



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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### **REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF LIONS BAY HELD ON TUESDAY, APRIL 15, 2014 at 7:00 PM IN THE COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

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#### **AGENDA**

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Public Participation**
- 4. Delegations**
  - A. Brent Loewen, Bylaw Enforcement Officer
  - B. Bear Smart Committee (*page 3*)
  - C. Mateo Ocejo, Sea to Sky Soils (*page 5*)
- 5. Adoption of Minutes**
  - A. Special Meeting of Council – March 13, 2014 (*page 21*)
  - B. Regular Meeting of Council – April 1, 2014 (*page 23*)
- 6. Business Arising from the Minutes**
  - A. Climate Action Task Force – Re-establishment discussion
- 7. Unfinished Business**
  - A. Community Centre Renovation Update
  - B. Dog Bylaw #461:
    - On/off leash locations
    - Suggested discussions between stakeholders
- 8. Reports**
  - A. Interim CAO
  - B. Mayor and Council (*page 33*)
  - C. Committees:
    - i. Lions Bay Historical Society (*page 41*)
    - ii. Standing Committee on Finance
    - iii. Tree Committee – Application #45 (*page 45*)
    - iv. Infrastructure Committee – Minutes of February 13, 2014 (*page 47*)
  - D. Emergency Services Reports (*page 53*)

**9. Resolutions**

- A. Resolution to Appoint Chief Election Officer and Deputy Chief Election Officer (*page 55*)
- B. Resolution to Commission an Infrastructure Master Plan (*page 59*)

**10. Bylaws**

- A. Bylaw #469 Sewer User Rates Amendment – Adoption (*page 61*)
- B. Bylaw #470 Sewer Parcel Tax Amendment – Adoption (*page 65*)
- C. Bylaw #471 Water Parcel Tax Amendment – Adoption (*page 67*)
- D. Bylaw #472 Tax Rates – 1<sup>st</sup> & 2<sup>nd</sup> Reading (*page 69*)
- E. Bylaw #473 Five Year Financial Plan – 1<sup>st</sup> & 2<sup>nd</sup> Reading (*page 73*)

**11. Correspondence**

- A. List of Correspondence to Friday, April 11, 2014 (*page 83*)

**12. New Business**

- A. Volunteer Appreciation Week & Emergency Preparedness Week – Community Acknowledgement

**13. Public Questions & Comments****14. In Camera**

## A. Resolution:

That the Regular Meeting of April 15, 2014 does close this meeting to the public on the basis of matters to be considered under the following section of the *Community Charter*:

**90** (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- c) labour relations or other employee relations;
- k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

**15. Reporting Out****16. Adjournment**

To: Village of Lions Bay: Council and Staff  
Agenda item for Committee of the Whole  
(alternatively delegation to Council meeting)

From: Lions Bay Bear Smart Committee

Date: April 9, 2014

Re: Critical items in order to be prepared for bear season

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Lions Bay achieved Bear Smart Community Status in 2010, being the only community to do so as a volunteer-driven initiative combined with Council, Staff and Works Crew support and coordinated efforts.

Bear Smart Status is premised on a number of critical elements all of which have to be in place in order to maintain a Bear Smart, and therefore a SAFE community.

Being Bear Smart is an on-going commitment that requires continuing education, reduction of unnatural bear attractants and especially the management of waste in a Bear Smart manner. There is a comprehensive Bear Management Plan in place which sets out in detail the steps that the Village needs to be doing and how to do them on an ongoing basis.

With bears coming out of hibernation, we anticipate that the first bear sighting within the Village will happen very shortly.

It is therefore critical that procedures are in place and that staff and crew are aware what to do when, both for regular maintenance practices and what do to in the event of bear-human incidents.

**There are legal liability implications as well as financial and community impacts resulting from irregular communication and departures from the Lions Bay Bear Management Plan.**

The Bear Smart Committee representative will address these in further detail at the meeting but an example that causes great concern to the Committee includes the removal of the community dumpster near the Fire Hall and the lack of follow up with the Committee about how to address this change in the Bear Management Plan despite repeated requests from the Committee for substantive communication.

Timing is of the essence given the imminent arrival of bears in our Village and the number of new members of Staff who may not yet be familiar with the procedures.

The Bear Smart Committee looks forward to working with the Village to ensure the safety of our residents and the well-being of the bears that live in our area.

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# Sea to Sky Soils Composting Facility

## Lions Bay Introduction





## PROJECT HISTORY & DEVELOPMENT

- 2007: SLRD's Solid Waste Management Plan Indicates a need for both residential and commercial organic waste collection and disposal.
- Feb. 2009: SLRD Board adopts a resolution to move forward with the planning process. This is mentioned in a recent Energy Task Force report. (2010)
- Fall 2009: Sea to Sky begins correspondence with SLRD staff in regards to developing a compost facility at the decommissioned Rutherford landfill.
- Spring 2010: Sea to Sky Team presents plan and strategy to SLRD council for development of a regional "food-waste" compost facility and the benefits this would bring.
- 2010: Sea to Sky Team papers lease partnership with the Lil'wat Nation.
- In 2011, Sea to Sky Team tours staff from the SLRD, RMOW, VOP and the Lil'wat Nation to reference facilities on Vancouver Island and the Sunshine Coast.



