



Results from Have Your Say

Urban Containment Boundary

Background

- Council distributed a Have Your Say survey on the question of the Urban Containment Boundary (UCB) which sought feedback from residents on whether Lions Bay should be classified as Rural (Outside the UCB) or General Urban (Inside the UCB)

Results show that 91% of respondents voted "Rural (Outside of the UCB) and many comments were also received.



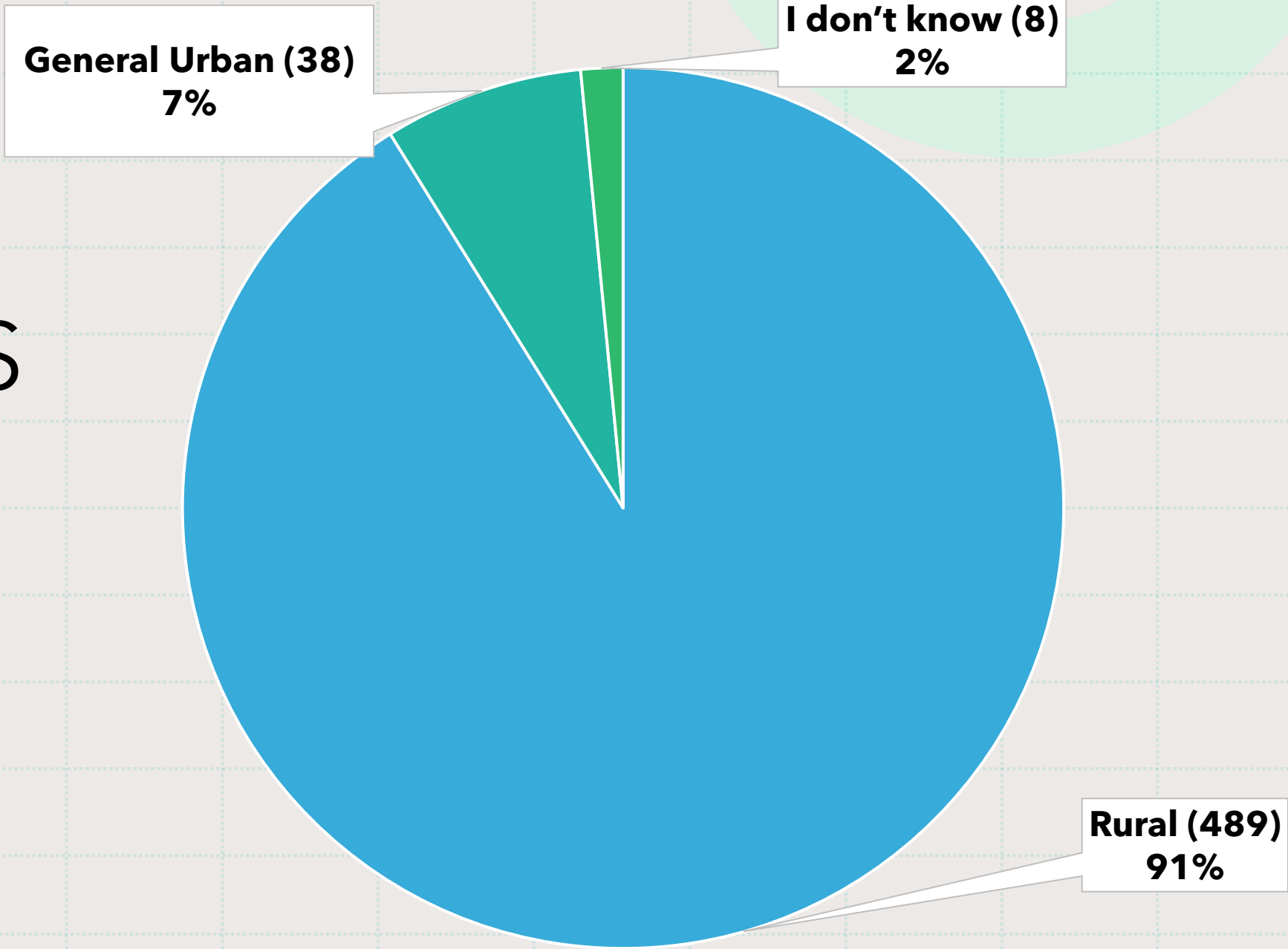
535

Number of Respondents

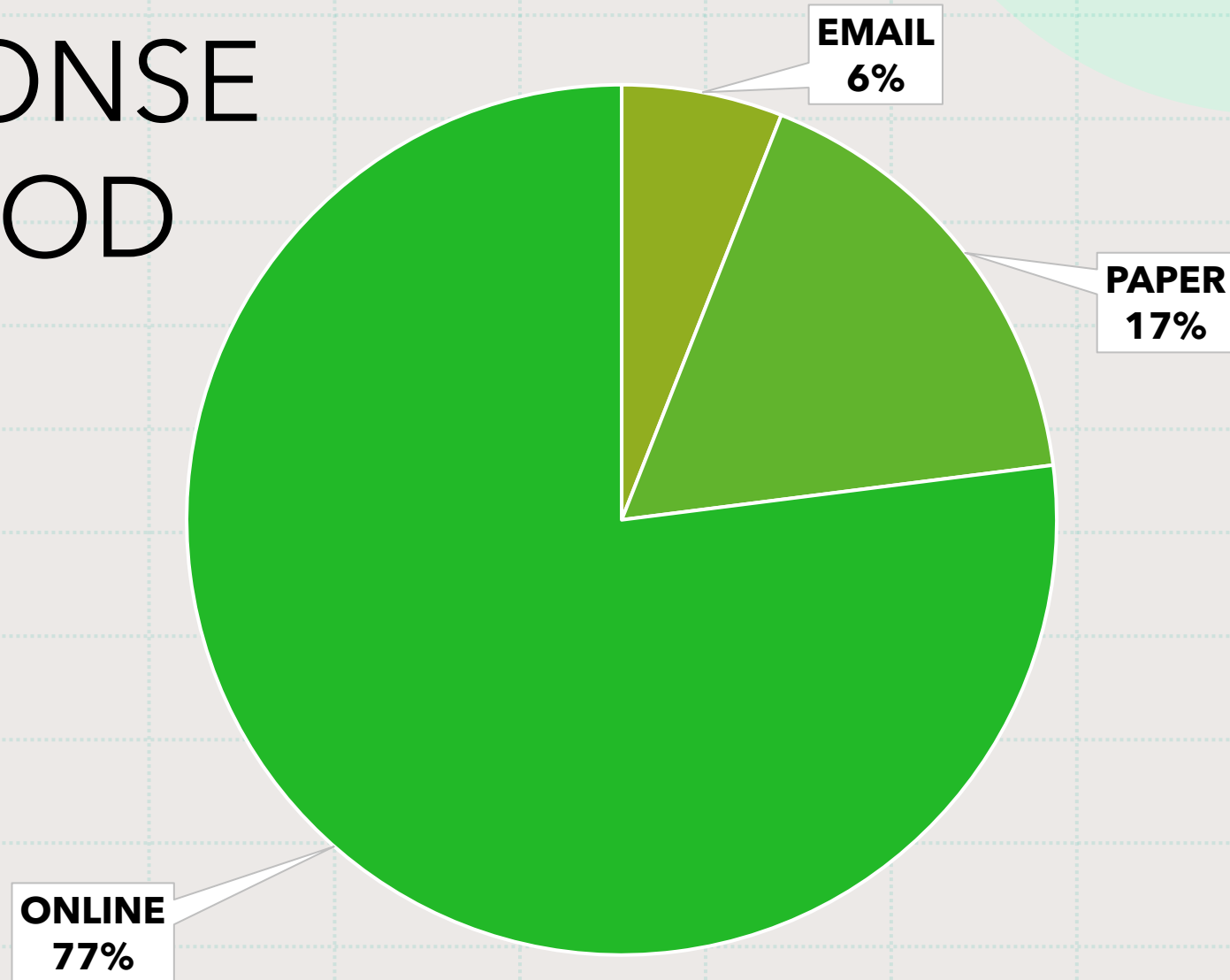
99%

of Respondents confirmed they are residents

RESULTS



RESPONSE METHOD



I have faith in Council's ability to make the best choice for Lions Bay.

