



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Information Report		
Title	Resident Survey Results: Proposed Metro Vancouver Bylaw to Restrict Wood Burning Appliances		
Author	Shawna Gilroy	Reviewed By:	Peter DeJong
Date	March 28, 2019	Version	
Issued for	April 2, 2019 Regular Council Meeting		

Recommendation:

THAT the Information Report, “Resident Survey: Proposed Metro Vancouver Bylaw to Restrict Wood Burning Appliances” be received.

Attachments:

(1) Resident Survey Results Spreadsheet

Key Information:

By 2025, Metro Vancouver is proposing to ban the use of residential wood-burning appliances including woodstoves, pellet stoves, open fireplaces, inserts and more, that emit more than 4.5 grams particulate per hour. On March 15, 2019, Councillor Abbott drafted an information article in the Village Update called “Proposed Metro Vancouver Bylaw to Restrict the Use of Wood-burning Appliances” outlining the details and the options in terms of how Lions Bay could respond to Metro’s proposed legislation, which could potentially influence what will be required of residents with wood burning appliances. Included in the information article was a resident survey requesting community feedback on the proposed ban. Along with the Village Update article was a brochure that was sent to every post-mail box in the Village on March 15. The information was on the home page of the Village website for the past two weeks, along with several options to respond. The deadline for the survey was Wednesday, March 27.

The community had the option of filling out an online survey, a paper survey to be dropped in the “Have Your Say” letter box at the General Store or Village Office, by sending an email with feedback to Councillor Abbott (also to be included in Council correspondence at the



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next meeting), or by filling out the feedback form on the Village website. There was a total of 188 online surveys completed, 70 paper surveys, 14 emails sent via the feedback form on the website, and 23 emails sent to Councillor Abbott for a total of **295 responses**.

Of the 295 responses (including email correspondence), there were 258 surveys completed. The results are as follows:

1. How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?
 - Do nothing and comply with the bylaw as proposed: **19 responses**
 - Request a special exemption to align with the exemptions granted to communities outside of the Urban Containment Boundary: **227 responses**
 - Other: **10 responses**
 - Left blank: **2**

As you can see, there was an overwhelming response to request a special exemption. Of these results, there were still the remaining 37 emails/feedback which were also highly in favour of the exemption. Attached is a copy of the results for the community and Council's review. The community was invited via the Village Update on Friday to attend the April 2 Council meeting if they wished to speak during public participation and add anything further with respect to these results before Council makes any decisions.

Follow Up Action:

Councillor Abbott will be bringing a Request for Decision Report to Council based on the results of this survey.

Communication Plan:

A link to these results was added to the Village website home page on Friday, March 29th.

Resident Survey: Proposed Metro Vancouver Bylaw to Restrict Wood Burning Appliances					
	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
Website Form					
1	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	No, it is an older model freestanding conventional stove.	We heat primarily with wood, and supplement with furnace oil for times when the wood stove goes out at night, or if we run out of wood. It's unreasonable for us and would cost too much to heat with only furnace oil or hydro electricity. We have no access to natura gas, and hydros second step is an unfair penalty for those who have no other option except for wood
2	Do nothing and comply with the bylaw as proposed.	No	No		
3	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
4	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Don't know.	
5	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
6	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
7	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
8	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
9	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
10	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
11	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.		Yes	No, it is an unrated or open fire place.	
12	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Don't know.	I think Lions Bay ought to ask for exemption due to the unique circumstances of our remote community.
13	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
14			Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
15	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Don't know.	
16	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Our fire place insert is not free standing, but is an older model, 35 years old.
17	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes		3 x fire place inserts with control burs and heat recovery around There is a BC Hydro program active for nearly four decades, which is based on alternative heating provided by wood burning fire inserts. Our house like some other ones in the village has electric heating and wood burning inserts to provide the adequate heating. This set up was influenced by BC Hydro program for areas where natural gas is not available. For economical reasons there are no plans for a natural gas to be provided here. Trucks delivering compressed gas and diesel fuel to most of the houses in Lions Bay produce more pollution jointly with gas emission from burning. In our opinion, Lions Bay ought to request a special exemption to align with exemptions granted to communities outside We are far away from the city with a vast forest to clean our air.
18	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	We have a fireplace and contemplating an insert, the fireplace help us to cut in our heating bills we are both retired so saving money in heating is vip.
19	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	We have Lions Bay home and consider ourselves fortunate to have access to a wood burning stove in our home. On numerous occasions we have heated baby formulas for our neighbours. On numerous occasions we cooked meals for friends & neighbours. On numerous occasions we brought comfort and warmth during the hours and long days of NO power in the village. We consider ourselves living in a partly rural area and that is the reason we need to look out for our own safety and wellbeing. Remember the first 74 hours of any disaster you are on your own. It makes complete sense to be prepared. We use/burn dry and well seasoned wood. We are NOT burning/smoking every single day of the Winter Season. Being part of the city is not where we live. We must practice "common sense!" Thank You!!!!
20	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
21	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
22	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	More unnecessary government intervention. Understandable when in a densely populated area but that's not us. Government permitted and approved construction should not be taken away. Perhaps new construction. Our neighbourhood doesn't have natural gas so not really fair to ram this down our throats. I know this to be a hardship for many. I think we should opt out.
23	Do nothing and comply with the bylaw as proposed.	No	Yes	Don't know.	Wood burning appliances appear to be having a negative effect on Lions Bay air quality based on winter time neighbourhood walks and the noticeable odors from burning wood and other materials.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
24	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
25	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	An exemption similar to speculation tax for Bowen Island and Lions Bay. An exemption, due to no gas availability. The elimination of 2 tier BC Hydro rates might have an impact on my thoughts. How can we continue to allow pipelines and average Joe living in rural area has to pay additional charges to buy new appliances. Many people in Lions Bay are buying electric or hybrid vehicles to help with carbon footprint.
26	Do nothing and comply with the bylaw as proposed.	No	No		Replace your woodstove with a gass fireplace. Do some research to come to a preferred provider for gass fire places with discount to do the job here in Lions Bay. We have to make a changes.
27	Other, please explain in the space provided below.	No	Yes	No, it is an unrated or open fire place.	2020 is only next year and does not provide a reasonable timeline to become compliant. I applaud the move in general and only object to the timing.
28	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	
29	Do nothing and comply with the bylaw as proposed.	No	No		I realize the cost this may have to some people, but not having the smell of smoke for half the year would be a welcome relief in the village. I'd love to have my windows open but can't as everyone around us uses wood. With forest fires in July and August it would be very nice to not smell smoke all the time.
30	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Oh, I've got lots to say on this topic. This is a classic case of apartment dwellers in Vancouver imposing their will on those who live in more rural areas. I have two degrees in Science: BSc and MSc. I have reviewed the documents on which they base their observations, which in my opinion are flawed. Lions Bay should demand more recent and relevant studies and data. I will follow up directly to the Mayor!
31	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Don't know.	
32	Other, please explain in the space provided below.	No	Yes	Don't know.	Our wood stove insert is primarily used late November through March as an auxiliary source of heat due to poorly insulated west coast style houses constructed in the 1960- 1970's. Since natural gas is not available, eliminating the wood stove for seasonal use is becomes a very costly issue if one must solely rely on BC Hydro for electric heat. Education of the residents to burn seasoned dry wood should be the first step. During the 90's we were able to remain in our home solely due to our wood stove with one baby and one young child as BC Hydro was out for five straight days; many residents were forced to leave due to the lack of power. Given our rural location, surrounding terrain , possible highway closures, rock slides, the ability to retain a wood stove allows an emergency back up for such situations.
33	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes		Don't know.	
34	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
35	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
36	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	With power outtages this past year it would have been very uncomfortable without our woodstove. Even without power issues our home heats unevenly especially on those very cold days. Cant imagine not having our woodstove.
37	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
38	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Got to love all the brilliant "one fit all" proposals and rules.... a.k.a. inventing problems where none exist.
39	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	This is an unnecessary expense. I oppose it. Wood smoke is not a problem on our street (Sweetwater Pl). I have no idea how I could test our fireplace but undoubtedly it would be expensive. As far as I know, Lions Bay is not part of metro Vancouver and it's regulations should not apply to us.
40	Do nothing and comply with the bylaw as proposed.	No	No		
41	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	
42	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes		No, it is an unrated or open fire place.	Withdraw from being a signatory on the Climate Action Charter.
43	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes		No, it is an unrated or open fire place.	
44	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an older model freestanding conventional stove.	Without other economical alternative such as natural gas, wood stoves are a reasonable alternative to heating our home vs using electrical which is very expensive and not effective.
45	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Being unable to burn wood as a secondary heat source in our home would have devastating financial impacts on our family: having to rely only on hydro to heat our home--and in the absence of a natural gas supply and the very high cost of retrofitting our home for propane or natural gas heat (new furnace and the major construction costs of retrofitting an existing home with ducting and fresh air returns)-- our electric bill would soar to levels that our fixed income could not sustain, and we would, quite literally, be left in the cold. Please reconsider imposing these restrictions on us.
46	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
47	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Electric baseboard heating is the main source of heat in our house. In the winter months sometimes that is not enough and we have to augment with our pellet stove. Lions Bay also has regular power outages so the ability to have that secondary source of heat is important for us.
48	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes		Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
49	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	I would be more willing to look at upgrading my airtight and fire burning emissions if BC gave up its aspirations on foreign owned LNG processing plants and fracking that are going to add a lot more pollution than a few fireplaces in Lions Bay!
50	Do nothing and comply with the bylaw as proposed.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
51	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
52	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
53	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	We use our fireplace during power outages. We only use our fireplace during the fall, winter 5-7 times a year, for heat/ambiance. We do not have natural gas or propane. Since The air quality study shows Lions Bay air quality is very good, we see no need to restrict all use. However, maybe residents using wood as their primary heat source, should comply with low emissions. Or, could these new regulations be for new buildings/large renovations moving forward.
54	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
55	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	I think this ban is ridiculous for a small urban community the size of Lions Bay. It has not been a problem ever and I have neighbours that use their stoves and fireplaces a lot during the winter months.
56	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	My hydro cost average 600 monthly that is significant that my wood burning fireplace with upgraded insert is our major source of heat.. We would have to move if we could not heat the house as hydro heating is expensive and not efficient to heat without wood.
57	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	I have a regular fireplace in my living room, with a screen and glass door front. I use this fireplace occasionally in winter only for atmosphere and traditional effect. The house was built in 1977 and the fireplace creates a pleasant relaxing effect with not a large amount of smoke produced. The wood I use is from my own lot, well dried, and not much is used. I would not likely plan to convert to gas or propane because of cost. Without this fireplace atmosphere, and the increasing costs in village taxes and rates, and being a senior, I likely would consider moving from the village, as this is one more negative feature to deal with. I know everyone is trying to do their best with the increasing issues around us. The best solution to this issue is to be exempted from the larger city smoke issues, as we live in an area where wood smoke does is not a major issue.
58	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
59	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	We are already compromised by lack of Natural gas services and are forced into more expensive alternatives. Overall there would be comparatively little emissions from such a small population and the emissions would not flow to other communities and create adequate concentration of pollutants for the health concerns Metro Vancouver is trying to address. While the secondary heating is used, it is always the cold season, Lions Bay population is often indoors and the rain also picks up particulate ash. Metro Vancouver already has the data to prove our negative contribution to air quality is insignificant. Burning of wood is considered "carbon neutral" by many.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
60	Do nothing and comply with the bylaw as proposed.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
61	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	
62	Other, please explain in the space provided below.		Yes	No, it is an older model freestanding conventional stove.	Disassociate from any aspect of Vancouver such as GVRD, Metro Vancouver , etc etc. Our community has so many differences and dynamics than Metro Van it will always be a bad fit to do blanket like policies, taxes, regulations etc.
63	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	<p>Congratulations Council; reaching out for thoughtful input is the right thing to do.</p> <p>Air quality in our tiny municipality is good, and so far, we have evidently had little impact on the air quality of "Metro" or the "UCM".</p> <p>While Lions Bay has been arbitrarily and geo-politically lumped in with "Metro" and the "UCM"; in most other ways the village has little affinity with our large urban neighbours and more in common with Bowen and other smaller communities up the coast. In fact day by day residents of Lions Bay (LB) are becoming vocal and leading proponents of environmental stewardship and rational development.</p> <p>In any event decisions regarding development and air quality in particular should be made on the basis of good data and scientific evidence and "knee jerk" compliance with blanket regulations on wood burning which may be necessary for burgeoning urban "Metro" and the "UCM" is NEITHER desirable nor appropriate for the village of LB. In fact such unnecessary compliance could establish a dangerous precedent for our Village.</p> <p>In my opinion Lions Bay should respectfully request an exemption from the Metro Bylaw until the data and science demonstrates that our compliance will provide significant benefit to our neighbours in "Metro" and the "UCM".</p> <p>Yours truly, G C Weary Lions Bay</p>
64	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	It is imperative that we are allowed to continue burning clean wood. As Lions Bay is quite isolated, we need to be able to burn wood to heat our homes. We cannot depend on propane or electricity alone, given frequent power outages and propane supply requiring delivery by trucks travelling the Sea to Sky Highway. We do not have the luxury of constantly flowing natural gas in Lions Bay. Thank you very much.
65	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Don't know.	
66	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Lions Bay should be exempt from the UCB containment boundary, and fall under the same status as Bowen Island. We rely on the heat from our fireplace should we have a power outage, which happens often. Our household uses around a quarter of a cord of firewood each winter, which is very nominal, however we definitely need the fireplace for heat during power outages and when the weather is extreme, as Lions Bay does not have access natural gas.
67	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.		Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
68	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
69	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
70	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Lions Bay is in a forest. Trees need to be cut to preserve views and to maintain properties. Having a supplemental wood stove insert is a prime way of heating the house through the winter months. The amount of air pollution now created by weekly green waste trucks circling the village, travelling long distances and then having further diesel powered machinery process this forest waste could be offset by maintaining wood burning appliances. Further the Village should reinstate 3 to 4 annual weekend burn weekends, this would greatly improve the unsightly Village appearance as residents could then clean up their respective properties. The wood burning fireplaces also provide certain ambiance to a west coast style house in the middle of a dreary winter evening. Wood stoves also serve as a backup heat source during power outages as most Village homes rely on BC Hydro for electric heat.
71	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
72	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	I believe that we should try and have the best air quality we can. Older fireplaces will need to be retrofitted - perhaps there can be a subsidy for those residents as they would most likely live in the older original houses. I love my fireplaces and use them for secondary heat. I tried and am not able to put in a gas fireplace because of the slope of my lot and the proximity of the tanks to my house. Otherwise I would. I do have modern fireplaces but will check the emissions in the manual and have them registered.
73	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		I have a propane fireplace.
74	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Don't know.	We use wood as our primary heat source with electricity as the secondary source. Lions Bay is a semi rural area. It hard to believe that the wood stoves in Lions Bay have much of an impact on the air quality. Our wood stove, during the weekdays, only runs for about two hours in the morning and in the evening. Only when the temperature drops below zero do we run it overnight. Lions Bay differs with interior and northern climates. Where there a colder outside temperatures (-5 to -20) one would want to run a wood stove at high heat 24 x 7. In Lions Bay our wood stove is most often on low so as to not heat the house above 23C.
75	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
76	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	we also have a freestanding wood stove that heats our living area in the fall winter and spring because we can't afford the electric heat
77	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	best part of our home is our fire place
78	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	The fireplace is key to the comfort, warmth and character of our main living area
79	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	we LOVE our wood stove and would be devastated to lose it.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
80	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Don't know.	
81	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	
82	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.		Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	<p>We also have a open fireplace.</p> <p>We ensure our firewood is well seasoned.</p> <p>We also start the fire with a lot of cedar kindling to ensure a very hot fire right from the start, which means we do not have visible smoke exiting the chimney.</p> <p>There are many links on the internet that would help those people with limited knowledge on the subject of reducing emissions from you fire. Perhaps sending out some of these links to the village residents would be helpful. My apologies if this has already occurred.</p>
83	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
84	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	<p>When there is a power outage we use our fireplace as a primary source of heat.</p> <p>Last year the power outage in Brunswick lasted, I believe, 8 days.</p> <p>We have had power outages in the past that last a few days. One notable one was in the dead of a very cold period in January many years ago, but a source of heat was necessary.</p> <p>Although we now have fewer power outages with the Hydro coming from both the north and south as cogeneration, we do continue to have them occasionally, and very bad inclement weather is always the likely cause. Thus, colder temperatures are likely and again a secondary source of heat required.</p>
85	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	We use our enclosed fireplace once or twice a year, at Christmas and New Years.
86	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	We use our 2 airtight fireplaces as a secondary source of heat in winter to supplement our expensive electric heat, which goes into BC Hydro's secondary, more expensive rate without fail mid-month - every month and no matter how we try and conserve our electric energy. We have no other choice but to use wood as there is no natural gas available in Lions Bay and for this Lions Bay should be exempt from this proposal! In fact, Lions Bay should be exempt from BC Hydro's more expensive hydro rates because this rate is based on all of B.C., where most other communities have access to natural gas.
87	Do nothing and comply with the bylaw as proposed.	No	Yes	No, it is an older model freestanding conventional stove.	We should comply with the bylaw as proposed. We should do our part to prevent climate change.
88	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	<p>Realizing that in 2018 there were 38.1 million airplane flights world-wide, in addition the carbon emitted from the hundreds of millions of cars, do we seriously think that climate change will be affected by wood-burning fireplaces????!! How about all the houses in Lions Bay and elsewhere that depend on oil to heat our homes.</p> <p>Yes, to a very minor degree, wood smoke will affect the air we breathe but seriously..... !!!</p>