## PROJECT HISTORY & DEVELOPMENT

- 2011 – Present: Sea to Sky Soils (SSS) Team seeks support from community & local businesses.
- Spring 2011: SSS presents to the RMOW council on solution to process food waste at our site and stop exportation of regional bio-solids +700km to the U.S.A. at high cost to taxpayer. Staff to consider use of SSS facility once a valid operating permit is obtained.
- 2011 - 2012: Village of Pemberton finalizes Village boundary expansion to include the Rutherford Creek area. Successfully zoned R-1 (resource 1 ) with zoning text amendment listing 'composting' as a permitted industrial use.
- Spring 2012: SSS partners with NZW on funding grant from the Certified Organic Association of B.C to showcase benefits of composting on organic food production.
- July 2012: SSS team provides notice to operate to the Ministry of the Environment.
- August 2012: Application to SLRD to be included in the Solid Waste Management Plan.
- Sept. 2012: SSS receives nutrient rich Ag. Feedstocks and commences soil manufacturing
- **2013 – SLRD SWMP Review Completed – Recommended for Inclusion as Compost and Transfer Station / Ministry Audit Passed / Communication with SLRD Communities Continues**



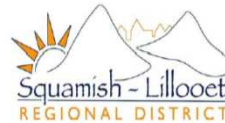
# Farming and Food Waste

- SSS provides added processing capacity to the region to prevent mixing of food waste with bio-solids. (a PROHIBITED compost feedstock in organic agriculture)
- It is our goal to support local certified organic food production and close the recycling loop by producing a nutrient rich Class A compost
- We have demonstrated this is possible in Sechelt, Abbotsford and the Comox Valley RD (locally) & in 250 facilities worldwide using our technology



# Regional Support

## SLRD Energy Task Force



March 17, 2011

Mateo Ocejo, Director, Net Zero Waste  
#111, 2455 York Avenue,  
Vancouver, BC

Dear Mr. Ocejo:

**RE: NET ZERO WASTE**

As you know the SLRD has recently completed an Energy Resilience Task Force (ERTF) process which culminated in a final report to the SLRD Board. The task force made several recommendations with respect to food, agriculture and waste. In general the task force recommendations were in support of organic farming and organic composting as a means of making the SLRD more resilient to energy price increases and climate change as these methods are less reliant on transportation and costly fossil fuel inputs. The Net Zero Waste technology appears to be a step in the right direction toward achieving regional resilience.

If you should wish to discuss the ERTF recommendations with me further, please feel free to contact me directly.

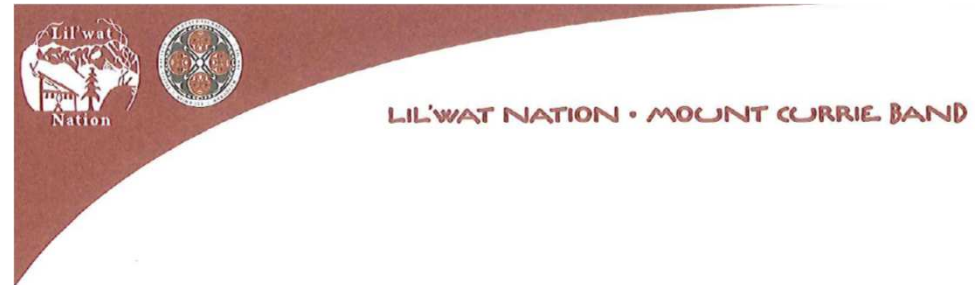
Regards,

Kim Needham

SLRD Strategy Planner and ERTF Chair

604-894-6371 (ext 242)

## Lil'wat Nation



To Whom it May Concern,

The purpose of this letter is to express the Lil'wat Nation's support for the project being initiated by Net Zero Waste, under the guidance of Mateo Ocejo in the Squamish-Lillooet Regional District. The Nation has entered into an option agreement for lease of land to Net Zero Waste to support the project. We believe this type of project to be of great value, by reducing the amount of waste going to landfills, reducing costs for local governments, and creating local employment. As well, the end product of this composting process will improve local food security, and create another marketable good coming from the Pemberton Valley.

The Nation has a long history of entering into agreements with proponents who share similar values to us, and we believe that this particular project has great potential. If you have any further questions or comments please do not hesitate to contact me, Kerry Mehaffey at 604 894 6115 ext 2239.

Regards,

A handwritten signature in blue ink, appearing to read "Kerry Mehaffey".

Kerry Mehaffey

Economic Development Officer

# Sea to Sky Business Support

**Pemberton Chamber of Commerce**

**Squamish Chamber of Commerce**



March 10, 2012

Mateo Ocejo , Director,  
Jaye-Jay Berggren, Director of Operations,  
Net Zero Waste,  
#606, 1625 Manitoba Ave.,  
Vancouver, B.C., V5Y 0B8

Dear Mateo & Jaye-Jay;

**RE: Net Zero Waste**  
**Regional Food Waste Recycling: Sustainable Composting and Certified Organic Food Production**

The Directors of the Pemberton & District Chamber of Commerce enthusiastically support the application of Net Zero Waste's proposal for a Regional Food Waste Recycling facility. This project would augment the existing organic farms and food producing endeavors already in existence in the Pemberton area. The Pemberton area has produced food for almost one hundred years. Initially the crops were root crops and dairy but the recent emphasis is on organic produce and this is proving to be a viable and sustainable operation.

Recycling food wastes would not only reduce our waste disposal costs but would recycle the necessary nutrients back into the soil to great advantage of the farmer. These cost savings should enable our local producers to be more competitive and perhaps provide them the opportunity to increase their product offerings to the market.

By recycling there would be a reduction of waste hauling, a reduction in greenhouse gas emissions, and a positive return of vital minerals to the soil. This is a significant contribution.

The chamber whole heartedly supports this initiative which has the potential to improve the economic base of the area. This waste recycling will provide much needed employment, encourage local growth and expansion of existing farm producers and hopefully, attract more green activities.

Yours truly,

A handwritten signature in black ink, appearing to read "Karen Ross".

Karen Ross,  
President.

COPY



102-38551 Loggers Lane  
Squamish BC  
V8B 0H2

June 19<sup>th</sup>, 2012

To Whom It May Concern:

The Squamish Chamber of Commerce would like to express its support of food and green waste composting facilities such as the one proposed by Net Zero Waste Inc. on Lil'Wat Nation Land in the Sea to Sky Corridor. The facility, which has the support of the Lil'Wat Nation would produce organic soil and keep a significant amount of waste out of the landfill. This proposal is in line with the Chamber's mandate to enhance the quality of life within the community through sustainable initiatives. With the satisfaction of municipal, provincial and federal requirements, the Squamish Chamber of Commerce gives its full support to such a progressive concept.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Moses".

