the Village website with an invitation for comments or actions.

iii) **Councillor Spiers**

**Resolution Number C-189**

Moved by Councillor Heneault  
Seconded by Councillor Turpin

**Resolved that:** Councillor Spiers report dated January 22, 2007 be received.

**Carried...**

**Councillor Spiers reported that:**

- The owner of Lot 16 committed to talk with her with regard to the road opening in Brunswick Beach. She was on site for three days to oversee the clean up, landscaping and moving of shrubs adjacent to her entranceway but nothing was done, and
- Brunswick Beach residents group have had their first meeting and Jim Stephenson is their spokesperson with Norman Pellows acting as Vice Chair and Janice Smith as Secretary.

It was agreed that:

- Any wood on the Municipal road allowance can be used by residents,
- Recyclers might be prepared to buy the wood. The Administrator to investigate sale, and
- Shawn Michaels might wish to use wood for carving.

**F. Committees**

No reports

**9. Resolutions**

None

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10. **Bylaws**

**Tree Bylaw Review**

The Administrator advised that a public meeting is to be held Monday January 29, 2007. He reported that:

- The clause which was requested to be removed flies in the face of an earlier clause and the OCP, which allow pruning for view,
- The argument for removing is that many people come to Lions Bay for the view and should have reasonable expectations of a view. Unreasonable to say pruning for view enhancement cannot be a valid consideration,
- However in the event of a violation, a ticketable offence, the Village should be able to stipulate what replaces a removed tree. Payment of replacement is covered under Item 12 of the Bylaw,
- 7C to be modified – pruning will be considered on an application by application basis and Council to set criteria. With a bylaw the Village can go to residents for input to find a middle ground.

Council directed the Administrator to incorporate changes. The present draft will be presented at Monday's meeting. Feed back to be discussed at the next Council meeting. Discussion with respect to the Tree Committee will be held in abeyance until after public input received. Council decides whether the Tree Committee becomes involved in a particular situation.

11. **Correspondence**

A List of Correspondence and Action Items to January 18, 2007 was presented.

**Resolution Number C-190**

Moved by Councillor Spiers  
Seconded by Councillor Heneault

**Resolved that:** the List of Correspondence up to January 18, 2007 be received.

**Carried...**

Councillor Turpin reported that:

- There are problems with residents dumping stuff at Marjorie Meadows and the bear proof bin is always crammed with garbage, and
- Carney's has been missing several of the more obscured bins since August and garbage is often strewn around the Village.

The Village already has a residential waste bylaw. The dumping of household waste in municipal containers could result in a fine.

Council directed the Administrator to send a stern letter, with a map, to Carney's asking that attention be paid to all the above problems.

**Action Items**

- 1 (10)** Letter dated January 8, 2007 from Carole Conlin re: Rubbish at Harvey Creek, Lions Bay.

The Administrator advised that:

- There has been a lot of trouble with the doggy bag dispensers. Whole roll being taken instead of one bag. Containers also have rough edges which tear the bags,
- The dispenser at the end of Lions Bay Avenue has been smashed for no particular reason – even the metal ones,
- Knotted bags have been flung into the street along Bayview, and
- Vandalism, nails in front and back car tires.

It was concluded that policing is essential and that getting an officer in the Village must be encouraged. Also residents must call the non-emergency number and report the smaller things to reinforce Council's pitch for a Village Constable.

Administrator to address this issue in the next newsletter and reply to Carole Conlin.

- 2 (29)** Letter dated January 18, 2007 from Louis K. Peterson, Chair, Lions Bay Community Scholarship Foundation re: Curly Stewart Memorial Trust Fund.

The Mayor advised that:

- A meeting has been organised with the Administrator to talk to Mr. Peterson. Trying to set up a major foundation as a significant fund raising body,
- Develop Terms of Reference,
- Charitable status,
- Lantern Festival would be eligible,
- An annuity from a large bulk of the money with a guaranteed 10% return – matched every year, and
- Ability to provide tax receipts entirely separate from the Village. Own independent Board of Directors.

Councillor Turpin confirmed that pursuant to Letter # 17 – the Administrator is applying for that grant.

The Administrator cautioned about grants - maximum funding is usually 50% which often has to be matched.

The Mayor reported that his letter to Hydro, after November's power problems, recognising there is no compensation for individuals who lost food etc. but requesting compensation for the Village in the guise of a power generator for the Hall and Emergency Building was met with a NO.

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It was pointed out there was still an opportunity to approach Hydro to fund the Winter Lights Festival. Mayor Wyman to talk personally to a representative from Hydro in this regard.

**12. New Business**

None

**13. In Camera**

None


**14. Adjournment**

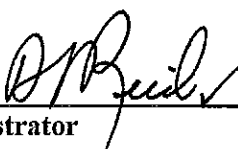
**Resolution Number C-191**

Moved by: Councillor Spiers  
Seconded by: Councillor Turpin

**Resolved that:** the regular Council meeting of January 22, 2007 does adjourn at 9:15 p.m. and the date of the next regular Council meeting being February 5, 2007 at 7:00 pm.

**Carried...**

  
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**Mayor**

  
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**Administrator**