Village Update

November 13, 2026

UPDATES FROM THE MUNICIPALITY



INSIDE **MUNICIPAL HALL** – INSTALLMENT #8

Planning and Zoning in Lions Bay

How the OCP, Zoning Bylaw and Variances Work Together

When development is proposed, it is common to hear that "the Municipality approved the development." In reality, different tools apply to different questions. The Official Community Plan, Zoning Bylaw and Development Variance Permit each serve a distinct purpose.

OFFICIAL COMMUNITY PLAN (OCP)

The long-term plan for the community.

The OCP sets out Council's vision, goals and policies for the future. It provides direction on matters such as:

- Land use and community form
- Housing
- Transportation and mobility
- The environment and natural areas
- Community services and infrastructure

ZONING BYLAW

The regulatory rules for land use.

The Zoning Bylaw translates the OCP's objectives into enforceable requirements. It divides land into zones and establishes what is permitted on each property, including:

- Permitted uses (e.g., single-family dwelling)
- Building height
- Setbacks from property lines
- Lot coverage (the portion of lot that can be built on)
- Other development standards

If a proposal complies with zoning...

The property owner does not ordinarily require Council to approve the use simply because construction is proposed. The owner must still obtain any required permits (such as a building permit), but compliance with existing zoning is different from asking Council to change the rules.

Zoning Amendment (Rezoning)

If an owner wants a use or density that the existing zoning does not permit, a zoning amendment may be required. This is a legislative decision for Council. Council is not obliged to approve the requested change and considers it within the broader land-use planning framework and statutory process.

Development Variance Permit (DVP)

A DVP authorizes a variation to a specific zoning requirement, where the bylaw and legislation permit that requirement to be varied. It does not rezone the property and does not change the permitted use or density.

EXAMPLE: SETBACK VARIANCE



Required setback (e.g., 7.5 m)

Proposed setback (e.g., 5.0 m) with a DVP





Please be advised that **Highway 99 North will be closed, with a detour in place, on Tuesday, November 17, and Wednesday, November 18, from 8:00 a.m. to**

4:00 p.m. for hazardous tree removal organized by the District of West Vancouver. The highway will reopen outside of working hours.

Impacts include:

- Full daytime closure of Highway 99 North in both directions, from Exit 2/Eagleridge Drive (northbound traffic) to Horseshoe Bay Drive (southbound traffic)
- Expected heavier than usual traffic on Highway 99 North and the Lions Gate Bridge in both directions between West Vancouver and Sea-to-Sky
- Expected heavier than usual traffic along the detour route (Horseshoe Bay Drive)

These trees were damaged during a wildfire in 2023 and have not recovered. Due to the steep terrain and the location of the trees above the highway, it isn't safe for the highway to be open while the work is completed.

We anticipate this project will take two days to complete.

Please share this message with your residents, members, or passengers.

For more information or with any questions, please contact us at **parks@westvancouver.ca.**

Thank you for your patience while we complete this necessary work.



Behind the Scenes: Keeping Lions Bay Running Through the Storms

Recent storms brought challenging conditions across the Village including heavy rainfall, fallen trees, drainage issues, and power outages. While many residents experienced the visible impacts of the weather, much of the work required to keep Lions Bay operating safely takes place behind the scenes.

Operations staff are on-call around the clock to manage storm-related issues while continuing to provide essential municipal services. During the inclement weather systems this week, crews responded to fallen trees, cleared drainage systems and debris, monitored critical infrastructure, and addressed issues affecting roads, utilities, and public safety.

One of the most demanding responsibilities during periods of heavy rainfall is maintaining the Village's water treatment and distribution systems. Storm runoff carries debris and sediment into the creeks that supply the Village drinking water, which can obstruct water intakes and increase turbidity at treatment facilities.

Ensuring a safe and reliable drinking water supply during these events requires constant monitoring, technical adjustments, and frequent hands-on intervention by operators.