Elliot Moses for  
The Squamish Chamber of Commerce Board of Directors.

# Environmental Group Support

## A.W.A.R.E.



Association of Whistler Area Residents for the Environment

P.O. Box 1370 . Whistler BC V0N 1B0 . [info@awarewhistler.org](mailto:info@awarewhistler.org) . [www.awarewhistler.org](http://www.awarewhistler.org)

March 15<sup>th</sup> 2012

RE: Endorsement of Proposal from Net Zero Waste

To Whom it May Concern,

AWARE wishes to express our support and endorsement of the proposal from Net Zero Waste to develop a regional food-waste composting facility in the Sea to Sky corridor.

The project aligns closely with our vision for a region in which waste is minimised and where applicable effectively recycled or reused in a manner which considers all aspects of managing the waste stream and creating the highest value (environmental, economic and social) end products.

The proximity to Whistler allows for effective transportation of the waste organics, furthermore the high quality organic end product will be available locally to farmers supporting the wonderful array of quality local produce.

Yours sincerely,  
A.W.A.R.E.

## Squamish CAN



Squamish CAN  
Food Group  
PO Box 5311  
Squamish, BC V8B 0C2

May 25, 2011

Subject: Letter of support for Net Zero Waste

Dear Net Zero Waste,

This letter is to demonstrate support from Squamish CAN Food Group for your proposal for a trial project in the Sea to Sky corridor to test the feasibility for a full scale "Gore Cover Composting Facility": a composting facility that would produce organic soil from food and green waste collected from the Corridor.

Squamish CAN's mission statement is: *Squamish CAN strives to educate, support, and empower the community of Squamish by developing, promoting, and implementing effective strategies to reduce the impacts of climate change.* A facility dedicated to diverting organic waste out of the landfill and used in the creation of organic soil, which can then be used locally to grow food fulfills CAN's mandate and specifically meets the mandates of CAN's subgroups: Food, Waste, Energy, and Transportation, and Education. An operation such as yours reduces pressure on our landfill, reduces the carbon footprint currently existing from transportation of organic soil into the corridor and of biosolids out of the corridor, creates soil locally for the use of food production in the corridor, and creates a local system for the recycling and use of organic waste.

Our landfill is at capacity, and is currently undergoing expansion. It is our feeling that this is a crucial time to explore the option of diverting food waste to a facility that will then recycle it. In addition to this letter of support, we have written a letter to council to ask that they hear your proposal.

Yours sincerely,  
Squamish CAN Food Group

# Certified Organic Farms

## Ice Cap Organics



Ice Cap Organics  
770 Green Road  
Pemberton, BC, V0N 2L2

Subject: Letter of support for **Net Zero Waste**; as it relates to agriculture and organic farming.

**Ice Cap Organics** would like to indicate our support for **Net Zero Waste** and its relationship to organic food production. The Certified Organic initiative, which is being pursued by **Ice Cap Organics** has strict guidelines and requirements associated with the use and quality of compost. Mr. Berggren has explained that the compost provided by **Net Zero Waste** will meet all the compost guidelines set forth in the Organic Production Systems – Permitted Substances List (CAN.CGSB 32.311- 2009)

**Currently in the Sea to Sky Corridor, there is no source of certified organic compost or manure. Having a certified organic source would mean that we could have everything that goes into our farm organic. At this point we use our only source which is local manure that is not certified organic. We are strong believers in organic.**

**If we had a source of good local organic compost, at an affordable price, we would apply it throughout our fields and expect higher yields, better plant disease resistance, greater soil fertility and less dependence on outside sources of inputs. Also, having a steady supply of good compost would let us use our land more intensively; vegetable production can be very depleting to soil fertility, and if not carefully managed through thoughtful crop rotation and letting the land rest, vegetable production can render land barren. This means we have only half of our current land planted with cover crops and resting to rebuild soil fertility. With more readily available compost we could restore this land immediately after crops were harvested, and get it producing sooner. In turn this would allow us to produce more food for our surrounding communities, and help our business grow.**

**Ice Cap Organics** expects that through the development of a regional compost supply network, we will experience significant and direct benefits as a result of this project.

The proposed project is aligned with the needs of farmers in the Sea to Sky corridor and we expect a positive impact on the following:

- ✓ Attracting new farms to join, or support, organic farming principles.
- ✓ Boosting crop yields and quality of produce will have positive and healthy impacts to all the communities.
- ✓ Delivering cost-effective compost will help to eliminate or reduce the need for synthetic fertilizers, pesticides and herbicides.
- ✓ Providing farmers with fertile farmland, so new or established farmers are not forced to leave the farm and pursue other career opportunities.
- ✓ Stimulating organic food awareness and agricultural education to friends, family, public and colleagues.
- ✓ Long term health and sustainability of our communities.

Please accept this letter as formal recognition to the value of this composting project in helping Ice Cap Organics maintain and develop our roles and responsibilities as organic farmers.

Sincerely,

Delaney and Alisha Zayac,

Ice Cap Organics owners and Certified Organic farmers

## Rootdown Organics



November 15, 2011

To whom this may concern,

Rootdown Organic Farm would like to express our excitement and support of this very important, proposed composting project.

At present, we struggle to find a local and organic source of compost that we can use in our potting mixes as well as a soil amendment on our fields. As true believers of keeping our farming inputs local, we are currently forced to work against these principles by purchasing soil amendments from across the province and sometimes from across the country in order to meet our fertility needs.

Were there a local facility producing local and acceptable compost we certainly would be purchasing it.

Please accept this letter as support to see this viable project move ahead, and do not hesitate to contact us in regards to our desire to see this project become a reality in the near future.

Thank you.