I have lived here for 31 years and I truly believe that Lions Bay fits the description of a Rural community.

Promoting wood fires and a Climate Change Committee are inconsistent

Wood smoke is detrimental to our health.

Very eager to have autonomy and improved adaptability of the village!

I see no advantage to remaining within Metro as we receive no urban services.

It is not a good idea to not require name and address as it leave this survey open to people submitting multiple surveys to stack the results in their choices favour

Without having access to Natural gas it is insane to ask Lions Bay to be in the UCB. Any body suggesting we are in it should also be forced to provide natural gas to our community and/or remove the tier 2 on the BC Hydro. Just because we are a small community Terasen should he forced to provide it by law. They want the profit when it works for them...

In order to maintain the character and quaint village style of the community, we think "rural" best fits Lions Bay.

ucb makes poor decisions for communities such as lions bay. there is no benefit to being part of the ucb and the poor policy on fireplaces illustrates ucb's irrelevance

I chose to live here because of its rural character and would like for it to be RURAL OUTSIDE THE UCB. I and we feel we choose LB because I wanted to be surrounded by NATURE with an unobstructed view of the ocean and a small size community as we did not want to be in a densely populated neighbourhood with skyscrapers, shopping services, street lights and buses running in the neighbourhood.. I do not want for LB to be either West Van or Squamish which are basically now condoville city. We are on septic and we get our own water we definitely fit in the RURAL OUTSIDE THE UCB

In reviewing the definitions and FAQ's provided (thank you!), I feel confused about what the point is of changing our designation. I thought the point was that we wouldn't have to worry about the wood burning bylaw if we were outside the UCB. If changing the designation doesn't make any difference to whether we have to comply with that bylaw, then what is the motivation for changing?

The importance of the environment far outweighs your wood burning needs. As this will not "stop" climate change it is definitely a step in the right direction. We also NEED transit because many people (unlike the people conducting this survey) are unable to drive and need a way to get into town. As that is not the only reason Lions bay needs to continue on as part of the UCB, it is important that you take into account other people and the environment.

When you neighbour's smoke from their wood burning device wafts in through your windows at night - that is urban. Rural is when people live far enough apart so as to not to affect your distant neighbour. It is hypocritical that Lion's Bay residents are forming a Climate Action Committee yet insist on heating their homes with wood. An occasional fire for ambiance is somewhat acceptable, but heating one's home exclusively with wood ???? How irresponsible!

Thank you for allowing us to express an opinion on this issue!!

I have no problem with having standards around wood burning and wood burning appliances. There are many other benefits of participating in Metro initiatives and would hope whatever the outcome Lions Bay would continue with climate initiatives including very reasonable goals around wood burning.

This is worded in such a way that LB residents may feel like they can only choose "rural." Living 25 minutes from the third largest city in Canada, I think we're hard pressed to make a case for rural status. Particulate from fireplaces is a real concern and increasingly so as wildfire season extends into the spring and fall and we cannot escape that smoke. Residents should know that if they plan to sell their homes, the new owner will not be able to insure the property without proof that their fireplace is up-to-date. Small town charm should not be synonymous with decrepitude. Everyone's property is valuable enough to get a small loan to make these updates. 11 years seems like plenty of lead time to take care of your property.

I don't see any urgency here. I think the correct course of action is to ask this question again at a formal OCP update which is long overdue.

Unless I'm missing something it appears that being inside the UCB will help us to attain GHG reduction goals. If the village decides to be outside the UCB I would strongly encourage the village to create an alternative roadmap to reduce GHG emissions. There appears to be plenty of time to plan/save to change any fireplaces that don't conform.

I do not think that our village should be classified the same as Vancouver, or Surrey, or Burnaby, so therefore I am in agreement that Lions Bay should be outside the UCB. I do, however, feel like this question has come up because of our need or want to keep our fireplaces and think we should be concerned about the air quality and ultimately upgrade our appliances over time. We should do that regardless of whether we are in or out...