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
89	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	We use a closed wood burning efficient fire on weekend evenings because it's cozy and nice. But we use our pellet stove, most days in the winter for 5-6 hours to help heat our house because our electrical bill is very expensive. If it is deemed that we need to change for health and climate change reasons, we will, and at great expense to us - HOWEVER - what infuriates me is the plume of smoke that is at the same elevation as our house, across the bay nestled between Gambier and the Sunshine coast from the pulp mill. At certain times of year, it has a yellow haze, and we have called the air quality control people who advised us that the mill is monitored by a company they pay for and are apparently in compliance. We find this very hard to believe. If we have to stop emissions from heating then they absolutely she have to do the same.
90	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	No matter how this is resolved for Lions Bay we need to be able to legally use our wood burning heating appliance in the event of a power outage.
91	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	We built our home in 1968 and our heating source was and is the abundance of wood we have on our property. We keep a 6 year supply of firewood at all times in our wood shed to ensure it is dry and efficient when used. We also had electric heaters installed which was an expensive option in 1968 however not to the extent it is to nowadays. The abundance of wood, a renewable resource, provides us with the quality of life many people wish they had. Being compelled to converting to a non-renewable heating source like LNG or Natural Gas would not only be cost inefficient but also retrogressive.
92	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		
93	Do nothing and comply with the bylaw as proposed.	No	No		
94	Other, please explain in the space provided below.	No	Yes	Don't know.	If a fireplace doesn't meet the smoke emissions bylaw then they should just grandfather existing fireplaces until the unit needs to be replaced for example in a renovation or tear down in rebuilding a house. All new houses would have to meet the new specifications.
95	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	I have 2 open fire places and one 10 year old high efficiency insert but not sure of the rated efficiency. While I support the overall goal of the clean air objectives, I find the targeting of wood fireplaces by metro Vancouver problematic. Lions bay has no natural gas like the rest of metro Vancouver which has natural gas and it is used in a profligate and highly wasteful way just take a look at the central heat system downtown and hundreds of others that have old out dated systems. Yet they want to stop us burning a bit of wood to stay warm in the winter most of which I take from tree fall on my property. I have gone to great lengths to make my home more efficient installing a heat pump and improving insulation and windows. I'm not sure what benefit we have to being within the metro Vancouver urban containment boundary but it doesn't feel much like we get any. I am going to have 2 huge prominent features in my home rendered useless by this legislation devaluing my property. I request that the village seek exemption on the basis we have no access to Natural Gas. We are forced to use electricity to heat our homes a fuel that costs 3 to 4 times more than natural gas and should not be penalised and forced to use a more expensive fuel on the coldest days of the year. If Metro Vancouver showed leadership with mandating the efficiency of the millions of natural Gas appliances most of which would be illegal in Europe then I would be more inclined to get behind it but in fact they are completely ignoring this major air quality issue.
96	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
97	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.		Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	My understanding is that according to EPA information my Englander pellet stove emissions are below 4.5 grm/hr. See https://www.google.com/url?sa=t&source=web&rct=j&url=https://19january2017snapshot.epa.gov/sites/production/files/2015-12/documents/list_of_epa-certified_wood_stoves_oct_2015.pdf&ved=2ahUKewjBxqHA3ovhAhUelrkGHSlcBCEQFjAAegQIAhAB&usg=AOvVaw2UyVz_7rh3EvPP7vUJ2ZN . We also have a small wood stove in our bedroom that only uses low emission presto logs that is only fired when they are blackouts in winter.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
98	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	We are a more rural community and many of our houses were built and designed with different forms of heating. We also have power outages much more often due to our location and have to have natural sources of back up heating
99	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Part of the choice for a more rural village lifestyle was to have a home with an open fire. I believe our small community does not produce any significant amount of pollutants and being by the coast and mountains the air is good. I can see that with the high density urban areas fires could be a problem. To be honest the wild fires do way more in changing our air quality. Reduction in car pollutants (we have an electric car) and recycling do more than the natural burning of wood. We use open fire a lot in the winter as heating house with only electric energy is very expensive in the winter. With no natural gas available to the village I think this puts us at a disadvantage.
100	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
101	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	We pay \$100 for 2 months of Hydro in the summer. The 2-month January bill is \$1,100. Without our wood stove, it would be unbearably expensive. Getting very tired of all one-size-fits-all attitude of government.
102	Do nothing and comply with the bylaw as proposed.	No	Yes	Don't know.	While I love my wood-burning fireplace, [and believe it meets output specifications] I would be willing to upgrade if needed to comply with air quality standards.
103	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
104	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Since Lions Bay has limited heating source. (ie no natural gas options) we are unique to other communities in the metro van area and therefore should receive special consideration
105	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	I've read the Metro report and this report does not appear to be relevant to residents of Lions Bay. Suggest the village does not sign and asks for an exception.
106	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Our home is heated by Electrical baseboards so we virtually contribute no carbon to the atmosphere for global warming. We have one fireplace that has an electrical insert installed in its place and another older wood airtight in our rec room that we use occasionally for heat. If Lions Bay does not exceed any of Metro Vancouver's air quality particulate objectives, I think we should request a special exemption and avoid the cost and effort by the Village to enforce this bylaw which is needless.
107	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Since we don't have gas, wood burning should be allowed. If it is not permitted then Metro Vancouver should pay to put in a gas line and grants should be made available for home owners to convert to gas,
108	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Box 213
109	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	During the week long power outage in Lions Bay in the late 90's, I was immensely grateful for our wood burning fireplace, which helped to keep us warm when we lost our electric heat. It was a godsend to be able to have a wood burning option. Please do not comply with the Greater Vancouver initiative to restrict wood burning fireplaces. We do need the option to have a wood burning fireplace here in Lions Bay.
110	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
111	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
112	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		I have neighbours who rely on wood burning. They are presently burning wood from 2 trees taken down, one from my yard. I think that is a responsible use of trees locally. I happen to love the smell but realize it releases particulates. I am in favour of allowing wood burning.
113	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	We need incentives to comply. Hydro rate reductions as before would be appreciated. Given Village infrastructure we cannot count on, if ever, that Likns Bay will get natural gas.
114	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	It seems to me untenable that Metro Vancouver would deem that Lions Bay should be part of the urban containment area when we don't have access to a reasonable and easily accessible alternate form of energy for heating our homes, i.e.: natural gas. The banning of fireplaces (either inserts or open) will cause undue hardship on us as it will increase our hydro bill significantly, perhaps double it; it is already very high, even though we keep our thermostats very low (lower than the Powersmart suggestion). On this basis Lions Bay should definitely be exempt. I would also like to know how they are going to measure the particulate output of any fireplace - at their cost. If Metro Vancouver does not comply with this exemption request, then I would recommend that Lions Bay seriously consider joining the Squamish-Lillooet Regional District. Perhaps we would have to develop a different system of transit to get to Horseshoe Bay/Caulfeild/Vancouver, but we I'm sure that we could co-operate with Squamish on this, considering the number of people who now commute from Squamish to downtown Vancouver.
115	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		I support the use of wood burning appliances by families in Lions Bay.
116	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		I support the use of wood burning appliances by families in Lions Bay.
117	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		I support the use of wood burning appliances by families in Lions Bay.
118	Do nothing and comply with the bylaw as proposed.	No	No	No, it is an unrated or open fire place.	If residential wood burning is to be restricted, it is also time to regulate two other sources of significant particulate emissions (and possibly greater contributors to air impairment) in the village, namely the highway and the railway.
119	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	We believe that Lions Bay has had and still enjoys an urban life style that should allow for homes to have an occasional fire. On the other hand it is a problem in Lions Bay to find an economical or convenient heating system in the absence of natural gas. Electricity is now priced at a high usage rate and not economic for most families or retirees and does require upgraded electrical panels etc. So we must struggle with using the heating systems that our original homes were designed for such as oil or propane or wood burning or a combination of both. I recently went through an oil upgrade from outside tanks to boiler and computerized system controls. Not cheap and very problematic. The drama for those home owners using wood as a primary source or a combination of both will be a very costly burden or just plain impractical. I believe every home in Lions Bay was constructed with a fireplace and is part of the Lions Bay experience. Lets be supportive of those that will be hurt by a ban and the burden we will place on them and their family.
120	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Lions Bay does not have the benefit of natural gas, our only heating alternatives are hydro, propane and wood. Through the winter we use our wood stove, with catalytic converter, nightly as a heat source.... not for aesthetics! A couple of years ago we installed an airtight wood burning insert in the living room fireplace. We support Climate Action but in reality the forest fires we have each year are the single most critical factor in our air quality. All the wood stoves in BC would account for less than 1% of the carbon emissions and particulate discharge from forest fires! The BC Government should be putting significant resources into forest fire mitigation and suppression.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
121	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	We have no secondary heat source during power outages and we are already penalized by two tier hydro billing when we have no other option besides electrical heat (when will we lobby to get this changed). So even though we do not use our fireplace often, when it there is a power outage or for special occasions, we really need this extra heat source.
122	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		
123	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	
124	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
125	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
126	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Feedback based on the fact that Lions Bay does not have equal options to secondary sources of heat during a power outage.
127	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
128	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	
129	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
130	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Hello, Jonathan Wreglesworth from 30 Sweetwater place. We have a wood stove that we use for secondary heating. It was installed in 2010. It is an epa certified stove with a published particulate emission of 1.5g/hr. I am very pleased with is the amount of heat this new unit generates. It seems to me that it generates significantly more heat than an older style stove and incomparable to an open hearth fireplace. This might be of interest to residents that are looking for a more efficient source of heat. This will result in less wood being burnt and fewer trips to the woodpile and a lot less smoke.
131	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	
132	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Brunswick Beach is isolated. We have power outages that can last a long time. We do not have the luxury of free-flowing natural gas. What if due to weather the propane trucks cannot come? The new propane furnace we installed does not heat our home very well. We do not use our wood stove all the time but do require it at times. Thank you,
133	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
134	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	There is no natural gas or alternative other than electricity to heat which has been cut for a week in the past. Wind storms are frequent here and BC Hydro doesn't prioritize a small population and cannot always access to fix. In the event of a power failure, which is quite likely, the wood burning fireplace is our only way to keep the house heated and prevent damage to the house. The removal of this ability could possibly jeopardize our insurance, home and safety. We are very isolated in Lions Bay and have none of the perks or comforts, e.g. bus, natural gas, etc. of Metro Vancouver. In the event of a rockslide, again quite realistic, we could get trapped here in winter and not having the ability to utilize wood burning this could be life or death. Wood is a biofuel, so burning wood should not add to the carbon footprint. Why would we do this?
135	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
136	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
137	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
138	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
139	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	
140	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
141	Do nothing and comply with the bylaw as proposed.	No	No	Don't know.	
142	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Unsure, we just had a wet test done at the time of our reno last year and it was approved. We have a free standing wood stove, not an open fire place. We both enjoy the look of the wood burning in the stove as well as the amount of heat that is generated from the stove during our long winter period. If our stove does not meet the 4.5g/hr, we would be willing to upgrade rather than lose the opportunity to continue to use our wood stove.
143	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	As we don't have the luxury of natural gas in Lions Bay, we rely heavily on our W.E.T.T. Certified wood-burning stove for a secondary source of heat. Not only does it heat our entire home, but it keeps our electricity bills to a manageable level. Vancouver and most other municipalities have access to natural gas. We don't! In lieu of that, I believe it is our basic right to have up-to-date, certified wood burning stoves in order to stay warm and not have more astronomical electric bills than we have now.
144	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
145	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
146	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
147	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Lions Bay does not have a natural gas service and residents are dependent on the options of electric, oil or propane gas as sources of heating. The wood burning stove in our home was installed as both a back up to the electric furnace in the event of electric power loss and to augment heating in times of particularly cold weather when the additional heat is required. The stove was WETT certified in February 2017 and is regularly maintained.
148	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	1) My home was built around wood stove heat. While electrical is on at minimal levels it is the wood stove that takes over and heats the home after an hour, 2) to update the wood stove would likely be in the \$3-4,000 neighborhood, 3) with the winds that prevail in Howe Sound during a normal wood burning season I do not see any health issues or extensive smoke lingering for a prolonged period, 4) what happens when the power goes out and there is no alternate source of heat? Most recently this occurred for a day during a very cold period.
149	Do nothing and comply with the bylaw as proposed.	No	Yes	Don't know.	
150	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
151	Do nothing and comply with the bylaw as proposed.	No	No	No, it is an unrated or open fire place.	
152	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	We need the fireplace as a secondary source of heat as well as a means of cooking food and removing the considerable annual buildup of fallen branches
153	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
154	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	No, it is an older model freestanding conventional stove.	I think it's imperative this the Village is exempt or is allowed modifications to this proposed by-law. Unless there are significant subsidies for homes with primary wood heat to be converted to other sources? Maybe. This feels like a way for local governments to force the use of LNG. Banning wood fires as a source of heat is a really bad direction in my opinion.
155	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Don't know.	
156	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	Since we don't have access to natural gas and electric heat is very expensive we rely on our wood stove for heat for 8 - 9 months of the year. I would like to upgrade to a more environmentally friendly stove but don't want to be pushed into it by Metro.
157	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Will provide separately, by email.
158	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Don't know.	
159	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Don't know.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
160	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Surely the amount of particulate emitted by fireplaces in Lions Bay is a drop in the ocean compared to the now-annual forest fires that blanket Lions Bay with smoke, a symptom of global warming. While transportation continues to be North America's single greatest contributor to global warming it's ridiculous that we're homing in on fireplaces while West Vancouver is so in love with its cars that it votes against the B line extension.
161	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Since Lions Bay is not able to access natural gas, we depend on electric heat and/or wood burning appliances to heat our homes. If the Provincial government wants to run natural gas to our homes (at their cost) then I would happily remove/update my fire place.
162	Do nothing and comply with the bylaw as proposed.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	<p>The info brochure is well written and a good lead to the issue. But is it weighted toward resisting the woodstove regulation program, and "motivating for an exemption?" Certainly it is disingenuous to quote wood burning's contribution to fine particulates as 27-32% on an annual basis, rather than in winter (when it produces 90% of PM2.5)? Or does Council doubt the data? And this is not a burning ban, or a "total ban of wood burning appliances" as the brochure may imply.</p> <p>This is a wood appliance modernisation program. Our winter time air quality is very poor during inversion conditions--you can see the yellow dome over the village from the north and south. I am all for the program, and was of course on the Metro Committee that saw its first iterations starting three years ago. What no one could explain to me then, nor since, is how it was to be enforced. Certainly Lions Bay municipality will want no part of managing compliance. And as someone who provides probably half my winter heating BTUs with wood, I know even a modern compliant appliance is only part of the story. Without wood selection and seasoning, combustion air management, and hot fire maintenance, even the best appliance will produce plenty of smoke and little heat, the whole day.</p> <p>BTW, we are not a rural community: our houses are at suburban spacing. And Lions Bay is today IN the Metro Urban Containment Boundary (but probably shouldn't be).</p>
163	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
164	Other, please explain in the space provided below.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	We should move the urban boundary so Lions Bay is outside of it, for once and for all. Then we don't need the exemption this time or the next. We should declare ourselves rural like Bowen and Anmore. Because we are!!!! Why do we need to be part of Metro anyway????
165	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Lions Bay is very different from Metro Vancouver. Many houses in Lions Bay rely on their wood burning appliance as the main source of heat during the winter. They may have electric as a primary source but will shut that off to heat the house with the wood burning appliance. As Lions Bay does not have natural gas and not everyone is willing to have gas tanks in their yard, there is no way to heat the house other than wood burning appliance if the power goes off. As it does with wind storms in the winter.
166	Do nothing and comply with the bylaw as proposed.	No	No		
167	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Your questions regarding sole source and secondary source are too broad. There are various scenarios that we operate our wood burners but the primary reason is economic. Our primary heat is oil forced air which struggles to take the chill of the house on colder days, then we will fire up one or both of our air tight units, which by the way both meet <4.5 g/hr. I still believe that it's better to get an exemption as compliance will have a cost. Any added cost I do not see as fair when it's quite clear we will miss out natural gas in the village
168	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	Also have an open fire place in the living room and we love it.
169	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	The residents do not have access to natural gas to heat our homes. My wood burning fireplace is a far less expensive than the cost of baseboard heating and provides more warmth

