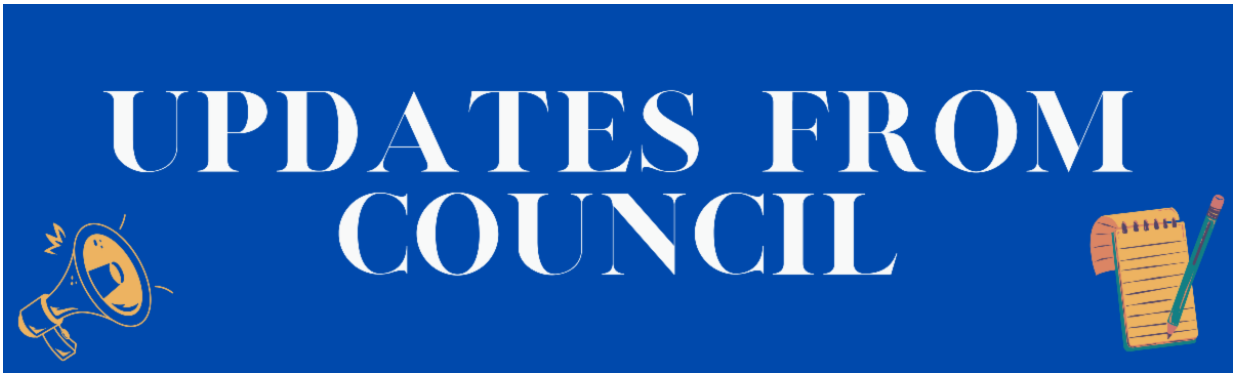
Village Update

December 5, 2025

UPDATES FROM THE MUNICIPALITY





Some Highlights From This Week's Council Meeting:

- Zoning and Development Bylaw No.520, 2017**, Amendment Bylaw No.641**, 2025 was adopted – this is an amending Bylaw to update the existing Bylaw provisions pertaining to Short Term Rentals.

- The **2026 – 2030 Five Year Financial Plan** Bylaw No. 655, 2025, was granted Third

reading. Council will consider adoption of the Financial Plan April 2026 following receipt of the mill rate information from Metro Vancouver.

- The **2025-2026 Council Strategic Priorities Plan** was adopted. This sets out Council priorities for the remainder of this term in Office.

- Council directed Staff to initiate the development of an **Active Transportation Network Plan** utilizing TransLink's cost-sharing contribution, and that staff report back to Council with a proposed scope of work and procurement plan for consideration

- The **2024 Municipal Annual Report** was presented and received by Council. This places the municipality back on track with the statutory auditing and annual reporting requirements.