Our top reason for selecting Lions Bay as a place to live is that it is NOT an urban environment. We are willing to forgo urban conveniences for a more rural lifestyle and do not want to live under a perpetual threat of having others (likely who don't even live in our community) decide to change that lifestyle.

If we cannot get rural grants because we are in Metro why not get out of Metro??? Then also we do not have to abide by there silly bylaws that have no place in Lions Bay

While I think of Lions Bay as being Rural, therefore outside the UCB, I am vehemently opposed to wood burning fireplaces. That other communities such as Anmore are classed as rural, and therefore allowed to burn wood, is no argument for us to be ignoring environmental health as our priority. Wood smoke, like cigarette smoke, is a health hazard and can contain toxic substances such as benzene, formaldehyde and methane. The release of methane from Fracking wells in North Eastern B.C has been proven to cause cancer and other diseases, particularly in children. Those residents who feel it is their right to enjoy their cosy fireplaces need to spare a thought for the rights of people who live below them and have been breathing in toxic air for far too long--23 years in our case. That's just the local issue, but we should all be concerned about saving the planet for future generations, and so we all have to be prepared to make sacrifices for the greater good. While I have heard the argument that Lions Bay air is clean, I have often driven along the highway in certain weather conditions, at certain times of evening, and seen the community enveloped in a pall of smoke.

Keep LB rural!!!

It seems that all that UCB brings to the table is restrictions. We've got enough of those already, so NO.

We have all the definition of a urban community. Additionally lots of people in Lions Bay count on the public transportation to carry their day to day activities.

We are definitely an urban area. The public transportation is essential for this community.

I think we should be rural, but only burn wood in efficient fire boxes/

Council: please get us out of the UCB!

I'm sure the geezers of LB are squirming about climate changes. Put on the fireplace, a good bottle of wine, and frolic on the polar bear rug! Wood-burning has been here for ever. Some of you can't SEE the pollutants, therefore it's non-existent. NONE of LB residents are on the down-and-out, so a check or replacement of old equipment would be a financial burden. You've got your head tucked in sand or more likely in a place where the sun don't shine. Your attitude....I don't want to engage in the clean air effort, let them city folks deal with it!!

lions bay residents should be allowed to burn wood and not dictated by metro van

I OPPOSE remaining within the UCB. Most residents of Lions Bay love the charming village like atmosphere. Urbanization of Lions Bay will put the village on a slippery slope towards becoming a "large Sea-Scapes" or a "mini-Squamish". Densification will threaten our water supply and our residents will be forced to comply with additional PROHIBITIONS within the Urban Containment Boundary!

To protect us and our families we must remain "rural"

Although we are a rural community I feel we should follow the same rules as a General Urban Community, regarding the wood burning rules. With transit being such an important factor in living here, particularly for school age kids, I would like to maintain our relationship with Translink.

Regardless if Lions Bay is urban or rural by Metro Vancouver's definition I strongly support the initiative to reduce emissions from wood-burning fireplaces. The intention of the Metro bylaw is to reduce impacts to health and the environment of residential wood smoke. The only purpose of the petition of concerned residents this survey and is to escape the bylaw to improve residential fireplaces. The urban/rural question is the mechanism to do this.

We are privileged to live on Howe Sound. We are seeking to have Howe Sound to be recognized by UNESCO as a biosphere reserve. Ruths Simons, from Lions Bay, is at the forefront of this initiative and Metro Vancouver is in support.

How can we say on one hand that we want to protect and enhance the natural Howe Sound ecosystem, while on the other hand refuse to make an effort in our own homes to contribute to the enhancement of our environment? As Ruth has said, we share the air. We all must do our part.

I vote to remove ourselves from the UCB (preferably from Metro as well) primarily to protect Lions Bay from other Metro initiatives such as the Empty Homes Tax, Vacancy Tax and many other such potential future taxes such as taxes for driving or parking a car. We are a unique community that needs to preserve its character and independence from one-size-fits-all Big Government control.

We are so obviously rural. What twit put in a metro category?

The phrase "going into town" is commonly used among residence which suggests that the area around Lions Bay is not an urban area.

