Village Update

June 27, 2025

UPDATES FROM THE MUNICIPALITY

Pictured below are Lions Bay Mayor and Council at Councillor Ron McLaughlin's swearing in ceremony this past week.



FREE N95 MASKS

As part of their ongoing commitment to support people impacted by wildfires across Canada, the Canadian Red Cross has distributed N95 respirator masks, free of charge, to organizations and local authorities located in communities where exposure to wildfire smoke may impact air quality. This support is offered on behalf of the Government of Canada. A box of masks has just arrived at the Village Office and are free while supplies last.



WATER

Lions Bay's treated drinking water far exceeds Canadian Drinking Water Quality guidelines. Public Works expends significant taxpayer money to keep it that way. Public Works also pays close attention to water supply, and water demand. Snow melt produces the lion's share of our summer water supply, and due to a hot spring, snowpack is low Province-wide this year, with our South Coast region at 22 percent of the average of the last 20 years, per the **provincial one-pager.** Our closest automated snow weather station at Palisade Lake (across the valley behind The Lions) reached zero Snow Water Equivalent a few days earlier than last year, the earliest since the record began in 2018. Hyper-locally, our catchment's snowpack seen in Copernicus satellite overflight snapshots, are inconclusive. How much will be left to produce creekflow in late summer depends on how warm it gets between now and then. Creekflow might be tight this year, but with recent rebalancing of demand to use every drop of Magnesia Creek, and the Alberta Supply-Augmentation Project's 72,000 US gallons per day on tap, supply is under control.

As far as demand goes, it's been growing from daily lows around 200,000 GPD in mid-March to this week's 330,000-380,000 GPD. Some of that increase is seasonal, and some is new leakage, being tracked down, again, by walking the streets early with a microphone listening for unexpected flow. The days of old-fashioned leak detection are numbered, with Public Works hard at work on the fully grant-funded $3.9 mil. AZAP (All-Zone All-Property) Metering Project entailing:

- Installation of 580 private property water meters for near-real time consumption readings and abnormal usage alerts, **starting late this year or early 2026**, depending on project planning and procurement, and completed by March 2027.
- Live measurement of flowrates and nighttime pressure turndown in 14 watermain pressure zones to reduce overnight leakage arising from our high water pressures. Installations have started.
- A public information campaign of open houses, flyers, signs and FAQs. Some early headlines:
    - The **purpose of metering is to save water** when supply is tight, not to save money (although it'll save a bit of that too). With aging public and private water infrastructure leaking more and more, and climate potentially affecting supply, the community needs to manage how it uses its water better. Metering means we don't have to keep chasing leaks.
    - **Water charges won't change until a new rate is adopted** . However rates are set, they need to cover annual operating costs. If Council adopts a partly volume-based rate to incentivise conservation, properties that use less water than average would pay slightly less than now, and properties that use more would pay more. Setting a usage-based charge is complex—if less water is used than we thought, we raise less funding than we need. More, and the rate swings too much year to year. The first few years of metered use will help users understand how much water they use compared to others, and help the

municipality model a rate.

HIGHWAY PAVING

Miller-Capilano has provided further details on replacing the open-grade friction course (OGFS) in the southbound right lane, which does not meet the required smoothness standards:

- July 7 will be full counterflow from M Creek to the end of the OGFC, with southbound drivers needing to first head north to the U-turn past Tunnel Point, and drivers from the north for Lions Bay to U-turn at Ocean Point. Southbound transit stops will move to the northbound stop.
- July 8 will be a counterflow as well, with southbound Lions Bay Ave. and Kelvin Grove Way ramps open and their transit stops operating.
- July 9 will be a counterflow as well, with Brunswick Beach Road southbound ramp open and Lions Bay Ave. and Kelvin Grove Way closed.
- July 10-11 will see one lane at a time closed to repair the area of the Magnesia Creek slide, with all Lions Bay ramps open.



Over the course of the week, WCOWMA-BC will host two free webinars for WCOWMA-BC homeowners to provide information on how their septic system works and how to operate and maintain it to ensure it provides them with service for many years. Properly designed and maintained wastewater treatment systems effectively reduce or eliminate most human

health or environmental threats posed by pollutants in household wastewater. WCOWMA-BC will also host a social media campaign with information, do's and don'ts, and troubleshooting tips.

Dates and times for the webinars can be found here: **https://wcowma.com/septic-awareness-week-2025/**



NEXT REGULAR MEETING OF COUNCIL:
Regular Meeting of Council - Tuesday July 22, 2025 at 6:00 pm

COMMITTEE MEETINGS:

Committee of the Whole - Tuesday July 8, 2025 at 6:00pm
Infrastructure Committee Meeting - Tuesday July 15, 2025 at 6:00pm

*Note: Please check the Village website **calendar** for meeting schedule changes or cancellations.*

View the Council and Committee Schedules, Agendas, and Minutes HERE!

Video conferencing is available for public participation via Zoom. Instructions on viewing etiquette, and how to attend and publicly participate in a meeting can be found **here**.



COME CELEBRATE

CANADA DAY

Tuesday July 1st 2025

FOOD, MUSIC & GAMES

12 - 5pm

LIONS BAY BEACH PARK

Thanks to our generous sponsors:

THYRA MCKILLIGAN
REALTOR AND RESIDENT · 25 YEARS ON THE NORTH SHORE

Horseshoe Bay Health & Performance

THE RED COUCH BAKERY
Celebrate Everything

KIM TAYLOR
Real Estate Group

Help support the events committee by getting your raffle tickets!

Available for purchase at the Village Office now and at the event on Canada Day.


ADMIT ONE
604760
50/50
RAFFLE TICKETS
1 x Ticket = $2.00
7 x Tickets = $13.00
15 x Tickets = $20.00
DRAW TIME, JULY 1ST, 2025 5:00 PM
PRIZES UP TO $500
LICENSE #162993



Help us plan 2026 programming
by completing this short community survey.

Arts Engagement in Lions Bay:
How can we best serve you?

connect here → https://www.surveymonkey.com/r/LionsBayArts-2025-Public-Survey

or here →

(no personal data is collected by engaging with this survey)

Click Here to Complete the Survey!





Village of Lions Bay | lionsbay.ca

Encourage friends to Subscribe	Meeting Calendars	Real-time Air Quality Map	Real-time Air Temperature	Curbside Solid Waste Timeslots

Compostable and landfill garbage drop-off is available at the Public Works Yard: 5 Tidewater Way, **Fridays 6-8 am** and **Saturdays 8-11 am**.

Reception: (604) 921-9333
Public Works Voicemail: (604) 921-9833
Public Works After-hours On-call: (604) 290-1498
Bylaw Enforcement Officer: (604) 834-3404

The Village of Lions Bay | 400 Centre Road P.O. Box 141 | Lions Bay, BC V0N 2E0 CA

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