Sarah McMillan, Niki Strutynski and Simone McIsaac,

Owners,

Rootdown Organic Farm

8425 Pemberton Meadows Road

Pemberton, BC, V0N 2L2

# Certified Organic Farms

## Hare's Blueberry Farm



January 1, 2012

**Hare's Farm**  
1993 Sea to Sky Hwy  
p.o. box 226  
Mt Currie, BC  
V0N 2K0  
[johndavidhare@gmail.com](mailto: johndavidhare@gmail.com)

**Subject:** Letter of support for **Net Zero Waste**, as it relates to agriculture and organic farming.

To whom it may concern,

We are owners of a small-scale certified organic farm in the Pemberton Valley, and as such, we are very supportive of the idea of creating a local composting facility to establish a local supply of certified organic compost.

We are deeply committed to the principles of organic farming, and very interested in seeing any compostable material diverted from our traditional landfill sites. Turning our own food scraps into a high-value soil input for our local agricultural community just makes sense. The more we can do to encourage organic farming in the Pemberton area, and reduce our dependence on long-haul trucking, the better.

That is why we here at Hare's Farm support Net Zero Waste in their endeavor to create a local, organic composting facility for the Pemberton area.

Sincerely,

JD & Sharon Hare

Certified Organic Farmers, PACS #16-492

## North Arm Farm



Jordan Sturdy  
North Arm Farm  
1888 Sea to Sky Highway 99  
Pemberton BC  
V0N 2L0

October 10, 2011

Net Zero Waste

Letter of Support

One of the most significant challenges to farming organically in the Pemberton Valley is the acquisition of a reliable and cost effective source of nutrients.

By making available a local supply of high quality and affordable organic compost the Net Zero green waste composting proposal has the potential to not only benefit the farming community, but also the local waste stream, landfill and ultimately, our environment.

I wish the proponents the best of success and hope for the eventual development of a facility that supports the complete diversion of green waste out of the Sea to Sky waste stream and back into local food production.

Composting local green waste into agricultural nutrient inputs has the potential to significantly improve the viability and sustainability of the food production in the Pemberton Valley.

Kind regards

Jordan Sturdy

Owner  
North Arm Farm  
PACS Certificate # 16-537

# Non Certified Farm Support

## Pemberton Farmers Institute



To Whom It May Concern

The Pemberton Farmers Institute (PFI) is writing in support of the Net Zero Waste composting proposal for the Pemberton area.

We recognize compost as key to healthy soil. There are great numbers of people interested in growing their own food in our region, and they require a source for this important ingredient.

The PFI is an organization that supports and promotes agriculture in the Pemberton area whose membership is comprised of growers, agri-tourism operators, livestock and equestrian operations, non-growing producers and community members. The PFI is committed to supporting farmers and protecting and preserving farmland.

We feel that this proposed project will lead to more people growing more food which we feel is a very good way to garner support for farming and farmers.

Sincerely,

A handwritten signature in blue ink that reads "B McLeod - May 9/11".

Brenda McLeod, President Pemberton Farmers Institute  
[soovent@telus.net](mailto:soovent@telus.net)  
[www.pembertonfarmers.com](http://www.pembertonfarmers.com)

## Good Time Farming



March 8<sup>th</sup>, 2012

Good Time Farming  
Box 2718  
Garibaldi Highlands  
V0N 1T0

To whom this may concern,

Good Time Farming would like to express its support for Net Zero Waste and their Composting Project.

As a society we create a lot of waste in everything we do. While it is critical to reduce the amount of waste we generate, it is also important that we learn to turn the waste we do create into something useful. For growers, organic waste, if composted appropriately, is a valuable resource. The Sea to Sky Corridor is currently producing compost that is inadequate for growing vegetables. This causes three major problems:

- Many local commercial growers are getting their inputs from afar.
- Many home gardeners often ask me where to find an appropriate soil for their vegetable gardens. Unfortunately I am unable to direct them to a local source.
- We are not using valuable resources - ei: organic waste - effectively.

Intensive urban and rural gardening on a commercial or personal scale is critical in a sustainable food system. All appropriate local resources, including organic waste, are extremely valuable and should be used wisely. We believe Net Zero Waste is headed in the right direction.

Thank you.

Good Time Farming

# Additional Support

## Bathtub Gardens



Bathtub Gardens would like to express our support for the **Net Zero waste** small scale compost facility and to outline a few of the benefits the project would have for our certified organic operation.

Bathtub Gardens grows Specialty Cut Flowers following Certified Organic Production Standards in the Pemberton Valley. We cultivate our land intensively and the health and the fertility for our soil is a constant preoccupation and is vital to our farms business. With the restricted amount of land that is available to us and to maintain our level of production, we have to rely on imported, off- farm inputs that meet the guidelines set forth in the Organic Production Systems – Permitted Substances List (CAN.CGSB 32.311- 2009). It is our understanding that the compost produced at this facility will have the potential to meet these guidelines.

Our current source of organic compost is non-regional, expensive and in limited quantity, reducing our use of it. Having a local, affordable source would permit us to fully take advantage of all its benefits. **Net Zero Waste's** compost supply would have a direct positive impact on our business.

Outside of our own business interests, it is also important to note the significant benefits Net Zero Waste would provide to our community. Implementing this project would immediately raise awareness to the importance of soil health and its relation with our consumption and farm practices. It would provide a vital tool for local farms to be more efficient, competitive and actually viable. It would also make our area more appealing to future farms while advertising. Thus, **Net Zero Waste** would contribute to the overall sustainability of our community.

Bathtub Gardens, local organic farms and the whole Sea-To-Sky Corridor would see significant, immediate and long term benefits from the **Net Zero Waste** compost facility.

We strongly support this project and are hoping to see its implementation in the very near future.

Sincerely,

Samuel Casavant and Calida Grymaloski,

Bathtub gardens owners and operator

## Continental Pole



PO BOX 185  
PEMBERTON BC  
VON 2L0  
TEL: 604-894-6449  
FAX: 604-894-5444

August 3, 2011

Net Zero Waste  
Mateo Ocejo and Jaye-Jay Berggren


Dear Sirs:

This will confirm that Continental Pole intends to support Net Zero Waste and proposed composting facility located on Lil'wat Nation lands by diverting cedar wood waste to that facility. It is our intent to divert the wood waste from our business location in Mount Currie in order to establish and strengthen synergies with Net Zero Waste, and have a positive impact on all regional communities and First Nations.