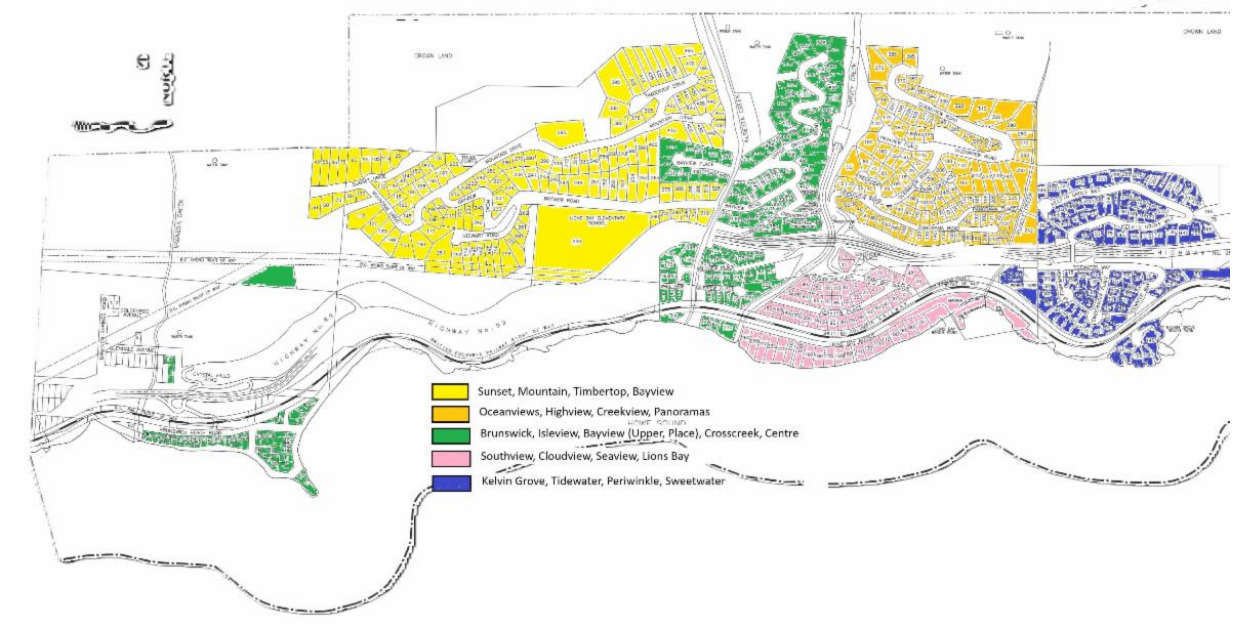


VILLAGE-WIDE WATER MAIN FLUSHING:

will take place next week, from Monday Dec. 8 through Thursday Dec. 11. Flushing twice a year is a requirement of our drinking water permit. It entails running water through the mains at high volume and velocity to scour organic and mineral deposits before they affect pressure and fireflow, or react with residual chlorine to form harmful disinfection byproducts. Water remains disinfected and is safe to drink, but may contain loosened particulates, so avoid using water while we are flushing above you (water flows from top to bottom by gravity). After we have moved past, clear your service by running the cold tap closest to the street until clear (remember to place filters and softeners if any in bypass mode). The Village of Lions Bay assumes no liability for water use during flushing. For questions or concerns, please contact Public Works at **works@lionsbay.ca** or 604-921-9833

(voicemail).
Signage will advise when we are on a given street, starting at the top of the distribution network, where treated water enters the system from the treatment plants. Subject to which water treatment plant is feeding which sections of the network, the schedule is:

• Mon., Dec. 8 (yellow, orange): upper Village north (Sunset, Timbertop, Mountain, Bayview) and south (Oceanview, Creekview, Panoramas, Highview).
• Tues., Dec. 9 (green): Upper Bayview, Bayview Pl., Centre, Crosscreek, Isleview, Fire Training, Crystal Falls, Brunswick.
• Wed., Dec. 10 (pink): Southview, Cloudview, Seaview, Lions Bay.
• Thurs., Dec. 11 (purple): Kelvin Grove, Periwinkle, Sweetwater, Tidewater.



Click Here to View the Map

As we approach snow season, Public Works reminds the public that the fundamental purpose of ice control and snow removal is to ensure continued road access for emergency services and utility providers. That purpose informs the recently promulgated Snow and Ice Policy (found **here)**, part of the municipality's new policy defense approach to liability and damage. The Policy contemplates no change to 50 years of snow and ice control by our experienced crews.
Street priorities are unchanged from pre-Policy days, and now, as then, beyond access priorities, no preferential treatment of any street occurs. Streets are salted when precipitation and cold weather is expected, usually regardless of elevation. If it is raining hard, salt may not be applied because it will wash away uselessly, even knowing that a sudden freeze may in consequence produce ice. In all cases, the municipality salts optimally, informed by long experience of Lions Bay's unique microclimates and challenging topography.
If there is no snow on a primary road (now defined by Policy, but always in the standard operating procedure), it will not be plowed nor will we wait until there is snow on it before plowing secondary and tertiary roads. That would be crazy. Stating the obvious, only streets with snow are plowed, the ones with more more often. In practice, higher streets are likely to see plows earlier and more often than lower streets. That said, there is no guarantee that all roads can be kept clear all the time, especially when snow is still coming down. The Policy's "as resources allow" clause is to cover circumstances when the municipality is short

people or equipment, but with up to three plows running and usual temperatures and snowfall rates, Public Works expects to be able to pre- and post-salt and remove snow fast enough to prevent significant accumulation 24/7, limited only by WorkSafe personnel hours.