I did NOT receive a mailed survey!!! I think it is necessary for everyone to do their part towards climate change. It seems some in Lions Bay would do whatever they can to allow the use of unregulated wood burning equipment!! In a community where excess idling is prohibited (by bylaw), I find it offensive to continue wood burning. The Mayor's Village update Oct. 29 seemed focused on the 200 signatures supporting movement out of UCB, seemingly to allow wood burning. Surely Lions Bay can do better to make a better environment!

I strongly feel that Lions Bay should be able to make its own bylaw decisions and not be forced to comply with bylaws that originate out of a decidedly different context such as urban Vancouver. Moving us back out of the urban containment boundary will afford us this freedom and allow us to structure the laws for our community based on the needs and interests of its members.

Other than woodburning fireplaces does designation affect Hydro costs, Transit access or School support in any way?

The supporting documentation on this survey is fairly even-handed. Thanks for doing that. Even so, the average resident reading it will have little idea what the controversy is, and why it matters. If there's more to this issue than being allowed to make ambience fires at will (other than a general distrust of all government), I am not aware of it. And if that's all it is, it seems there are still Lions Bayers who are not aware that air quality in parts of our topography can get bad. If they were, I suspect they too would support improved air quality for all, including Regional District regulation. So this survey would have been an ideal opportunity to localise and quantify intermittent air quality issues, rather than simply to gather unrepresentative partisan opinion.

I am unsure...I found the leaflet unbalanced, in it's information...I wanted to know what we gained for being listed as urban (or the reasons why we chose to be part of it, as I struggle to believe we were willing to pay the fee, with absolutely no benefits to us)...if there can be better clarity, and there is truly no deficit to leaving, then I would be willing to vote rural

Lions Bay should be designated Rural

I think wood burning fireplaces are acceptable as non-residence heat sources - i.e. used very seldom for celebration purposes.

Thank you for preparing this very informative Survey and inviting the community to 'Have your say'.

As a result of reviewing the information, my recommendation is the 'Rural' designation, as there will be less pressure on Lions Bay toward Urban Growth, allowing Lions Bay to make residential growth decisions within the context of consultation with Lions Bay residents and without pressure from Metro's Urban Containment Boundary parameters.

Thank you for preparing this very informative Survey and inviting the community to 'Have your say'.

I see Lions Bay growing in the future, but I wish residents to provide the context for any growth, not a regional vision not consistent with our special setting and history.

Air quality must be a constant concern, but again, our context should drive decisions on how we best retain clean air.

I would like to see Lions Bay leave the UCB as we have different issues than Metro Vancouver. We for one thing own large properties which contain fallen wood which we have no option but to burn, like in a fireplace. Turning Lions Bay into a community with its own internal transit system within the village is simply not cost effective nor feasible.

I would like to leave the UCB boundaries, we have other values and issues than that of Metro Vancouver. We have much fallen timber on our large property that we can utilize by burning and dry out the air and heat our home. Our fireplace is a place to relax, unwind and meditate.

Having public transit run within all the streets in Lions Bay is not economically feasible and environmental unfriendly.

We should leave the UCB , because we have other values and issues than Metro Vancouver. We have fallen trees and want to burn in the fireplace.

The village is not yet ready to go urban. Give it several years while other communities along the sea to sky develop.

I see no advantage in being Urban.

This truly is a terrible survey. The amount of biasing present within these questions is embarrassing.

We live in Lions Bay (owners since 1978) specifically For a simple rural self reliant life. A big part of our life is cutting, carrying, splitting and stacking wood and tending our 2 wood stoves.

Given both the definitional criteria & how residents are required to provide for their needs, it's obvious that Lions Bay is a rural community. The latter isn't about choices or politics, it's a fact, particularly given the lack of natural gas availability.

Rural but no polluting fireplaces.

No gas line, no sewer system, limited potential for future development, limited shopping/services, highly reliant on volunteer services....not sure how you could categorize Lions Bay at anything other than rural.

There should be no need for LB to be some privileged community that is excluded from the rising challenges of urban growth.