What many residents may not realize is that these responsibilities do not end when the regular workday is over. Operations staff routinely respond to emergencies during evenings, overnight, and on holidays and weekends. During storm events, it is not uncommon for operators to be called out in the early hours of the morning to address urgent issues and then return to their regular duties later that same day.

A remarkable achievement that reflects this dedication is Lions Bay's record of more than 12 years without a boil water advisory. Given the challenges associated with operating a small mountain-fed water system, this milestone is a testament to the expertise, vigilance, and commitment of our Operations team.

The Village would like to recognize and thank our Operations staff for their professionalism, resilience, and dedication. Their efforts during recent storms, and throughout the year, help ensure the services residents rely on remain safe, reliable, and available when they are needed most.



LIONS BAY FIRE RESCUE

TRUST • INTEGRITY • COMMITMENT

SAFETY TODAY A STRONGER TOMORROW

LBFR MEMBER SPOTLIGHT

NOVEMBER 13, 2026

OUR PEOPLE. THEIR STORIES. OUR COMMUNITY.

Lions Bay Fire Rescue is introducing LBFR Member Spotlight, a new twice-monthly feature in the Village Update. Behind every emergency response are people with different backgrounds, experiences and aspirations. Through this series, we will share the stories of our firefighters and officers, what brought them to the fire service, and what serving our community means to them.

FIREFIGHTER AIDAN CAVES

Recognizing Courage, Compassion and Commitment to Community



This week's Member Spotlight recognizes Firefighter Aidan Caves, who joined Lions Bay Fire Rescue in January 2026.

Before entering emergency services, Aidan spent more than a decade representing Team Canada in international track cycling, primarily competing in Team Pursuit. Today, he serves as a paramedic with BC Emergency Health Services and has completed NFPA 1001 Firefighter I and II and Hazardous Materials certifications.

For Aidan, joining LBFR has provided an opportunity to serve his community, develop his firefighting skills and enjoy the camaraderie and mentorship of fellow firefighters.

AN EXCEPTIONAL ACT OF COURAGE



On September 2, 2026, while off duty and travelling with his family, Aidan encountered an individual experiencing a serious personal crisis near Nelson Creek Bridge in West Vancouver.

Recognizing the immediate danger, Aidan contacted emergency services and intervened to assist. Drawing on his emergency response experience, he calmly engaged the individual, provided reassurance and remained with them until emergency responders arrived.

His actions helped prevent a tragic outcome.

CHIEF CONSTABLE LETTER OF COMMENDATION

On October 29, 2026, Chief Constable Tom Wolff von Gudenberg of the West Vancouver Police Department formally recognized Aidan with a Chief Constable Letter of Commendation.

The commendation acknowledges his exceptional courage, compassion, sound judgment and commitment to preserving life.

RECOGNIZING ONE OF OUR OWN



Outside emergency services, Aidan enjoys spending time with his family, outdoor adventures and sailboat racing.

On behalf of Lions Bay Fire Rescue, I congratulate Firefighter Caves on this well-deserved recognition.

His actions demonstrate that service to others extends well beyond the fire hall. We are proud to have Aidan as part of our department and to recognize the difference he made in someone's life.

Congratulations, Firefighter Caves.

FOLLOW US ON INSTAGRAM

@lionsbayfire | instagram.com/lionsbayfire

Stay informed.
For more information, please contact Lions Bay Fire Rescue.

TRUST. INTEGRITY. COMMITMENT.

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Congratulations, Firefighter Caves.

Fire Chief De Arcangelis
Lions Bay Fire Rescue

Trust • Integrity • Commitment



COUNCIL MEETINGS:

Regular Meeting of Council (OPEN) - November 17, 2026 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**.





THIS SATURDAY IN LIONS BAY

🎸 **Mark Crissinger Blues Band**: SAT Nov 14 (7:00-9:30pm); Village Hall
Don't miss Mark Crissinger live, featuring Jay Stevens (bass), Gerry Barnum (guitar, harmonica), Phil Wipper (drums) and Mark Crissinger (guitar), Experience his stellar guitar playing and soulful vocals as he blends original folk-rock and blues with timeless classic covers!