For those wondering, Public Works has indeed considered brine as an alternative to road salt, rejecting it due to reported lower effectiveness for our mild temperatures and wet snow, and due to the added equipment and labour required. This year, rebuilds and maintenance on plows, truck mounts, floodlights and salters were completed by late October. The three plow-carrying trucks had their tires changed to winters ditto. One plow has been ready to go since Nov. 6, when some weather models indicating rain and freezing down to 400 meters on Nov. 8 (in the event the temperature never went below 3). The public can rest assured: Lions Bay's exemplary snow removal will continue.



(Week 9)

We are excited to share the latest updates from Beach Park:

Washroom Facilities

Work on the washrooms has experienced a short delay due to lead times for the steel pipe columns originally specified by NBA. We're actively working with NBA, Eurohouse, and Miskimmin Engineering to revise the design, replacing the original columns with square HSS columns of equal capacity that are more readily available. Once confirmed, construction will continue without further delay. Eurohouse remains confident that the project can still be completed by March.

Playground Installation

Playtime is coming soon! Habitat will be onsite next week to install the new playground equipment on the lower pad, bringing this long-anticipated feature closer to completion.

Jetty Replacement

Great progress has been made this week on the jetty replacement works, marking an important milestone in restoring this key waterfront feature.

We thank the community for your patience and enthusiasm. Beach Park is steadily taking shape, and we can't wait for everyone to enjoy the improvements in the coming months!


HITACHI


HITACHI

UPDATES FROM THE FINANCE DEPARTMENT

FINAL UTILITY NOTICE

PAYMENT DEADLINE: December 31, 2025

Payments by cheque only may be dropped into the municipal office mail slot over the holiday closure from December 20 - January 4th, 2026. Payment **MUST** be dated on or before Dec 31, 2025. Payments arriving after January 4th, 2026 will be considered late).

Please Note: Late Utility Notices are automatically rolled over into Property Taxes as per Bylaw No. 2, s.6.(2).(c) with daily interest.

Payments can be made by cheque, online through your financial institution, debit card at the front counter, or by credit card through our online portal at https://www.lionsbay.ca/services/financial-services/online-services.

No cash payments are accepted. Please ensure your daily limit can accommodate payment amount.