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
170	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Although an older model, my stove is rated at 4.2 g/hr. During the winter months it is the sole source of heat to the main living area.
171	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
172	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	It's not possible to have a gas fireplace in our area of Lions Bay. Electrical heating is expensive, and we rely on our wood burning fireplace to keep our heating bills manageable during the winter. Our older home means that we suffer hugely from a lack of insulation so heating gets very expensive quickly. We have spent time collecting wood from various parts of Vancouver to provide supplementary heat at no expense. We only use the fireplace on very cold days, and would like to retain this option.
173	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	I like the the direction Metro Vancouver is taking but it should not be retroactive. All new homes or renovations should need to comply with the 4.5 g/hr or less. When we had a multi day power failure in the winter it was our only source of heat, we were also able to cook on the wood stove. In our new home we are building the wood stove will qualify for registration.
174	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
175	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
176	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
177	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
178	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	In our case we have a fireplace and a wood burning heater. We use them quite infrequently and only in the winter. If the new bylaw were to require expensive upgrades I suspect we would pass. The fact that air quality in Lions Bay is already quite good is a key factor in my view the community should consider opting out, if possible.
179	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	I own an older, uninsulated home with single-pane windows. It gets very cold indoors in the winter. If natural gas were an option, I would heat my home with that, but until I can afford to renovate (insulation, double-pane windows), which is many years down the line, or until natural gas is available in Lions Bay, I rely on my wood-burning fireplace to heat the house. I have electric baseboard heaters, which I do use in winter, but the cost to heat the house using those alone is prohibitive. Thank you for considering my comments.
180	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Don't know.	Unless the BC government is prepared to force The Gas utility to provide service to all areas as opposed to only the high density money making areas I do not see why we should change anything. Many of the houses in Lions Bay need wood for Primary source of heat. I also find it annoying that with no Gas as an alternative that BC hydro charges us the tier 2 that they have as we also have electric heaters and they cost a fortune..
181	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Not having the luxury of piped natural gas as an alternate source of heating, the village should be exempted from the proposed emissions bylaw. The village still experiences power outages from time to time and as was in 2006 when the village was without power for six days the only reason that many people were able to stay at home was because of wood burning fireplaces to supply heat. The exemption would be for the benefit for a maximum of up to five hundred homes which inconsequential within the boundaries of the UCB
182	Other, please explain in the space provided below.	No	Yes	Don't know.	This proposed regulation is excessive even for a local governing authority. (The risk / benefit equation does not make sense - similar to requiring fire sprinkler installation in new builds from a few years ago.) If the policy intent is to reduce air borne matter that affects the environment, there are other policy matters that are higher priority. The Village should oppose the proposed regulation.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
183	Other, please explain in the space provided below.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	I believe we should 'grandfather' existing wood burning INSERTS. Open burning fireplaces should be required to install new inserts that comply with 4.5 gr particulare/hr. All future units need comply! Cost is concurrent with regular maintenance, safety etc.. We should ensure LB impact on air quality a min.
184	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
185	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
186	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
187	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
188	Other, please explain in the space provided below.	No	Yes	Don't know.	We should fight this - it's nonsense for local government to be doing this.
Paper Surveys					
189	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	How would this bylaw be policed? Is someone really going to check chimneys at 10 pm on a wet January night. Stupid idea, inappropriate to rural/isolated communities!
190	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes		Explain the advantage of Lions Bay belonging to the GVRD, how much does it cost us and is it really worth it?
191		Yes	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
192	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	The wood stove is the main source of heat but electric baseboard heaters are available if necessary.
193	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	Most, or at least many Lions Bay homes must have open fireplaces, used mainly, and only occassionally, for recreational purposes.
194	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
195	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Based on Metro Vancouver Wood Stove Exchange Program Rebate, we installed two units from Regency Inserts - 1) I/2005, 3.0 emission rate and 2) I2400M, 3.4 emission rate. Installed in 2009.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
196	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Don't know.	Use fireplace infrequently but not for heat source. Would replace unused with an electric version if uncertified, \$400 doesn't cover it.
197	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	I don't have any wood burning appliances.		How about no wood burning after 10 pm? We often have smoke drifting in through our open bedroom window at night.
198	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	I don't have any wood burning appliances.		
199	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	We have a "Freeheat" machine installed in what had been an open fireplace. Unit is effective in heating the main room of the house when the heat pump cannot provide sufficient internal heat because outside temperature is below +4 degrees celcius.
200	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Rotting BC Hydro poles will ensure a greater number of power outages in the future. This community needs secondary sources of heat during power outages.
201	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
202	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	1) Lions Bay should be outside the UCB - we are rural, like Bowen, Anmore, etc. 2) We would potentially qualify for more/different grants as a small, rural Village. 3) Do the cost analysis: how much do we pay Metro, and what do we get back? Is it worth being part of Metro, or should we leave and incorporate?
203	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Wood burning is the primary winter heating source. I use baseboard heating as a secondary source in emergencies. Lions Bay does not have a gas option so has very limited heat choices. I cannot afford to heat my home solely on electric - some of us are on limited incomes. Some residents pay over \$1000 per month for hydro already.
204	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Avoid restrictions by anyone. We should be masters of our own houses. Fireplaces and stove contribute nothing to global warming.
205	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	We have an acorn fireplace, installed 1981. We use it infrequently (eg Christmas). We burn presto logs. We use it when we have no electricity supply.
206	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
207	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	We have an electric forced air furnace which does not heat up our house at all in the winter months. That's why we have a wood burning stove.
208	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Biggest issue possible is many people burn unseasoned or wet wood.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
209	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	This is GVRD nonsense. It would be a huge expense to retrofit fireplaces. Stop the social engineering! People moved to Lions Bay to enjoy their fireplaces! Do somethin gabout the 5 million cars to Whistler.
210	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Kent Heating - 75-od-197, October 1986, ULC 5 628 standard for fireplace inserts Canador, not sure if 4.5 g/hr is achieved. We have too many regulations, and Lions Bay with many blackouts depends on fireplaces for heating in emergences. We do not need Metro's regulations.
211	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		
212	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
213	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes		Primary source during power outages and to cut back on large hydro bills!
214	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
215	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
216	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes (primary)		Don't know.	Lions Bay does not have the benefit of cost-effective natural gas, and hydro power is unreliable due to frequent outages. The fireplace is both cost-effective and reliable. Lions Bay should be exempted.
217	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
218	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	We live in Lions Bay for 52 years and we have oil heat. When we told our contractor to install more insulation his reply was "don't worry oil is so cheap". This was true, an imperial gallon cost 36 cents (about 8 cents/litre) - nothing to worry about. Today it is at least 17 times that amount, non-affordable and burnin git is environmentally irresponsible. Fortunately we also had a wood burning stove installed which got us through the oil crisis in the early 1970s. This stove was upgraded 45 years ago with an airtight, high efficiency wood burning stove, which is now our only source of comfortable heat.
219	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
220	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	I from experience strongly know how important it is to have the ability to have the 3 fireplaces in my house usable. During the storm of 2006 we had no power (therefore) no heat for nearly a week. We need to have the ability to take care of ourselves during disaster.
221	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	In 2006 there was a storm and we lost power for nearly a week. There was no heat. We kept warm with our three fireplaces. We were also able to help many neighbours stay warm with t heir families. We need to have this ability to keep warm during power outages and disasters. Especially due to where we live.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
222	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Lions Bay has no piped gas. Wood heating is the only backup to electric heating. Power failures are a frequent occurrence here. We rely on wood heating when that happens.
223	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	This would be a very bad thing for Lions Bay since so many of us rely on wood for primary or secondary heat. I also bought my house in large part because of the fireplace. To not be able to use it, apart from the inconvenience and loss of lifestyle, would devalue the house. Can we somehow back out of the agreement with Metro - we should never have signed it!
224	Do nothing and comply with the bylaw as proposed.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
225	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	What benefit does Metro Vancouver bring to Lions Bay? Metro Vancouver is bringing this policy forward because its air is polluted, What does that have to do with Lions Bay? Lions Bay should take control of its own destiny as it has little in common with Metro Vancouver, GVRD etc.
226	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Leave the GVRD or Metro Vancouver or whatever the entity is called that keeps wanting Lions Bay to conform to its values, politics, dynamics. We are more like Squamish, Snug Cove, Bowen Island, etc. These divisive decisions for our community will never end.
227	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Wood fireplace is only used when hydro is off. This happens quite often. Please do not take this source of heat away from us.
228	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	It needs to be made very clear that, having no piped gas in Lions Bay, wood heating is the backup to our electric heating when not infrequent power failures occur.
229	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Due to the astronomical cost of electric heating, we use our fire unit constantly in the winter to offset this amount. Last November we replaced our fireplace (open with glass doors) for a more efficient unit. The emissions for this new unit are 1.47 g/hr. If Metro Vancouver are going ahead with this ban, why don't they invest in a natural gas line to Lions Bay - this would make a lot of sense.
230	Do nothing and comply with the bylaw as proposed.	No	I don't have any wood burning appliances.		