🎨 Visual Artists: NHL LEGEND "**King Richard" Brodeur, Lara Palmer** (Tofino), **Golya Mirderikvand** (YVR)

Sponsored by local realtor Thyra McKilligan of Re/Max Masters.

Tickets



The 2026 Lions Bay Remembrance Day Ceremony was deeply meaningful, solemn and inspiring, honouring Canada's Veterans for their profound sacrifices and the PEACE that their sacrifice both hoped for, and created for Canada.

Wonderfully, an estimated 180 people attended.

O Canada, singing was led by Tanya Cosgrave and Wayne Halstrom with Vania Pinto, RCMP/GRC, in full Red Serge, as Honour Guard by the Canadian Flag throughout the Ceremony.

This year the newly formed Lions Bay Choir, with 20 members, sang 'In Flander's Fields', led by Monique Creber. It was powerfully beautiful.

11 Lions Bay School Children sang 'Peace In My Heart', led by Tanya Cosgrave, touching everyone.

Ken Broadway, performed on piano, the very moving, Beethoven's Pathetique Sonata.

Speakers included Mayor Ron McLaughlin; Dr. Ross Brown; Tony Cox; Cristina Viviani's presenting her poem on PEACE, 'Between & Within'; Anne Crosthwait, who led us in an internal prayer for PEACE; Andrew Smethurst Trumpeted Taps, Two Minutes of Silence and Reveille; and Barbara San Severino read out the Wreath Layers names.

Wreath Layers were Norman Ergetowski; Devon Whybrow; Edmund Wu; Fire Chief Lorenzo Arcangelis; Lions Bay Search & Rescue Team Lead, Brent Calkin; RCMP/GRC Vania Pinto; and BC Ambulance, Jaret Hofmann, Fred Tsai. Staff Sergeant Sascha Banks, Squamish RCMP attended.

Refreshments followed the Ceremony, with visiting between friends, neighbours, meeting new people, while enjoying conversations. The atmosphere was lovely, welcoming, and vibrant.

Please enjoy the 2026 Lions Bay Remembrance Day Ceremony Slide Show in the Link below.
Photography by Marcus Richardson ~ Slide Show by Michael Broughton.

Remembrance Day Ceremony Slide Show Link: **Remembrance Day 2026 .m4v**

~ It takes a Village ~

Thank you to our many Remembrance Day Ceremony Volunteers ! Their Volunteer involvement is foundational in creating a meaningful, beautiful Ceremony and Community Gathering.

A special thank you to our Village Office Staff, Public Works, Lions Bay Fire Rescue, Lions Bay Search and Rescue, RCMP, BC Ambulance, and Lions Bay Primary School Staff and Students for the Children's beautiful and inspiring Poppy Artwork displayed on the walls.

Many Thanks to All,

Brenda Broughton, Chair, & Trudi Luethy, Co-Chair
2026 Lions Bay Remembrance Day Ceremony



From Oktoberfest to Halloween, Lions Bay's signature events only happen because neighbours step up to bring them to life. As we wrap up this year and look ahead, the Events Committee is getting ready to start planning next year's calendar—and we need your help to keep the tradition going!
Our first planning meeting is happening next week, and we are looking for fresh energy and new volunteers to join the team.
Roles We Need to Fill:
Chair: Lead the committee and keep our planning on track.
Treasurer: Oversee event budgets and finances (stepping in for our outgoing treasurer, with full handover support provided).
Event Captains & Committee Members: Help brainstorm, organize, and take the lead on championing individual events throughout the year.
Time Commitment:
Just 1 hour per month for our standing committee meeting, plus event-specific planning as needed.

No prior event-planning experience is required—just enthusiasm for our community and a willingness to pitch in!

Want to attend next week's meeting or learn more? We'll be holding a **planning meeting** on **Wednesday at 9:00 PM**, please email us **lionsbayevents@gmail.com** if you're available and would like to attend.