The Village of LIONS BAY

QUESTIONS:
Phone: 604-921-9333 ext. 1004
Email: accounting@lionsbay.ca

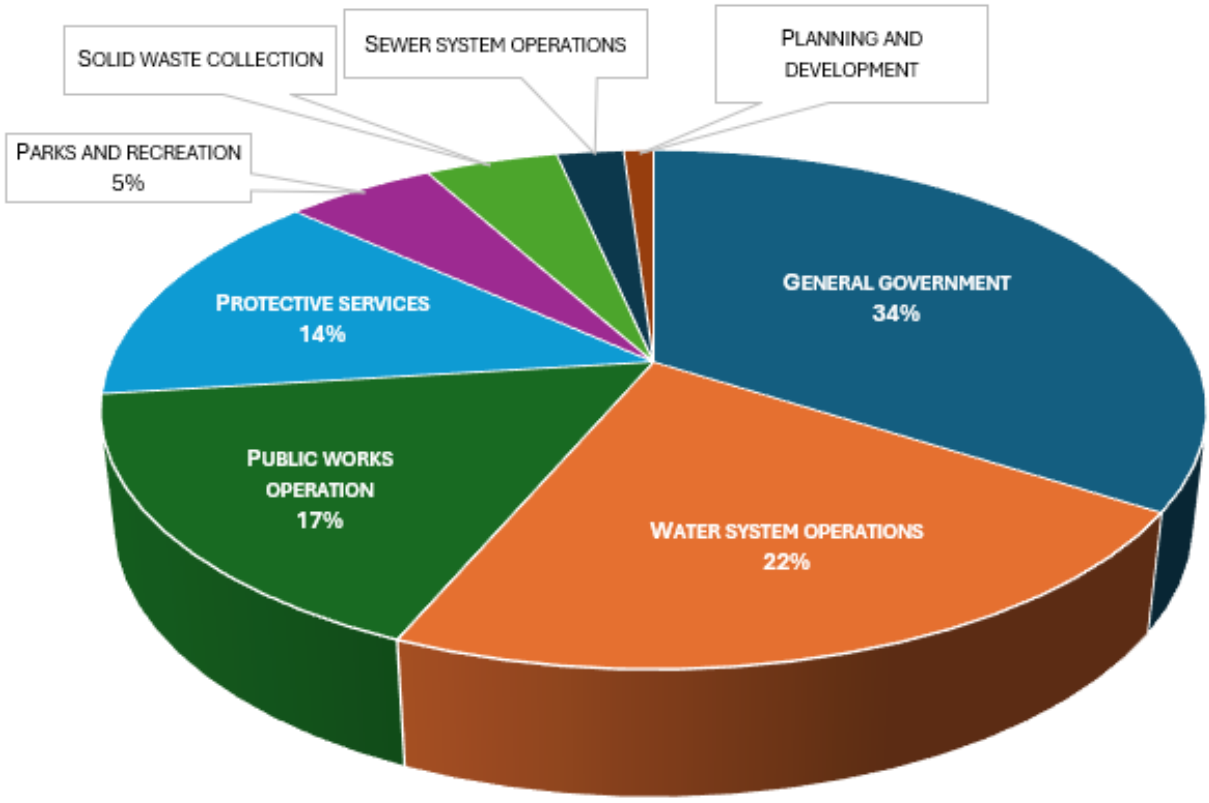
2026 Budget Process

December 5, 2025

At its meeting on December 2, 2025, the Lions Bay Council granted third reading of the 2026 Budget, which includes a 3% property tax increase while maintaining existing service levels. This milestone was achieved on time through collaboration by all parties involved in the process. By identifying and prioritizing costs, vigorous debate and some difficult decisions, Council has given staff a clear work plan to guide operational decisions going into the 2026 fiscal year. This marks the earliest third reading of a budget by the Village in over 10 years.

Operating Budget - Your Tax Dollars at Work

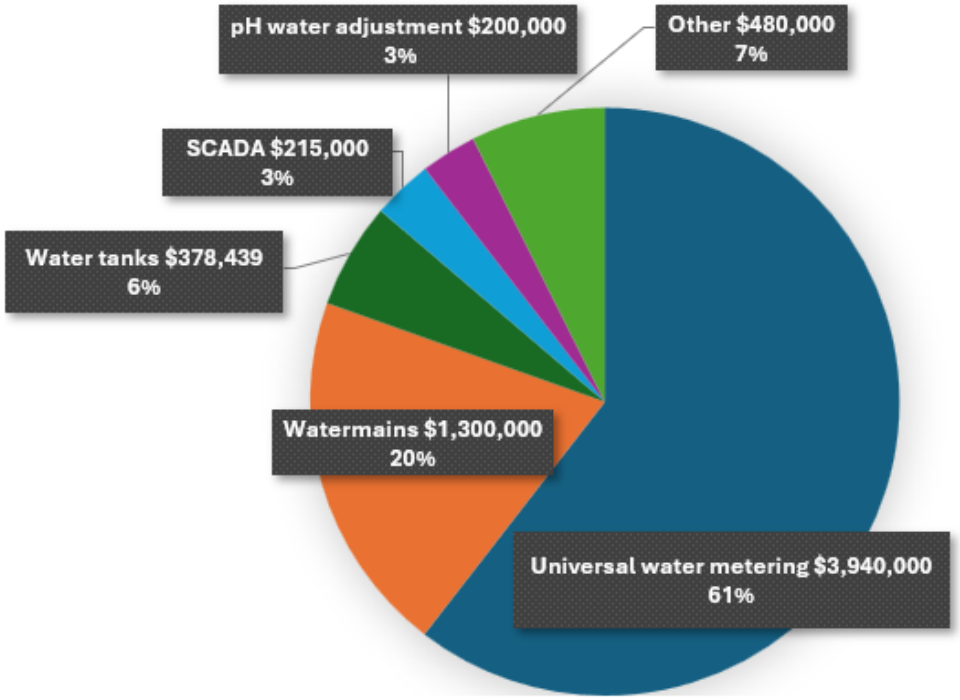
The 2026 Operating Budget is $5.053 million supported by $5.067 million in anticipated revenues. The budget delivers a balanced plan with a 3% property tax increase while prioritizing frontline services such as public safety, water system operations, and municipal infrastructure.