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
231	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	<p>I do not wish that wood burning-appliances comply with Metro Vancouver's wishes and we should either get an exemption from complying or leave the GVRD .</p> <p>Our house was built some 48 years ago and its main focal point are 2 large open fire places. Not permitting their use would be detrimental and a great de-valuation on the home.</p> <p>They are not the sole source for heating but it is sometimes deemed necessary for us to use them to dry out the air in the house. Living on the coast the house can get a little damp (humid) inside, making the house very cold and clammy. The use of the fireplace dries out the air. Having an elderly person living her too, we especially need to do this. Using the fireplace is not just for aesthetic reasons, but health reason. Having an open floor plan aids in drying the air and warming the house better than the furnace is able to do. It makes living here tolerable on those cold damp days.</p> <p>The fire place does more than aids in heating. It also lifts our spirits and is a source of relaxation and meditation.</p> <p>In an event of an emergency we must have access and be able to use the fireplace - as it is our sole source of heat. We have power out a few times that lasted 1 week. Once it was sub zero for the entire week and no source of heat except the fireplace. Having pets makes it impossible to leave.</p> <p>I do not have the means to put in an expensive new heating system in or replace the existing fireplace. At one point we looked an inserts but the way our fireplace was designed it would have destroyed too much of the unique fireplace's characteristics and would have been too costly to retrofit, and therefore we did not pursue any upgrades or inserts. <u>We do not have the option to look for other secondary means of heating the house and natural gas is unavailable and electric heating for an</u></p>
232	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	The community would benefit from educational activities that promote awareness of adverse health impacts associated with wood smoke, the benefits of burning seasoned wood, etc.
233	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes		It is a 1979 Heatilator fireplace (not open). It has glass doors and the box is metal. When in use, the doors are closed. With no natural gas, we use the fireplace several times a week from Nov to March.
234	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Don't know.	1- Main heat source is a wood burning boiler for hydronic in floor heating. 2- Two masonry heatilator wood fireplaces. 3- Back-up heat source is electrical to heat hydronic system on grandfathered interruptable power at reduced rate. 4- Cost to upgrade systems would be at a very high cost which would have excessive pay back time.
235	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Lions Bay does not have any natural gas, and as such does not have the same ability to heat our homes as efficiently as the rest of Metro Van.
236	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No		No, it is an unrated or open fire place.	We live in Lions Bay since 1981 and experienced quite a few power outages. One lasted 1 week! Lions Bay has just one road in our out. In an emergency we could face massive problems. Larger communities would be helped first.
237	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Lions Bay has no natural gas. With low density, we should be allowed to have wood burning fireplaces. At least existing owners should be grandfathered in.
238	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
239	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Since moving to LB in 1992 we have relied heavily on wood burning fireplaces and a wood stove. In fact, fireplace in living room was a major reason for house purchase. It's functional ability to provide heat plus it's aesthetic value (23 feet high) are integral to our continued enjoyment of life in LB. Given current challenges, particularly our deteriorating infrastructure (we applaud efforts to raise money to improve that situation including tas raises), any imposed ban on using the central feature in our house would further erode our property value and likely cause us to leave.
240	Do nothing and comply with the bylaw as proposed.	No	No	No, it is an unrated or open fire place.	
241	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Rules, regulations, bylaws and more laws! How far is this going - Lions Bay is our little place of paradise away from the city with a fire crackling on long winter nights! A yellow cloud over Lions Bay "what a joke"! Over Vancouver, yes but just from fireplaces!!
242	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	
243	Other, please explain in the space provided below.	No	Yes	No, it is an unrated or open fire place.	Could Lions Bay use this issue to go further in solar installations throughout the village, gradually phasing out wood burning as we increase solar?
244	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Lions Bay could join the Squamish Lillooet District and remove itself from Metro. Living in a remote rural setting is the reason we moved here and having a wood burning fireplace is a part of that experience. Having a fireplace is important to us!
245	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Please ask homeowners how their fireplace rates in their quality of life here. I care for mine considerably and like the odd waft of woodsmoke when I go for a walk. P.S. the forest industry conducts re-burns on an industrial scale throughout the province every year. Please consider relative cost benefit of this bylaw compared to the provinces slash burning impact on emissions. Let's go after the worst offenders first.
246	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
247	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	We are not downtown Vancouver, and lets not become it. Don't turn us into a community that huddles with our children around a computer image of a cheery fire. We breathed in way more toxins from the last 2 summer forest fires than from an occasional cold weather fire place. And what is our alternative - no natural gas!
248	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	We agree that if there are many wood-burning fireplaces/stoves in a dense urban setting, that there could be an unacceptable deterioration in air quality. However, in Lions Bay where the houses are far apart, and where any smoke is quickly swept away from the small built-up area by the continuous air motion on the mountain slope, there has never been an issue with air quality caused by wood burning appliances. Relative to the smoke caused by forest fires and vehicles, the few wood stoves contribute insignificant amounts of smoke. Less and less people even use wood burning appliances, because it takes effort to get the wood, tend the fire and keep the appliance clean. So one actually seldom sees any wood smoke coming out of chimneys anymore. Some years ago, down at the beach watching the Hallowee fire, when I commented to my neighbour (who is a chemist), that we were adding pollution to the air with our bonfire, he explained that burning wood creates exactly the same amount of CO2 as if one simply let the wood rot, so apparently burning wood does not contribute to global warming any more than letting it rot. We bought our property in Lions Bay in 1978, and built a house in 1988. We installed an air tight wood stove and an air tight insert for the fireplace. Since then we use one or both of these appliances essentially every day from October 15 to March 30 (approx). The primary reason is to heat the house. The secondary reason is that it creates a cozy cabin feel on our long, dark and wet winter days. The tertiary reason is this: an important part of our lifestyle (and source of exercise) is to manage our wood supply (cut our trees to protect the house and maintain the views, splitting, stacking and carrying the firewood). Eliminating the ability to burn wood would therefore have a significant negative effect on our life. Note that we use electric heat as our main heating source, which is expensive. We are able to save about \$2000 a year by supplementing the electric heat with our wood stoves. Note also that in Lions Bay there is no natural gas infrastructure, so we have less options than other communities in the Lower Mainland for alternate heat (and gas fireplaces). That being said, I think that a compromise would be to ask that all new construction allow only certified low-emission stoves, and that significant renovations (anything
249	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
250	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
251	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Our wood burning stove is essential to us during the winter to take the chill off the room. Lions Bay is a rural area and wood burning out here should be acceptable. Plus we don't have natural gas. It's another mindless intervention into our lives without any consideration for the unintended consequences. Lions Bay is RURAL (it's not Mangatteh and neither is Vancouver). We DO rely on our wood stove in winter and on chilly, soggy wet days. Please let us maintain the status quo. We feel the elimination of wood stoves in such a small community will have little impact on overall air quality.
252	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	I removed the oil furnace which is very dirty to the inside and outside environment. With no gas or electric heating, an efficient wood burning fireplace insert was the best alternative. It keeps our home nice and warm through the winter months. Nov, Dec, Jan, Feb, Mar only.
253	Other, please explain in the space provided below.	No	Yes	No, it is an unrated or open fire place.	1 (other) - since we don't have natural gas, the only source of heat is electricity. The average heating bill for winter months is approximately \$1800 per 2 months. (Suggestions) connect to natural gas. When I built my house 10 years ago, I put in a geo thermal system from the ocean, but regrettably Lions Bay Council has asked me to remove it (going green)!
254	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		
255	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	We only use our wood stove a few (<6) times per year.
256	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	In 2020 all new installations must comply by Lions Bay bylaw.
257	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		
258	Do nothing and comply with the bylaw as proposed.	No	I don't have any wood burning appliances.		
Feedback Form on Website					
259					WE SHOULD DEFINITELY COMPLY WITH THE BYLAW AS PROPOSED. WE NEED TO PROTECT OUR ENVIRONMENT FROM NOW BEFORE IT IS TOO LATE. THANK YOU.
260					WE HAVE AN OPEN FIREPLACE
261					WE USE OUR WOOD BURNING STOVE WHEN THERE IS A POWER OUTAGE IN THE WINTER DUE TO BAD STORMS OR?? ALSO, IN THE LAST 2 WEEKS WE HAD TO USE THE STOVE AGAIN BECAUSE OUR GEOTHERMAL HEATING SYSTEM PUMP BROKE DOWN AND IT TOOK 2 WEEKS TO GET THE PART NEEDED AND HAVE IT FIXED (DURING ONE OF THE COLDEST PERIOD IN LIONS BAY). THE HOUSE WAS AT 10 DEGREES BUT WE MANAGED TO STAY HOME WITH THE HELP OF OUR WOOD BURNING STOVE. WE ALSO HAVE A WOOD BURNING PIZZA OVEN THAT WE HAVE USED OVER THE MANY YEARS WE'VE BEEN IN LIONS BAY. IT GETS USED A FEW TIMES DURING THE SUMMER. NOT VERY OFTEN. WE USED IT TO RAISE FUNDS FOR THE VILLAGE OF LIONS BAY IN 2010 DURING THE OLYMPIC AND LAST YEAR FOR THE LIONS BAY ARTS FUND RAISER. WE DO NOT ABUSE THE USE OF OUR WOOD BURNING STOVE AND OVEN SO WE WOULD LIKE TO BE ABLE TO KEEP USING THEM. THANK YOU.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
262					<p>MY OPINION IS WE SHOULD COMPLETELY AND PERMANENTLY OPT OUT OF THE METRO VANCOUVER FIRE BAN. PUTTING A BAN IN PLACE FOR LIONS BAY IS FIXING A PROBLEM THAT DOES NOT EXIST, OUR AIR QUALITY IS GREAT. AND, OUR BURNING DOES NOT AFFECT ANYONE ELSE IN METRO VANCOUVER DUE TO OUR GEOGRAPHY AND PREVAILING WINDS.</p> <p>AT THE VERY MOST, COMPLETELY OPT OUT NOW, COME UP WITH A LIONS BAY ONLY, FUTURE OPTION THAT HAS US MOVE TO HAVE EXISTING OPEN FIREPLACES RETRO-FIT TO HIGH EFFICIENCY BY 2030.</p>
263					<p>I SUPPORT LIMITING THE USE OF WOOD BURNING APPLIANCES TO CERTAIN TIMES OF THE YEAR. BETWEEN NOVEMBER 1ST TO MARCH 1ST WOULD BE REASONABLE AS MANY RESIDENTS INCLUDING MYSELF USE AN EFFICIENT ENCLOSED HEATING FIREPLACE TO HEAT THE ENTIRE HOUSE ON THE COLDEST DAYS DURING THAT FOUR MONTH PERIOD.</p>
264					<p>I AM IN AGREEMENT THAT WOOD BURNING APPLIANCES SHOULD BE PHASED OUT BUT UNLESS LIONS BAY RESIDENTS CAN BE EXEMPTED FROM THE CRIPPLING DOUBLE RATE HYDRO COSTS IT WOULD CAUSE A FINANCIAL BURDEN FOR MANY LIONS BAY HOUSEHOLDS, MANY OF WHICH ONLY HAVE ELECTRICITY AS AN OPTION. I'M SURE THE MAJORITY OF US WOULD BE HAPPY TO CONFORM TO THE BAN IF THE COST IMPLICATIONS WERE NOT SO SEVERE. AS RETIREES WE CANNOT AFFORD THE SOLE USE OF ELECTRICITY TO HEAT OUR HOUSE AND RELY TO A LARGE EXTENT ON OUR WOOD BURNING STOVE. CONSIDERING THE MONOPOLISTIC SITUATION BC HYDRO HAS IN LIONS BAY WOULD IT NOT BE UNREASONABLE FOR IT TO SHOW SOME LENIENCE BY REMOVING THE EXPENSIVE DOUBLE RATE STRUCTURE?</p>
265					<p>WHILE I APPRECIATE ANY EFFORTS IN SUPPORTING IMPROVED AIR QUALITY AND CLIMATE CHANGE, I FEEL VERY MUCH OPPOSED TO ANY BAN ON WOOD BURNING APPLIANCES IN LIONS BAY ON ACCOUNT OF MY EXPERIENCE LIVING HERE FOR OVER 15 YEARS. I WANT TO SUPPORT THOSE THAT USE THESE MUCH NEEDED APPLIANCES AS THEIR MAIN SOURCE OF AFFORDABLE HEAT.</p> <p>YEARS AGO WE BANNED BEING ABLE TO BURN OUR GREEN WASTE. TO BE HONEST, THESE DAYS, I DON'T IMAGINE THERE ARE MANY HOMES/FAMILIES THAT ACTUALLY MAKE THE EFFORT TO DO THE "WORK" BEHIND USING WOOD. I COULD GO ON, ABOUT MY FAMILY'S EXPERIENCE IN USING WOOD BURNING APPLIANCES BUT THE BOTTOM LINE IS I DO NOT SUPPORT A BAN. SINCE WHEN IS LIONS BAY A PART OF "METRO VANCOUVER" ANYWAY? I STILL HAVE TO PAY TO BE A MEMBER OF THE WEST VANCOUVER LIBRARY, BECAUSE I AM FROM LIONS BAY. THE HIGHWAY HAS INCREASED IN CAPACITY THROUGH OUR VILLAGE, INCREASING NOISE, ACCIDENTS AND FOR WHO? I HAVE AN UNWANTED FOUR-LANE HIGHWAY IN FRONT OF MY HOME NOW.</p> <p>I RECOGNIZE THAT WE ARE SUPPORTING THE LOCAL GOVERNMENTS ON CERTAIN INITIATIVES, BUT I HOPE WE HAVE A VOICE ON THIS ONE. I SUPPOSE IT ALL BOILS DOWN TO WHO SUPPORTS A BAN AND WHO DOES NOT, BUT I JUST NEED TO MAKE SURE THAT MY VOTE IS HEARD.</p> <p>SAY "NO" TO THE BAN, PLEASE.</p>