This diverted wood waste is intended to be composted with food waste and therefore will have the potential to be directly used by the emerging certified organic farming community. By providing a long term supply of a high quality soil amendment that will be accepted by the Canadian Organic Standards, this project aims to significantly enhance regional agriculture and community health.

Also, the location of the proposed facility will allow us to have a local solution to wood waste disposal. This will significantly decrease the transportation distances required, and directly reduce the costs and emissions associated.

Sincerely,

  
Drew Oberson,  
Continental Pole Ltd.

# Compost Facility Construction

**Scale / Scale House / Pumphouse**



**Power / Controls / Aeration**



**Loader / Organics Collection / Gore Covers / Processing Building**



# Food For Farmers - Feedstocks

**Wood Waste (C)**



**Agricultural Waste (N) Commercial Waste (N)**



# Next Steps & Metro Vancouver Initiative

## Completion of Bear Fencing & Permitting Spring 2013



## Waste Wise Initiative to Highlight Customer Participation Underway



**WasteWise.**

This establishment proudly recycles organic waste in support of farming and local organic food production.

# Next Steps Continued – Our Vision

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- Blending with other locally available products / amendments (pumice, bark)
- On Site Gardens / Landscaping / Greenhouses / Community Employment
- Expansion of Capacity to meet Whistler 2020 goals & agricultural needs
- Highlight Certified Organic Association of BC Support and how we provide the highest end use of Organic Wastes
- Waste Wise Initiative will support High Quality Organic Farming
- Metro Van / CRD / Regional Organics bans already in place for 2015
- **Potential for North Shore Municipalities (Lions Bay) to participate in this program. We can provide a competitive disposal rate utilizing an empty backhaul. Share in our premium compost now!**



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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

**SPECIAL MEETING OF THE COUNCIL  
OF THE VILLAGE OF LIONS BAY  
HELD ON THURSDAY, MARCH 13, 2014 at 10:00 AM  
IN THE COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

**MINUTES**

In Attendance: Councillor Ron McLaughlin, Acting Mayor  
Councillor Fred Bain  
Councillor Joanne Ronsley  
Grant McRadu, Interim CAO (recorder)

**1. Call to Order**

Acting Mayor McLaughlin called the meeting to order at 10:00 a.m.

**2. Approval of Agenda**

Moved: Councillor Ronsley  
Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council approves the Agenda of the Special Meeting of Council of March 13, 2014, as submitted.

**CARRIED**

**3. Public Participation**

None.

**4. Unfinished Business**

None.

**5. New Business**

None.

**6. Public Questions & Comments**

None.

**7. In Camera**

Moved: Councillor Ronsley  
Seconded: Councillor Bain

Resolution:

That the Regular Meeting of March 13, 2014 does close this meeting to the public on the basis of matters to be considered under the following section of the *Community Charter*:

**90 (1)** A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Minutes – Special Meeting of Council  
March 13, 2014  
Village of Lions Bay

- c) labour relations or other employee relations
- i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose

**8. Reporting Out**

Council reported out on two items.

- A. Appointment of Mandy Koonts to Acting CAO Role  
Mandy Koonts is appointed Acting CAO for the duration of Interim CAO McRadu's vacation period – Friday, March 14<sup>th</sup> to Friday, March 28<sup>th</sup> inclusive.
- B. Personal Disclosure & Legal Opinion  
Interim CAO McRadu has sought legal advice with respect to recent comments in an email from a resident. Interim CAO McRadu will issue a response to the resident.

**9. Adjournment**

Moved: Councillor Bain  
Seconded: Councillor Ronsley

BE IT RESOLVED THAT the Village of Lions Bay Council adjourns the Special Meeting of March 13, 2014 at 2:26 p.m.

**CARRIED**



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

### REGULAR MEETING OF THE COUNCIL OF THE VILLAGE OF LIONS BAY HELD ON TUESDAY, APRIL 1, 2014 at 7:00 PM IN THE COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY

#### MINUTES

In Attendance: Mayor Brenda Broughton  
Councillor Scott Ando  
Councillor Fred Bain  
Councillor Ron McLaughlin  
Councillor Joanne Ronsley  
Grant McRadu, Interim CAO  
Mandy Koonts, Municipal Coordinator (Recorder)

#### 1. Call to Order

Mayor Broughton called the meeting to order at 7:03 p.m.

#### 2. Approval of Agenda

Mayor Broughton made the following additions to the Agenda:

- 9A: Community Grants Forwarded for 2014 Budget
- Addition of subsection 90(1)(i) to the In Camera resolution

Moved: Councillor Ando

Seconded: Councillor McLaughlin

BE IT RESOLVED THAT the Village of Lions Bay Council approves the Agenda of the Regular Meeting of Council of April 1, 2014, as amended.

**CARRIED**

#### 3. Public Participation

Mayor Broughton read out the Public Participation guidelines.

##### Robin Spano

Ms. Spano spoke on behalf of the Save Howe Sound Society. The Society is in favour of the proposed Cumulative Effects Framework and is requesting Council to send a letter of support to Ruth Simons with an optional copy to Minister Thomson. Council's expression of support is non-binding and Ms. Spano provided Council with a sample letter to assist with formatting. Mayor Broughton advised Ms. Spano this item would be discussed under New Business and sought Council's approval that the item be discussed further under item 12A.

##### Eileen Wilke

Ms. Wilke requested the minutes of March 4, 2014 be amended to reflect that Councillor McLaughlin had responded to her questions.

Carole Conlin

Ms. Conlin requested Council to report out on the amendments to Interim CAO McRadu's contract as noted in the Interim CAO's report of March 4, 2014.

Michael Broughton

Mayor Broughton recused herself at 7:10 p.m. citing that she is part owner of the Lions Bay General Store & Café and the footprint it sits on.