2026 Expenditures

Capital Budget – Your Tax Dollars at Work

The 2026 Capital Budget supports the delivery of initiatives amounting to $6.513 million. Notable capital projects include universal water metering, replacement of aging watermains and highway water tanks, and repairs at the municipal hall including the addition of an 800 square foot storage unit adjacent to council chambers.



Projected Average Annual Increases

Approximately half of the total amount of charges on a property tax notice goes to the Village of Lions Bay with the remainder going to Provincial school taxes and levies from

other authorities such as TransLink, Metro Vancouver, BC Assessment and the Municipal Finance Authority.
In 2026 Utility fees, including solid waste, water, and wastewater, will increase by 5% to fund the replacement of aging infrastructure.
The 5% increase in utility fees results in the following average annual increases in the Village utility bill for 2026:

- $56 for water
- $11 for solid waste
- $10 for waste water

The actual utility bill for each property owner will differ from the above average amounts and will depend on the services and usage at each property.

Background
On October 9, 2025, the Proposed 2026 Budget was presented to Council as a starting point for discussion with Council to help align the multi-year planning with Council's priorities. Several Council budget meetings occurred as follows:

- **October 9** kick-off meeting outlining budget timelines and securing commitment to the process
- **October 16** discussion of water and solid waste budgets
- **October 23** discussion of wastewater budget and initial review of Capital and Operating budgets
- **November 4** finalization of Capital and Operating budgets
- **November 13** retrospective review of budget process and recommendation to Council for first and second readings
- **November 18** Council granted first and second reading to the 2026 Operating and Capital budgets
- **December 2** Council granted third reading to the 2026 Operating and Capital budgets

The fourth reading (adoption) of the budget will be considered by Council in April 2026.

Come on down to the Lions Bay Fire Hall for an open house featuring:

- Free pancakes
- Hall and fire truck tours
- Firefighting tool demos
- Fire prevention info table

and a special guest appearance from Santa himself!
We hope to see you at the fire hall **Saturday December 13th 10am-1pm**
All ages are welcome to come and see the firetrucks, meet the firefighters and enjoy a little bit of the Holiday cheer with us!

(Pancakes available until supplies last)

#firehalltour #lionsbayfirerescue #meetsanta #pancakes #lbfr #lionsbay

Lions Bay Fire Rescue
Presents



Saturday - Dec 13th • 10 am - 1 pm
Lions Bay Fire Hall

Hall tours • Pancakes • Santa



NEXT REGULAR MEETING OF COUNCIL:

Regular Meeting of Council (CLOSED) - December 9, 2025 at 6:00pm
Regular Meeting of Council (OPEN) Begins at 7:00pm

COMMITTEE MEETINGS:

Infrastructure Committee Meeting - December 16, 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**.





Meet Your MLA: Jeremy Valeriote

Thursday, January 8, 2026, 5:00 pm to 7:00 pm

Bring your questions and comments and join Jeremy Valeriote, MLA for West Vancouver - Sea to Sky, for an informal chat at Broughton Hall.

All are welcome at this drop-in event. No registration is required.
About MLA Valeriote:
Jeremy was elected MLA for West Vancouver-Sea to Sky in 2024.