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
266					<p>I AM AGAINST THE BANNING OF WOOD STOVES. WITHOUT A SUPPLY OF NATURAL GAS, WE ARE VULNERABLE TO POWER OUTAGES. BRINGING NATURAL GAS TO LIONS BAY WOULD, ACCORDING TO FORTIS ESTIMATES, COST THE VILLAGE ABOUT \$5M AND COSTING FORTIS A FURTHER \$3M, SO THEY ARE NOT INTERESTED AND NEITHER ARE WE.</p> <p>WOOD STOVE HOME HEATING IS AN AFFORDABLE ALTERNATIVE TO USING OIL OR ELECTRIC HEAT. I SUSPECT THE COST OF ELECTICITY WILL BE INCREASING AS MORE MOTORISTS MOVE TO ELECTRIC VEHICLES AND INCREASE THE DEMAND ON THE POWER GRID. SENSIBLE MANAGEMENT OF WOODLOTS ENSURES A SUSTAINABLE, RENEWABLE SUPPLY OF HOME HEATING FUEL.</p> <p>THE ISSUES WITH BURNING WOOD ARE OFTEN MADE ABOUT THE PRODUCTION OF CO2 AND CARBON PARTICULATE. CO2 BEING VILLIFIED AS A "GREENHOUSE GAS". WHY IS IT A GREENHOUSE GAS? BECAUSE SOME GREENHOUSE OPERATORS HAVE FOUND THAT INTRODUCING CO2 INTO THE GREENHOUSE PRODUCES GREATER YIELDS IN PRODUCE BEING GROWN. THE TREES WE LIVE AMONGST ABSORB CO2 AND USE IT FOR THEIR GROWTH AS WELL. IN OTHER WORDS, IT IS ABSORBED BY THE TREES AS A NATURAL PROCESS. IT IS NOT TO BE FEARED. WE HAVE LOTS OF TREES.</p> <p>CARBON PARTICULATE OR SMOKE IS THE OTHER MAJOR ISSUE INVOLVING WOOD STOVE USAGE. THIS IS A MANAGEMNET ISSUE - MANAGEMENT OF THE BURNING OF THE WOOD BY THE STOVE OPERATOR AND MANAGEMENT OF THE USE OF WOOD STOVES BY THE VILLAGE THROUGH EDUCATION. WHEN A STOVE IS BEING USED CORRECTLY, THERE SHOULD BE LITTLE TO NO SMOKE VISIBLE SHORTLY AFTER THE STARTUP OF THE STOVE.</p> <p>GRANTED, THERE ARE SOME OPERATORS OF WOOD STOVES WHO PRODUCE EXCESSIVE AMOUNTS OF SMOKE. THIS MUST BE DISCOURAGED AS IT MAKES LIFE DIFFICULT FOR THOSE WHO ARE IN THE PATH OF THE SMOKE. THIS IS A HEALTH ISSUE AND IT UNDERMINES THE ACCEPTANCE OF STOVES. THIS IS UNFORTUNATE FOR THE RESPONSIBLE STOVE OPERATORS.</p>
267					<p>I AM IN FAVOUR OF LIONS BAY BEING EXEMPT FROM THE FUTURE PLANNED WOOD BURNING LEGISLATION. WE USE A WOOD STOVE AS OUR PRIMARY HEAT SOURCE. HEATING WITH PROPANE IS TOO EXPENSIVE.</p>
268					<p>AS A PRIMARY HEAT SOURCE, THE WOOD STOVE HAS BETTER ALTERNATIVES, LIKE GAS-ELECTRIC OR OIL. IF A MAJORITY OF LB RESIDENTS WOULD USE WOOD AS A PRIMARY HEAT SOURCE, WE MIGHT WANT TO CHECK WHY THEY USE IT.</p> <p>WOOD STOVES USED AS SECONDARY HEAT SOURCES SHOULD NOT BE BANNED. IT ADDS THE EXTRA DEGREE'S C AND CONVIVIALITY. BEING THE SECONDARY HEAT SOURCE, THE CONTRIBUTION TO AIR POLLUTION IS ON AN AD HOC BASIS.</p> <p>SMOKESTACKS PER KM^2 SHOULD BE CONSIDERED, THE DENSITY IN LB IS WAY LOWER THAN METRO VANCOUVER.</p> <p>CONCLUSION: YOUR SURVEY WILL SHOW HOW MANY RESIDENTS ARE USING A WOOD STOVE AS PRIMARY HEAT SOURCES. I SUSPECT THAT MOST USE THE STOVE AS A SECONDARY SOURCE. BECAUSE OF THE DENSITY IN LB AND THE DISTANCE TO MORE COMPACT COMMUNITIES DOWNWIND, THE EFFECTS ARE NEGLIGIBLE (ASSUMPTION TO BE CONFIRMED).</p> <p>I'LL VOTE FOR AN EXEMPTION IF THE WOOD STOVE IS USED AS A SECONDARY SOURCE.</p>
269					<p>ARE WE BECOMMING "GREENER THAN GREEN" ?????</p> <p>BURNING WOOD IN AN OPEN FIREPLACE IS SOOO COZY AND GOOD FOR THE NERVES - WOOD GIVES A NICE EVEN HEAT AND VERY USEFUL WHEN THERE ARE POWER FAILURES!</p> <p>WHAT SENSIBLE ALTERNATIVES DO WE HAVE ?</p> <p>OIL OH NO WE DON'T WANT A PIPELINE</p> <p>GAS (NO OPTION IN LIONS BAY) OTHER THAN PROPANE</p> <p>BUT WHAT AVOUT FRAKING?????</p> <p>WOOD WE CAN HAVE FROM SQUAMISH'S LOGGING OPERATION REJECTED TREES OR IN OUR OWN VILLAGE IF WE ARE WILLING TO "FALL, CHOP, CARRY TO A WOODSHED, HAUL IT TO THE HOUSE, BURN, CLEAN THE ASHES AND CHIMMNEY" FOR THE PRIVILEGE OF USING RENEWALBLE FUEL</p>
270					<p>I STRONGLY OPPOSE THIS BAN ON WOOD BURNING STOVES IN RESIDENTIAL PROPERTIES. THE PROVINCIAL GOVERNMENT IS ENCOURAGING PUBLIC FACILITIES SUCH AS SCHOOLS TO INSTALL WOOD BURNING BIO FUEL HEATING SYSTEMS USING WOOD PELLETS WHICH IS CONSIDERED CARBON NEUTRAL. WHY IS METRO DEEMING WOOD BURNING APPLIANCES DIFFERENTLY WHEN THE PROVINCE IS DEEMING BIO FUELS CARBON NEUTRAL?</p>