Dr. Broughton requested to clear up inaccuracies in the correspondence contained in the Agenda package from resident P. Nelson. Dr. Broughton stated the following:

- That the owners of the Lions Bay General Store & Café have no input into the operations of the Canada Post box area; it is a separate area with a private postmaster
- That 60 to 70 convenience boxes would have been moved into the store near the postal counter thus the store would have received this income if superboxes had been installed. Mail at superboxes would serve primary residences only – does not include secondary suites or multi-box households
- Strata BCS815 currently rents the space below market value and if Canada Post moved, other opportunities exist for rental including storage units at higher revenue to the Strata

Mayor Broughton rejoined the meeting at 7:13 p.m.

Alan Henshaw

Mr. Henshaw expressed concern at the recent green waste burn and discussed health issues associated to burning. Mr. Henshaw commented that he had provided a letter detailing alternative options to burning but had not received a response. This issue will be discussed further under Item 12B.

**4. Delegations****A. Squamish RCMP Annual Performance Plan**

Insp. Neal Cross and S/Sgt. Cumming presented the Lions Bay 2013 Statistics. A copy of the report is retained with the Agenda package. RCMP staff answered questions regarding when it is appropriate to call 9-1-1 with respect to observing dangerous driving behaviours. RCMP staff sought feedback from Mayor & Council on the 2013/2014 Annual Performance Planning. Mayor Broughton expressed concern with Fraud & Internet Crime and requested education for residents on these issues.

**B. M. Brown – Animal Control & Licencing Bylaw #461 (not yet adopted)**

Ms. Brown provided background information about her professional experience with various types of service animals and requested draft bylaw #461 Animal Control & Licencing be amended to reflect the on-leash, off-leash and dog prohibited areas of the Village. Ms. Brown also requested that the bylaw and the dog owner information pamphlet reflect the same information for clarity. Ms. Brown expressed interest in participating in the bylaw updating process in an effort to help craft future decisions with respect to dogs in the Village, as well as increasing licencing compliance.

C. C.A. Phillips – Animal Control & Licencing Bylaw #461 (not yet adopted)

Ms. Phillips provided background information about her experience as a dog owner and reference Section 7.1(c) of draft bylaw #461 Animal Control & Licencing. Ms. Phillips requested Council to consider what “sufficient exercise” means for different breeds of dogs stating that on-leash exercise is simply not enough to satisfy a healthy canine lifestyle. Ms. Phillips added that there are currently not enough off-leash areas to ensure dogs are able to obtain “sufficient exercise”. Ms. Phillips advised that aggression between dogs decreases when animals are off-leash and requested Council consider implementation of sufficiently long off-leash paths to promote the healthy wellbeing of dogs in the Village. Lastly, Ms. Phillips questioned the need for Sections 13 & 14 of the draft bylaw and offered to provide insight and feedback to the bylaw review process if needed.

D. G. Walker – Animal Control & Licencing Bylaw #461 (not yet adopted)

Mr. Walker is co-owner of Bark Pet Care which has been operating since 2007. Mr. Walker provided an overview of the company’s process of taking new dogs on as clients and advised that dogs are generally better behaved after regular exercise and social interaction. Mr. Walker further noted that different breeds of dogs have different exercise needs noting that draft bylaw #461 Animal Control & Licencing adequately addresses the “after the fact” issues but does not include for proper exercise and socialization as a preventative measure. Mr. Walker cited off-leash excerpts from bylaws of neighbouring municipalities and requested Council to consider similar allowances.

**5. Adoption of Minutes**

Councillor Ando requested the Minutes be amended to reflect who the recorder had been in each instance.

Moved: Councillor Bain  
 Seconded: Councillor Ronsley

BE IT RESOLVED THAT the Village of Lions Bay Council approves the Minutes of the March 4, 2014 Regular Council Meeting, as amended.

**CARRIED**

Moved: Councillor Bain  
 Seconded: Councillor McLaughlin

BE IT RESOLVED THAT the Village of Lions Bay Council approves the Minutes of the March 21, 2014 Special Council Meeting, as amended.

**CARRIED**

Moved: Councillor Ronsley  
 Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council approves the Minutes of the March 24, 2014 Special Council Meeting, as amended.

**CARRIED**

**6. Business Arising from the Minutes**

Mayor Broughton requested clarification from staff as to the status of any Village policy with respect to posting of items on public notice boards. Staff advised there is currently no such policy in place. This will be researched further when policy development is able to be undertaken.

**7. Unfinished Business****A. Community Centre Renovation Update**

Mayor Broughton confirmed the provincial grant funding will continue despite the project scope reduction. Mayor Broughton worked very closely with WD staff in an attempt to have the federal funding deadline extended. While the funding deadline could not be extended past March 31, 2014, WD agreed to extend the “substantial completion” deadline to August 1, 2014. The WD grant funding will see approximately \$160,000 coming back to the Village for the renovation project and the project will move forward this month with the roof replacement being the first phase. Interim CAO McRadu commended Mayor Broughton’s extensive work on this during her vacation out of the country and Mandy Koonts for taking on the role of Acting CAO in his absence.

**8. Reports**

Moved: Councillor Ando

Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council receives the reports of April 1, 2014, as submitted.

**CARRIED**

**A. Interim CAO**

At Interim CAO McRadu’s request, Ms. Koonts provided an update on bylaw enforcement stating that a temporary seasonal Bylaw Enforcement Officer has been hired and will start on May 9, 2014. Interim CAO McRadu discussed bylaw coverage arrangements during periods when the Bylaw Enforcement Officer is off-duty.

**B. Mayor and Council**

Mayor Broughton touched on the key points of her report. Mayor Broughton commended MP John Weston and his team as well as WD staff for their assistance and collaboration in achieving the project extension date on the WD grant as well as Liam Edwards, Director – Provincial Infrastructure & Engineering, for his guidance. Mayor Broughton also thanked Interim CAO McRadu for making himself available at key times during his vacation.

Councillor Bain advised that a new member has joined the Emergency Social Services team and the Lions Bay Fire Rescue has lost a member to a full time position with a municipal fire department.