I see no benefit to being part of the UCB I support removing our village from

it.

Dear Councillors and Mayor, as much as I and other residents appreciate giving our attention--once again--to this issue, I do hope that you will act to decisively to put the will of our residents into concrete action.

We should be outside UCB as we are a unique community. We don't want one size fits all government, with possible additional taxation and restrictions not suitable for our rural area.

This questionnaire and this question are being initiated for the wrong reasons. Leadership is needed to improve our health and well-being and Council is allowing a group of residents to push back for selfish reasons. The requirement to improve air quality in Lions Bay by upgrading wood-burning appliances is based on the science and good intentions of the air quality specialists at Metro Vancouver. Council and this FAQ fail to champion change that is in the best interest of health. Urban or rural, we decide our future growth democratically. Changing to rural because people want to keep their old ways of burning wood is capitulating to those who believe their opinions are better informed than the specialists at Metro Vancouver.

Lions Bay is Rural , the only items relating us to the GVRD/ Metro is:

a) School system

b) nominal transit

By all metrics provided during Metro's presentation to Council this summer, Lions Bay is indeed a rural community. However, as was stated by Metro staff during the same presentation, it is in consultation with our community that our Village must finally make that determination. My appreciation to Council for thusly surveying the community. I strongly feel that it is now incumbent on Council to expediently

ACT in a manner consistent with the will of our community as expressed through this public consultation. Thank you.

Definitely rural. Thanks.

I like rural tranquility

In terms of how we live now in Lions Bay a "rural" designation seems more appropriate but of course that may change in the future.

For now, IF the designation as rural does not affect our Transit service, it seems the most appropriate for the time being.

My woodstove is my primary source of heat during the winter months

From an environmental footprint standpoint, remaining in the UCB seems to be the more responsible choice.

Also, Lionsbay should comply with new regulations and live to the standards and be compliant move forward with less polluted appliances and act upon them, whether you live inside or outside the UCB.

We can still be rural and move forward by being compliant with the removal / decommissioning of non-compliant appliances as we can not walk away from the change also Lionsbay has to make. Act instead of talk and start registering fireplaces/woodstoves.

I'm concerned that nobody can account for how we became "urban" and no one is able to explain the benefits to Lions Bay in staying urban. This line in the village's summary is disturbing: " Level of development does not require urban services from Metro (sewer or transit within the community)". I'd suggest both are required, but I don't foresee Metro allocating the resources to make it happen. Lions Bay representatives on the Board have no leverage, that is clearly reflected in the wood-stove legislation. We are better off squeaking loudly to provincial representatives (and saying nice things, sometimes) than being over-legislated by "greater-Vancouverites" that pee in our watershed or are unwilling to adhere to the speed limits along highway 99.

Based on the criteria and the FAQ's as set out by Council in this resident survey, we feel that the designation "rural" most aptly describes Lions Bay's current situation

Thank you!

Please take us out of the UCB. There appears to be no benefit of being inside the UCB. We live here because it's not the city and don't want the "city" influencing the character of the great community we have here.

I would still prefer to follow the same fireplace/woodstove restrictions as within the UCB. A.F.

Single family designation to be preserved. We don't need big city bureaucratic or political regulations imposed on our community.

We can control our Village better as rural!

All things considered - I do not see a meaningful downside.

Residents should not use wet wood in their fireplaces - some need education on that point

Very peculiar that L.B. would ever be considered urban

After reading through this document, we see no value in being inside the UCB. We do not have natural gas as an option here in Lions Bay and we have survived a number of lengthy power outages over the years where a wood burning fire place was our only option. If our village had the benefit of services provided to the rest of the UCB we would then be inclined to revisit this but at this stage electing to be outside the UCB to us is the best option in our opinion

Despite the fact that LB is in NO WAY an urban community as described above, LB residents should NOT be afforded license to pollute the air. Residents must breathe. Why should LB residents be different. They are NOT exceptional

While Lions Bay does not meet the criteria for an urban area, we should not leave the UCB only to allow 200 people to continue to force the other 1100 residents of the village to breathe toxic smoke.

Use wood fireplace during power outage for heat - heatilator type