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
271					WHAT SHOULD RESIDENTS DO IF THERE IS A POWER OUTAGE FOR MANY DAYS AS WE HAD IT SOME YEARS AGO? THOSE WHO HAD A FIREPLACE HAD HEATING AND COULD STAY IN THEIR HOUSE. OTHER HAD TO MOVE TO HOTELS OR RELATIVES. LIONS BAY HAS ONLY A VIEW FIREPLACES AND THERE IS NO ENVIRONMENTAL PROBLEM. ESPECIALLY IN COMPARISON WITH THE FOREST FIRES THAT WE HAVE EVERY YEAR! WHAT A LUDICROUS DECISION TO SHUT DOWN FIREPLACES!
272					OUR HOME HAS LIMITED ELECTRIC BASEBOARD HEATERS IN BATHROOMS. THE WOODSTOVE IS OUR PRIMARY HEAT SOURCE, WITHOUT WHICH OUR PIPES WOULD HAVE FROZEN WHEN WE WERE WITHOUT POWER MANY TIMES THIS WINTER. REPLACING EXISTING WOOD STOVES WITH ONES WITH APPROVED LEVELS OF EMISSIONS WOULD BE COSTLY. GIVEN THAT NATURAL GAS IS NOT AN OPTION FOR LIONS BAY, WE SHOULD REQUEST AN EXEMPTION TO THE PROPOSED BAN.
Email Correspondence					
273					<p>We have 3 x fire place inserts with control burs and heat recovery around</p> <p>There is a BC Hydro program active for nearly four decades, which is based on alternative heating provided by wood burning fire inserts. Our house like some other ones in the village has electric heating and wood burning inserts to provide the adequate heating. This set up was influenced by BC Hydro program for areas where natural gas is not available.</p> <p>For economical reasons there are no plans for a natural gas to be provided here. Trucks delivering compressed gas and diesel fuel to most of the houses in Lions Bay produce more pollution jointly with gas emission from burning.</p> <p>In our opinion, Lions Bay ought to request a special exemption to align with exemptions granted to communities outside</p> <p>We are far away from the city with a vast forest to clean our air.</p>
274					<p>In Lions Bay most of the houses are located in very close proximity to each other. This is not a situation where homes are on rural acreages. Wood smoke is detrimental to the health of all of the residents and visitors of Lions Bay. It has been likened to smoking packs of tobacco cigarettes on a daily basis with the same health effects.</p> <p>In our neighbourhood a number of our neighbours burn wood to heat their homes. From the evidence available to be seen and smelled it is readily apparent that approved appliances are not being used.</p> <p>During the period October to April or May the smoke in our neighbourhood can be very dense and is clearly visible. In the evenings the blue smoke from fires permeates everything in our neighbourhood. We are unable to sleep with our windows open at night; or to open our windows for other purposes. Some of the chimneys emit a dense cloud of blue smoke similar to that of the wood burning locomotives of the 1800's. This is something we experience on a regular basis during the period referred to here.</p> <p>The median value of homes in the Village is \$1.7M. Clearly the owners who are "millionaires" can afford to heat their homes by a less toxic method. For example we heat our home with an electric heat pump.</p> <p>Many arguments can be made to support uses that are a hazard and nuisance to their neighbours. But these uses are not permitted despite an economic argument to support the offensive use. One wonders whether a horse and buggy would be a permitted use in the Village if a resident did not wish to purchase an automobile for economic reasons?</p> <p>We fully support the full application of the Metro bylaw to the Village; it should fully apply to Lions Bay where the hazards of toxic wood smoke are much more apparent than virtually all of the other members of Metro</p>