Councillor McLaughlin advised that the Standing Committee on Finance will be active this month to review the Five Year Financial Plan.

Councillor Ronsley touched on the highlights of her report. The Secondary Suites Review Committee has concluded their work and will provide their recommendations to Council at an upcoming Council meeting. Councillor Ronsley advised Volunteer Week is April 6-12 and requested staff to have Public Works hang the Volunteer Week banner in time for this event. Mayor Broughton suggested a Volunteer celebration could be undertaken during Emergency Preparedness Week; this will be placed on the April 15, 2014 Council agenda for further discussion. Councillor Ronsley sought approval from Council to attend the LMLGA Conference in Whistler from May 7-9, 2014.

Moved: Councillor Bain  
 Seconded: Councillor Ando

BE IT RESOLVED THAT the Village of Lions Bay Council supports Councillor Ronsley's attendance at the LMLGA Conference in Whistler from May 7-9, 2014 to represent Lions Bay Council.

**CARRIED**

C. Committees:

i. Tree Committee Recommendation – Application #45

Moved: Councillor McLaughlin  
 Seconded: Councillor Bain

BE IT RESOLVED THAT Tree Application #45 be returned to the Tree Committee for request of further information.

**CARRIED**

ii. Infrastructure Committee:

• Recommendation for 2014 Capital Expenditure Budget

Councillor Ando provided a verbal overview of the March 31, 2014 Infrastructure Committee meeting and brought forward the Committee's recommendations to Council. A copy of Councillor Ando's report is retained with the Agenda package.

Mayor Broughton requested future reports be "on table" for formal acceptance by Council.

C. Emergency Services

**9. Resolutions**

A. 2014 Community Grant Requests

Moved: Councillor Ando  
 Seconded: Councillor McLaughlin

BE IT RESOLVED THAT the Village of Lions Bay Council resolves to send the list of 2014 Community Grant requests forward for inclusion in the 2014 budget.

**CARRIED**

**10. Bylaws**

A. Bylaw #469 Sewer User Rates Amendment Bylaw – 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Reading

Moved: Councillor Ronsley

Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council approves first reading of Bylaw #469 Sewer User Rates Amendment Bylaw 2014.

**CARRIED**

Moved: Councillor McLaughlin

Seconded: Councillor Ronsley

BE IT RESOLVED THAT the Village of Lions Bay Council approves second reading of Bylaw #469 Sewer User Rates Amendment Bylaw 2014.

**CARRIED**

Moved: Councillor Ando

Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council approves third reading of Bylaw #469 Sewer User Rates Amendment Bylaw 2014.

**CARRIED**

B. Bylaw #470 Sewer Parcel Tax Amendment Bylaw – 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Reading

Moved: Councillor Bain

Seconded: Councillor McLaughlin

BE IT RESOLVED THAT the Village of Lions Bay Council approves first reading of Bylaw #470 Sewer Parcel Tax Amendment Bylaw 2014.

**CARRIED**

Moved: Councillor Ronsley

Seconded: Councillor McLaughlin

BE IT RESOLVED THAT the Village of Lions Bay Council approves second reading of Bylaw #470 Sewer Parcel Tax Amendment Bylaw 2014.

**CARRIED**

Moved: Councillor Ando

Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council approves third reading of Bylaw #470 Sewer Parcel Tax Amendment Bylaw 2014.

**CARRIED**

C. Bylaw #471 Water Parcel Tax Amendment Bylaw – 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Reading

Moved: Councillor Bain

Seconded: Councillor McLaughlin

BE IT RESOLVED THAT the Village of Lions Bay Council approves first reading of Bylaw #471 Water Parcel Tax Amendment Bylaw 2014.

**CARRIED**

Moved: Councillor Ronsley  
 Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council approves second reading of Bylaw #471 Water Parcel Tax Amendment Bylaw 2014.

**CARRIED**

Moved: Councillor Ando  
 Seconded: Councillor Ronsley

BE IT RESOLVED THAT the Village of Lions Bay Council approves third reading of Bylaw #471 Water Parcel Tax Amendment Bylaw 2014.

**CARRIED**

**11. Correspondence**

A. List of Correspondence to Friday, March 28, 2014

Moved: Councillor Bain  
 Seconded: Councillor Ronsley

BE IT RESOLVED THAT the Village of Lions Bay Council receives the Correspondence to Friday, March 28, 2014, as submitted.

**CARRIED**

Mayor Broughton sought Council's support of posting the BC Transplant Society banner to the Village website to notify residents that April is National Organ and Tissue Donor Awareness month. Discussion ensued as to whether this sets a precedent for future such requests. The majority of Council felt future requests could be reviewed on a case-by-case basis.

Moved: Councillor Ronsley  
 Seconded: Councillor McLaughlin

BE IT RESOLVED THAT the Village of Lions Bay Council requests staff to update the Village of Lions Bay website to include the BC Transplant Society banner for the month of April, in support of National Organ and Tissue Awareness Month.

**CARRIED**

**Councillor Ando & Councillor Bain abstained.**

Mayor Broughton sought support from Council for the proposed Metro 2040 Regional Growth Strategy Type 3 Amendment. Interim CAO McRadu also recommended supporting the amendment noting it would not affect the Village in any way.

Moved: Councillor Ronsley  
 Seconded: Councillor McLaughlin

BE IT RESOLVED THAT the Village of Lions Bay Council send a letter to Metro Vancouver in support of the proposed Metro 2040 Regional Growth Strategy Type 3 Amendment.

**CARRIED**

Mayor Broughton sought support from Council to direct staff to work with Gran Fondo organizers in consideration of traffic coordination and communication for the 2014 Gran Fondo event.

Moved: Councillor Ronsley

Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council directs staff to work with the organizers of the 2014 Gran Fondo event in relation to traffic coordination and communication.