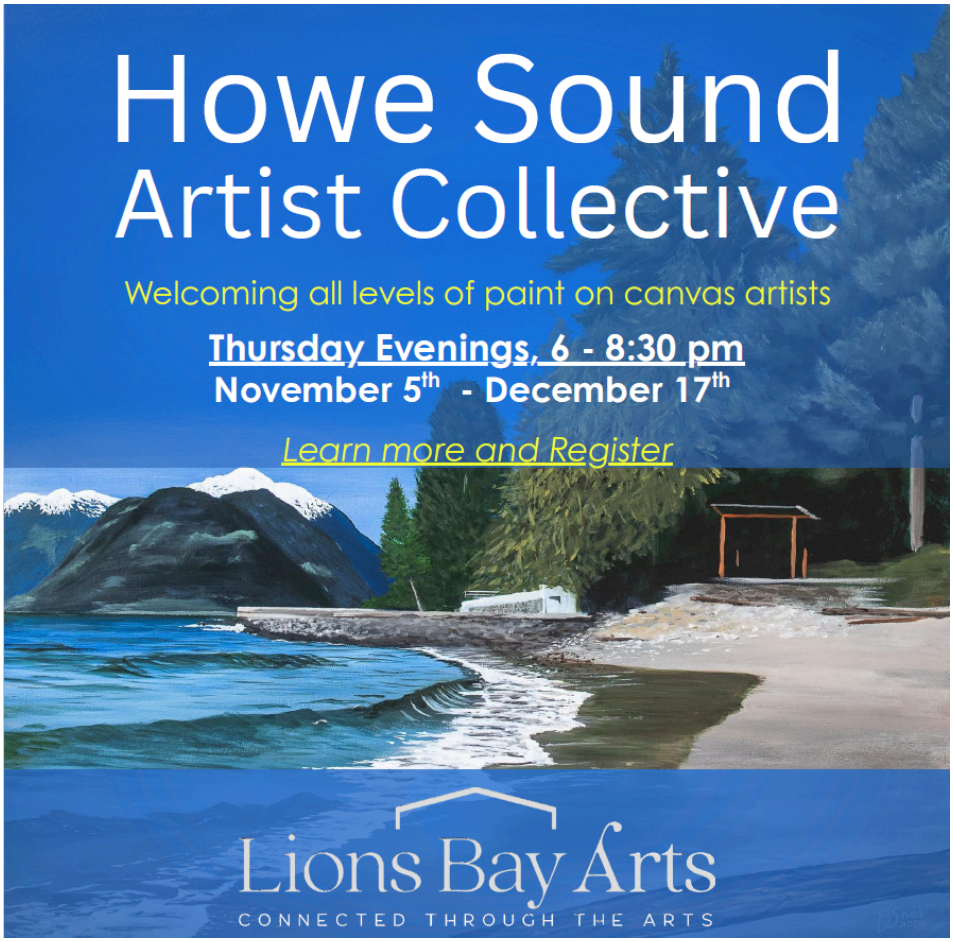
Link to join the meeting




Broughton Hall
11:00am til 3:00pm
LIONS BAY ARTS
Christmas Fair
Saturday, November 21st
Lions Bay Arts


Visit us at the LB Arts
Christmas Fair!
SATURDAY, November 21st
11 - 3 in the Village Hall
We'll be selling locally made
gifts to support our 2027
programs & events.
BIRD FRIENDLY
CITY
LIONS BAY, BC
CERTIFIED BY NATURE CANADA


"People believe bears go to den because of cold and snow... What really sends bears to den is a lack of food and water."
Steve Searles, author and "Bear Whisperer"
Please help put our bears to bed!
www.lionsbaybearsmart.ca
LIONS BAY
BEAR SMART


Howe Sound
Artist Collective
Welcoming all levels of paint on canvas artists
Thursday Evenings, 6 - 8:30 pm
November 5th - December 17th
Learn more and Register
Lions Bay Arts
CONNECTED THROUGH THE ARTS



Lions Bay Arts
CONNECTED THROUGH THE ARTS
ESTABLISHED 2010

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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