Prior to his election, he served as a Councillor for the Town of Gibsons from 2014 to 2018 and received a master's degree in leadership studies from Royal Roads University in 2020.

Jeremy is a geological engineer with over 20 years of experience in environmental consulting and local government. He is passionate about innovative, pragmatic, evidence-based and data-informed solutions to the challenges we face. Jeremy has dedicated his career to supporting public health and a healthy planet for his family and the communities he serves.

Lions Bay Community Scholarship Foundation
Helping Our Students Grow

Attention all Lions Bay Grade 11 and 12 students:
This year's Lions Bay Community Scholarship Foundation Application Tutorial is now available.

Please click the links below to receive:

1. the 2026 Lions Bay Community Scholarship Foundation and the 'In Memoriam'* Scholarship Application

LBCSF Application

2. a sample reference letter, and

Sample letter of reference

3. a link to a 21 minute video on how to create successful applications.

LBCSF Application Tutorial 21 min

(Please note the video is edited from the February 2025 (47 minute) presentation which you may wish to watch. The shorter presentation however contains all the key ideas.)

GMT20250204

Applications are due **Tuesday, May 5th, 2026.**

Start now to collect or request the needed documentation and letters of reference, update your **resume**, create your application **essay**, and start identifying your **support team** to create the best applications possible.



A grateful thank you to all Lions Bay photographers

who sent in beautiful photos for the
2026 edition of the Lions Bay Arts Calendar.

There were so many great photographs sent in this year, that it was hard to choose! Please know the remaining photos that were not included in the calendar, will be considered for the village banners this Spring.
Please stay tuned.

T. Baker,	T. Luethy	J. Rubin	J. Tynan
R. Baker	Y. Godoy Toku	T. Medina	A. Shepphard
M. Brown	L. Nolin	C. May	S. Skibinski
J. Clayton	M. Wyman	S. PetKute	A. Hurst
E. Delaney	D. Zhang	S. Ng	T. Luciuk
L. Fedorchuk	A. Hurst	M. Kohler	J. Wescott
E. Wang	I. Gayanov	J. Mole	V. Morton

If you haven't purchased yours you can order online or purchase in person at the Village Hall.
Order Here!

Click HERE to Order!

North Shore Community Resources

Please see below link to the events schedule on the north shore and West Vancouver over Christmas!

Click HERE to view North and West Vancouver Christmas

Events


What's good for birds
is good for nature!
Bird Friendly Lions Bay works to protect birds, their habitat and food sources. We focus on educating all ages about the importance of caring for nature, biodiversity and eco-systems, not just for birds, but also for other wildlife and human well-being.
Everything is connected.
This giving week, please support our events and programs with a donation, no matter how small.
Every bit helps!
etransfers gratefully received at:
lionsbaybirdfriendly@gmail.com
BIRD FRIENDLY CITY
LIONS BAY, BC
CERTIFIED BY NATURE CANADA
Thank you, LB!


ARE OUR BEARS IN BED?
Please report sightings or evidence of bears at lionsbaybearsmart.ca.
LIONS BAY
BEAR SMART



Nov-Dec Collective (6 weeks)

Begins November 6th

JOIN US!

To learn more about this Collective, Barb San Severino or to register please visit:

www.lionsbayarts/adult-learning

Fall Ballet for Kids

Dance Instruction by Joslyn Weiss



NEW!
Saturday Morning Class
9am-10am

Started Nov. 1

When: Nov 1, 15, 29, Dec 6, 13 & 20th
Ages: 3-8 yrs.
Where: 50 Sunset Drive
Cost: $75

www.lionsbayarts.ca/artspark

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

Drop-off service for wildlife attractant solid waste, as well as non-curbside recyclables (styrofoam, batteries, lightbulbs, soft plastics, electronic e-waste) is available at the Public Works Yard, 5 Tidewater Way, Fridays 6-9 am and Saturdays 8-11 am.

SPLENDOUR IN SERENITY

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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Constant Contact

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