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
275					<p>I am writing to you in response to your request for comment on the participation of our Village with the Metro Vancouver proposal to ban the use of residential wood-burning appliances. Many thanks to Councillor Abbott for bringing this matter to the Village's attention.</p> <p>I have lived in Lions Bay for over 25 years and know that many residents, like myself, live on a modest, fixed income and would be severely impacted by the inability to ameliorate our Hydro bills by supplementing our winter heating needs with wood burning. Quite simply, I don't know how I would be able to afford to keep my house warm by just relying on electrical heat, whether that be my electric baseboards or the prohibitively expensive installation of a heat-pump or a propane or oil heating system.</p> <p>If, when we built our home in the early 1990's, there had been the possibility of hooking up to a natural gas supply we would certainly have done so and designed for and built our home around a ducted heating system of this type. As this was and still is not the case, we are dependent on electricity, the price of which has increased considerably over time and is regularly interrupted for extended periods by storms and tree falls.</p> <p>We are a rural community, without the same or equal options as others in the Urban Containment Boundary have for heating our homes, and as such need some other ways for meeting our heating needs. In my case this need is met by augmenting with wood heat, something which I would point out is entirely carbon neutral and the use of which helps us all to meet our carbon emission targets.</p> <p>I therefore strongly urge that the Village of Lions Bay seek an exemption from the proposed Metro ban on residential wood burning, and therefore allow those of us with more modest means to continue to be able to live in this wonderful place.</p>
276					<p>I am writing to you to express my desire to see Lions Bay be exempt from the proposed Metro Vancouver bylaw restricting wood burning. It is imperative for us as a village and as homeowners to have the ability to heat our homes with wood particularly in the event of a disaster. In the 2006 wind storm as most of you will recall we had no power for 7 days, our fireplaces were what kept us warm. Furthermore we do not have natural gas or other alternative heat sources available.</p>
277					<p>I am writing to you in response to your request for comment on Lions Bay's potential participation with the Metro Vancouver proposal to ban the use of residential wood-burning appliances.</p> <p>As it appears that Metro Vancouver's Lions Bay Air Quality Monitoring Study (the Study) is the document which contains the analytic underpinnings for the argument that wood burning is the primary source of particulate emissions in our Village and for our Village's participation with the proposed ban, I turned to it with great interest and was, quite frankly, astonished at some of its conclusions.</p> <p>I had ample opportunity to observe the presence and location of the MAMU monitoring vehicle in our Village during late 2015 and early 2016 and, even at that time, found its location remarkable. As the crow—or airborne pollution—flies, it was situated about 100 meters from the Highway 99, a four lane thoroughfare which, at that time allegedly saw 19000 vehicle trips per day. As I'm sure most in Lions Bay can attest, that number has certainly grown dramatically since then.</p> <p>My observations are that although not long ago traffic would die down shortly after dark with only the occasional vehicle passing through after midnight, now there is a steady flow of traffic after dark and intermittent but regular truck traffic through the night as well. This, of course, in addition to the dramatic increase of traffic during the day, much of it semi-tractor vehicles, no doubt servicing the industrial and commercial needs of rapidly expanding communities North of us. If we were to suppose that traffic has increased by a conservative twenty-five percent in the five years since the traffic study, this would make it close to 24000 vehicle trips passing through the middle of our Village daily, with all the pollution ramifications, particulate and otherwise that this entails. And, of course, the endless stream of noise pollution which has rendered many a bucolic afternoon and evening on our decks impossible!</p> <p>So, the question arises: would it be reasonable to infer that this concentrated band of traffic and vehicle emissions that bisects our Village has a noteworthy effect on our air quality? The Metro Study appears to think not, pointing out that the predominant wind directions in our Village</p>
278					<p>I suggest allowing current wood fires in houses but banning new installations of wood-burning stoves or fireplaces in new or existing homes.</p>

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279					<p>Su et al. use survey data and limited sampling undertaken in 2002 to seed a "surface" model of woodsmoke emission concentrations of the "Metro Vancouver Area". I have attached Figure 3 from this paper. The issue is the model is highly dependent on the source data. I draw your attention to the Richmond area shown in Figure 3 that shows high levels of emissions in areas that are currently comprised of high and low rise apartment buildings, malls and strip malls. These are unrealistic representations of what is actually likely in Richmond. In addition Su et al note: "In many urban and semiurban areas of Canada and the Northern United States, households have increasingly turned to woodburning as an alternate method for domestic heating because of rising energy costs and the uncertain availability of petroleum and natural gas." That was certainly the case in the late 1990's and early 2000's but natural gas prices have declined dramatically since that time and it would seem to me that fireplace use would have similarly declined in much of the region (but see my comments for Lions Bay, below).</p> <p>The "Metro Vancouver Area" needs to put "boots to the ground" to determine if fireplaces are actually being used in Vancouver, Burnaby, Richmond, etc. There is a paucity of realtime information on fireplace use. It's easy to do: infrared scanners can be used to rapidly check for heat signatures from chimneys from wood burning "appliances" (I hate that word). Also, are these chimneys producing visible smoke? Do residences have identifiable outside wood storage (visible from alleys)? Samplers could check large areas and get a realtime snapshot during cold weather periods that could offer very useful information.</p> <p>Surveys are notoriously unreliable as source information for models because the data cannot be rigorously verified or calibrated (See for example: Chen, MK. 1986. Retrospective Studies With Survey Data: Problems In Social Science And Epidemiology Research. Socio-Econ. Plan .Scr Vol. 20. No. 3, pp. 131-133.). Direct</p>
280					<p>I would ask that as a Community we opt out of the metro ban on wood stoves. The lack of options for alternate heat sources is the primary reason. The expense of electric baseboard heat is monumentally more than a few cords of wood. And, with the albeit less frequent power outages than in the past, the only source of heat for our home.</p>
281					<p>To me, this is a very thorny question, and I've been mulling it ever since I learned about it. I am, most definitely, not a supporter of burning of any kind -- as a matter of CO2 emissions even more than the particulate issue. This has caused some dissension in our home in that my wife dearly loves to curl up in front of a nice wood fire. Tree trimming around our property has produced at least three cords of wood that are mostly just sitting around because I've gradually managed to badger her down to a single (pleasure) fire a year -- on New Year's Eve. But, when our power is out, we have no other source of heat.</p> <p>As it stands now, we heat our home with a high-efficiency heat pump that is backed up by a propane furnace when the temperature goes too low for the pump to operate effectively. When the power went off during the big wind storm. We heated with a wood fire. I have to say it was pretty important to have that option.</p> <p>At least one of our wood stoves -- an Osburn 1600 -- is on the list of approved stoves, so I guess it would not be an issue to keep that one, and I've been thinking of getting rid of the second one in any case. But that still leaves two fireplaces, one of which has a stove insert. (We bought our house in 2005 and have never used that second fireplace with the stove insert.) The living room fireplace is the one that is used for the annual New Year's Eve fire. I suppose we could move that fire to the approved Osburn, but it would be a very expensive proposition to close up or otherwise eliminate the two fireplaces. I know it's possible to put propane inserts into them, but that's not an expense we'd be eager to deal with in the near future -- especially since, from my perspective, that would still be burning fossil fuel for heat, which is what we're trying to avoid, so we'd be paying essentially just to preserve the look of the fireplace as opposed to having any actual utility out of it. And we'd certainly loathe to simply brick them up. That would take a beautiful feature of our home and ruin it.</p> <p>So, I don't know where we actually stand on this measure. We're definitely for it for the sake of the environment and have for years voluntarily kept our burning to an absolute minimum, but we have definite reservations about the measure with respect to emergency situations and the expense issues. A great deal would depend on how the rules were written, how much flexibility they allowed, and whether</p>

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282					<p>Rob and I replaced our big open, well loved fire place in the middle of our living room in anticipation of the upcoming bylaw. We did this because we strive to do what we can for air quality, GHG emissions and our own health. We invested in a high quality new wood burning appliance that is both attractive and incredibly efficient. Yes we are financially in a position to make this change but the cost/benefits are priceless.</p> <p>I hope Council will lead by example and lead our community members to do the right thing. Many people will not research and read, they will react emotionally to any imposing of laws so I would hope there will be an open house or public event where people have an opportunity to learn more about the options and the benefits.</p>
283					<p>We have wood burning fireplace and a outdoor wood burning pizza oven. We would like to continue to use. These are used sparingly but much enjoyed. We do not have an air quality issue in lions bay. People tend to fires rarely. We do not need that taken away.</p>
284					<p>With regard to replacing fireplaces and the concomitant cost associated with doing this; it is extremely high. A grant of \$400 doesn't do anything to mitigate the costs. Please be informed that mini-split heat pumps range in price from \$4500 - \$7000, and as they only heat one area of the house, the payback would be about 15 years on one mini-split, assuming a \$35/month reduction on the average Lions Bay hydro bill (even with supplemental wood fireplace heating). Putting in a full-scale heat pump would also be costly as the house owner would have to add heating ducts to the house (perhaps impractical as well, depending on the design of the house) – the payback would be significantly longer. On another somewhat related issue, I also believe that we should be exempted from BC Hydro's rate 2 step because of our lack of alternatives to electric energy, except for fireplaces. That might be a bigger battle though.</p>
285					<p>We think Lions bay should be exempt and if not it should be the "straw" that makes us leave the GVRD what do we get from them anyways that we cannot provide for ourselves? We don't heat our home with fire but enjoy the odd wood fire in the winter....Get out of our living room!</p>
286					<p>While I appreciate any efforts in supporting improved air quality and climate change, I feel very much opposed to any ban on wood burning appliances in Lions Bay on account of my experience living here for over 15 years. I want to support those that use these much needed appliances as their main source of affordable heat.</p> <p>Years ago we banned being able to burn our green waste. To be honest, these days, I don't imagine there are many homes/families that actually make the effort to do the "work" behind using wood. I could go on, about my family's experience in using wood burning appliances but the bottom line is I do not support a ban. Since when is Lions Bay a part of "Metro Vancouver" anyway? I still have to pay to be a member of the West Vancouver Library, because I am from Lions Bay. The highway has increased in capacity through our Village, increasing noise, accidents and for who? I have an unwanted four-lane highway in front of my home now.</p> <p>I recognize that we are supporting the local governments on certain initiatives, but I hope we have a voice on this one. I suppose it all boils down to who supports a ban and who does not, but I just need to make sure that my vote is heard. Say "NO" to the ban, please.</p>
287					<p>Thank you for the opportunity to express my opposition to the ill-conceived bylaw (as currently drafted) that is set-out by Metro Vancouver ("Metro") that will restrict our use of wood-burning devices that do not meet their proposed emission standards. There are many reasons to oppose the bylaw and to question the legitimacy of the Metro's authority, however I will avoid the rant (until later) and try to cover a few important concerns about the "science" and about life in Lions Bay. Note that I do not use wood as a primary source of heating fuel.</p> <ol style="list-style-type: none"> 1. Metro Vancouver's own air quality testing with MAMU yielded no evidence of air quality issues at the test site over the test period; and 2. The MAMU report has many bogus aspects. For example page 3 mentions sources of emissions in Lions Bay, but cites references to a 2010 study in the Fraser Valley and "personal communications". This is a shining example of self-serving use of bad science; and 3. The report frequently notes the lack of evidence for emission levels that exceed Metro guidelines yet repeatedly makes excuses why these may not be reliable findings and the wisdom of their policy initiatives should be accepted. 4. Lions Bay lacks many things that citizens elsewhere in Metro take for granted, but in the context of the proposed bylaw two things stand-out: <ol style="list-style-type: none"> a. Lions Bay is not within the service area of FortisBC. Residents rely on oil, electricity or wood for domestic heating. Oil has become a legal liability while electricity is unreliable, particularly when needed the most during winter storms. Wood as a source of back-up heat is a matter of common sense; and b. Lions Bay is situated in the forest. It is second or third growth, mature and in need of management (but there is none, except what we do ourselves). Owing to Metro's green waste policies, a lack of meaningful access throughout the village, burn-bans and topography there are few options available to deal with trees other than to buck them up and burn them. We can pile the wood into windrows, but the risk of feeding

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288					<p>I have already filled out the short survey but thought some extra comments may be helpful.</p> <p>For as long as I can remember we have had a wood burning fireplace in our lions Bay homes .</p> <p>In the case of my childhood home here, a complete wood burning furnace as well as fire places . During storm times and power outages, we used our fireplace as our heat source to cook on. My Dad has welded together an iron contraption that straddled the fire and held our pots and pans . The neighbours all gathered to cook their meals over our fireplace during these stormy nights . I know power outages are not as frequent here as they once were but they do still happen and a wood burning source of heat is necessary.</p> <p>And as I am sure you are aware, this village has no natural gas lines , so unless you have propane tanksyou're out of luck when the power goes out.</p> <p>The cost of heating many of the older lions bay homes is cost prohibitive , due to ineffective windows and insulation. Our most recent BC hydro bill was well over \$1000 and that was with our fireplace subsidizing.</p> <p>And finally, the fireplace is the heart of our home during the winter months The act of collecting the firewood ,splitting it and laying the fire is all part of a ritual that has been on this earth for a million plus years.</p> <p>It's our hope that Lions Bay will get an exception from the proposed metro vancouver Fireplace ban.</p>
289					<p>First of all thank you for the information brochure and survey re the wood burning appliance issues. I will be submitting my completed form forthwith. There are a couple of things I want to bring up at this time and at the same time let you know that these are totally unresearched and uneducated opinions or questions. After reading all this information, I get this "whats wrong with this picture" feeling. The GVRD seems to have determined that a good portion of the air particulates in the GVRD are due to wood burning appliances. At no time do I recall having received a questionnaire regarding the use of wood burning appliances in our house, and therefore I don't think the good people of the GVRD have any idea of just how extensive the use of such devices really is. Ironically, it is probably those areas outside the UCB that use wood stoves on a regular basis. And of course there is outdoor burning allowed on Bowen Island. I'm sure you've looked out and seen the plumes of smoke rising and drifting about.</p> <p>Given the right winds, where does all that end up. I know that every "Vancouver Special" that was built since the early 50's has the standard two-flue masonry chimney attached to the side of the house, but how many of these are really being used more than occasionally. And how many have gas inserts, or are plugged to stop heat from going up the chimney. I'm old enough to remember what Vancouver's air was like when most houses were heated by coal, sawdust and wood furnaces. I also remember the soot on the window sills from the beehive burners in south Vancouver. Of course all that has changed. I'd be interested to know what is to be achieved by registering all these appliances. More expense for the taxpayers! Banning wood burning in the summer months is all very well. It would certainly stop the .00001% of the population that would be inclined to do this from doing so. If the last couple of years are any indication, perhaps we should ban forest fires during the summer months. So much for today's rant. Thanks for listening! BTW - Just for the record, my own unit is rated at 2.9 g/hr.</p>
290					<p>I am responding to the survey. We own an air-tight fireplace that is specified at a rate of 2.8 gms / hr. We use this for both enjoyment and heating purposes and we have an electric forced air furnace as well.</p> <p>I'm onside for the notion of banning open fireplaces as they contribute to pollution and are a poor source of heating. I also support conversion of these to an air tight alternative that complies with lower emissions.</p> <p>I'm against the restriction to a seasonal ban between May 15 and Sep 15 as we do use it during this period of time, albeit infrequently. I could live with this restriction.</p> <p>So I think that this says I am in support of a total ban of non-airtight fireplaces which requires an exception to the rules for Metro Vancouver Urban Containment boundary.</p>

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291					<p>As a whole I watch & read the village update admirable of the work you & the village representatives do for our community. I may or may not disagree with every decision made but acknowledge that you & the council work hard to keep our village going year after year to the best of your abilities. You won't find me chiming in too much but I wanted to first thank you for soliciting our feedback on the open fire issue; we moved in part to enjoy a home with a wood open fire and use it a throughout the winter to help heat our home. Electric heating is very (I mean extremely) expensive for our older property and we need to use the fire to maintain the heat in the home. I have completed the online forms.</p> <p>I would also like to offer an opinion on your recent piece about options for increasing and maintain the village finances for capital expenditures. Please reconsider the option to increase taxes. I accept we live in and affluent area and that I have a good income but given the 40% + income tax I pay, the ever increasing stealth taxes the current provincial government is bringing in, the general increases in cost of living where food & gasoline etc. Never seem to level out rather steadily increasing, we are pretty well stretched without a significant property tax increase in Lions Bay.</p> <p>We did stretch ourselves to be able to join the community & love the choice we made but I fear the cost of living in this piece of paradise increasing. I am sure other families do too. The older couple who have no means to increase income in retirement that have lived here many decades now being afforded out. New younger families which the community needs unable to get in or stay if costs too much.</p> <p>I would like to advocate for the other option of the sale of land for development of townhomes or low rise condos to bolster our community to make the Lions Bay life enjoyable for some more members of the wider community and increase the reserve from the sale of land and added tax payers. I think we would benefit form singles, young families with kids that would learn & grow at the school, or even new retirees or in village downsizes.</p>
292					<p>Thanks for the opportunity to discuss. Have we ever done a cost benefit assessment of being associated in any way with Vancouver, GVRD, Metro YVR etc? I am seeing a lot of negatives coming our way more recently? Is it time to disassociate totally with same? With all the new costs, taxes, fees, "school tax" etc to families and homeowners it is a struggle to maintain my family residence since my landing here in 1986. We have all stopped beach fires but I would need financial assistance to stop the wood burning portion of my winter heating program.</p>
293					<p>We would like to request a special exemption to align with exemptions granted to communities outside of the UCB. Although we have a wood burning fireplace we do not use it. but because we don't have gas or a second source of heat if the power were to go out we would like to be able to use the fireplace.</p>
294					<p>We have 2 open fireplaces in two high brick chimneys on opposite sides of the house; they are focal points of the rooms. We do not use the fireplaces in summer, but occasionally in late fall or winter to dry out the air and therefore we can reduce the room temperature. We are living in Lions Bay now 48 years and often the electricity is out due to powerful storms. I remember in the past the electricity went out twice for a whole week and more. Even in this winter the electricity was off a day and night and so was also our main heat source, an oil furnace, which needs electricity to run. It is essential to have another heating source, such as wood. We do not have the density of Vancouver and we have better air quality than Vancouver. But we must be vigilant not to have taken our freedom away by dictating bureaucracy outside of Lions Bay.</p> <p>I am nearly 80 years old and I rely on a wam home, but I have not the means to make unnecessary substantial improvements. I would like that Council requests a special exemption to align with exemptions granted to communities outside of the UCB or even to opt out of the Climate Action Charter.</p>

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295					<p>- I do not burn wood in my home except in the (rare) event of a power failure.</p> <p>- Several of my neighbours do burn wood on a regular basis and some days the resulting air pollution is obvious and obnoxious.</p> <p>-If Lions Bay is part of the GVRD and there is a concern about air quality/pollution, Lions Bay should be a part of the solution and not part of the problem by asking for an exemption or special consideration. Remember when air care was compulsory for anyone in the Lower Mainland including Lions Bay? If air quality, carbon footprint, climate change is to be taken seriously, surely we all must do our part! If there is an emission standard that can be used and applied in Lions Bay, I can see the use of burning wood. An exemption for Lions Bay is irresponsible.</p> <p>I think the issue of regulated wood burning appliances in Lions Bay is a moot point. In the many years I have lived in Lions Bay, I have seen many by-laws proposed, debated endlessly, finally put into law only to fall short by the unwillingness or inability of council to enforce them. A by-law that is not enforced is worse than no by-law at all. I can not imagine some super spy looking for smoking chimneys, especially if we don't have the equipment to measure any emissions. We are both long term residents of Lions Bay and have become discouraged with the changes we have seen. Certainly, what attracted us to the first place is no longer applicable. We both agree that burning wood, especially in an inefficient, older appliance doesn't make a lot of sense. For your own information, I lived in Squamish for quite some time. Wood heat was very popular</p>