**CARRIED**

## 12. **New Business**

### A. Fraser Basin Council: Sea Level Rise & Flood Management Coordination Role & Funding

Mayor Broughton sought Council's support in contributing to this Council as their work is relevant to the logistics of the Village and the valuable knowledge would be shared. Council recommended an amount of \$323 which is in line with contributions made to similar groups.

Moved: Councillor McLaughlin

Seconded: Councillor Ronsley

BE IT RESOLVED THAT the Village of Lions Bay Council support the Fraser Basin Council with a one-time contribution of \$323 to support further consultation with respect to flood management and sea level rise.

**CARRIED**

**Councillor Ando and Councillor Bain abstained**

### B. Green Waste: Seeking Environmental Solutions

Mayor Broughton advised that Ruth Simons has offered to get the Climate Action Task Force together again to assist in identifying green waste disposal alternatives. This offer comes as a result of the recent green waste burn. Interim CAO McRadu provided insight on the accumulation of the green waste and the disposal options researched prior to making the decision to burn. Interim CAO McRadu further advised burning was not the preferred plan and is not a future plan; the burn was undertaken as a risk mitigation exercise to deal with the old waste before the wildfire season approaches. Village Staff are committed to identifying ongoing solutions which support the OCP. Discussion with respect to re-establishing of the select committee will be brought forward at the April 15, 2014 Council meeting.

### C. Lions Bay School & Childcare

Councillor Ando advised the report contains all of the available information to date. The group is currently canvassing for deposits for next year's daycare spots. Council is supportive of the idea but recommended a business plan be brought forward before any further consideration is given to funding. Councillor Ando advised the group is still trying to identify the specific need in order

to proceed with drafting a plan – the financial model isn't as critical as the community's support in encouraging families to use the local childcare service.

D. Volunteers and Insurance

Moved: Councillor Bain

Seconded: Councillor Ando

BE IT RESOLVED THAT the Village of Lions Bay Council directs staff to proceed with drafting of a formal Volunteer Policy and creation of a Volunteer Waiver form, for review by Council at the June 17, 2014 Regular Council meeting;

AND THAT Staff are further directed to compile a list of existing committees and groups for Council to review and identify which groups need to be formally struck and members appointed in order to comply with insurance requirements.

**CARRIED**

**13. Public Questions & Comments**

Alan Henshaw

Mr. Henshaw believes Council should be encouraging residents to remove their own green waste to ensure there is no more need for green waste burning. Mr. Henshaw further commented that implementation of a chipping process should be considered for breakdown of future green waste and as a potential revenue generator.

**14. In Camera**

Moved: Councillor Bain

Seconded: Councillor Ronsley

A. Resolution:

That the Regular Meeting of April 1, 2014 does close this meeting to the public at 9:09 p.m. on the basis of matters to be considered under the following section of the *Community Charter*:

**90 (1)** A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose
- k) negotiations and related discussions respecting the proposed provision of a municipal services that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- m) a matter that, under another enactment, is such that the public may be excluded from the meeting;
- n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2)

**CARRIED**

**15. Reporting Out**

**16. Adjournment**

Moved: Councillor McLaughlin

Seconded: Councillor Bain

BE IT RESOLVED THAT the Village of Lions Bay Council adjourns the April 1, 2014 Regular Meeting at 10:12 p.m.

**CARRIED**

DRAFT



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

# REPORT

## Information Report to Council

Presented: April 1<sup>st</sup> to April 15<sup>th</sup>, 2014

From: Mayor Brenda Broughton

Subject: Council Portfolio Update

Portfolio	Parties Involved	Date	Update
Grants: Community Infrastructure Improvement Fund ~ <i>Project to be completed by March 31<sup>st</sup>, 2014 for this Funding to be received</i>	Mayor Broughton and Josh Hemond, Communications Adviser to John Weston, MP	February 24 <sup>th</sup> , 2014	To provide information regarding an extension for the WED \$250,000 funding
	Mayor Broughton and John Weston, MP	February 21 <sup>st</sup> , 2014	To discuss an extension for the WED \$250,000 funding
	Mayor Broughton, Grant McRadu, Interim CAO and Bernadette Lee, Western Economic Development	February 19 <sup>th</sup> , 2014	To discuss an extension for the WED \$250,000 funding
	Mayor Broughton spoke with John Weston, MP	November 20 <sup>th</sup> , 2013	To discuss an extension for the WED \$250,000 funding to line up with the BC Community Recreation Grant.
	Mayor Broughton and John Weston, MP	May 1 <sup>st</sup> , 2013	John Weston, MP, update re Community Centre Renewal
	Mayor, Council with John Weston, MP, Farouk Zaba, Chuck Partridge, 50 Lions Bay Residents, including the ESS Team Members and ESS Director, Sally Pollock and LB Fire Rescue Chief Andrew Oliver	April 4 <sup>th</sup> , 2013	John Weston, MP announced the WEDC Funding of \$250,000 to a maximum of 27% of the Community Centre Renewal budget. This required negotiations that have been committed to in the funding contract.  A Tea was held in the Village Hall with about 50 people in attendance. This is very good news for Lions Bay. Only 1 in 7 applications were successful.



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<p>Small Community Recreation Grant ~ <i>Project to be completed by March 31<sup>st</sup>, 2015</i></p>	<p>and LBFR members. Thank you to ESS for assisting in presenting and serving refreshments and for clean up as well !</p> <p>Joan McIntyre, MLA, Mayor, Council, Community Leaders, Volunteers and Staff.</p>	<p>March 30<sup>th</sup>, 2012</p>	<p>Receipt of the \$440,343 Grant for the Community Centre Renovation. Lions Bay was the only community in Metro to receive the Small Community Recreation Grant Funding and only one of six communities in the Sea to Sky Provincial Riding.</p>
<p>Community Centre Renewal ~ CCR</p>	<p>Mayor Broughton, Grant McRadu, Interim CAO Mayor Broughton, Grant McRadu, Interim CAO, Gerald Longson, Construction Mgr Consultant and Russ Meiklejohn, Architect</p>	<p>January 9<sup>th</sup>, 2014 October 31<sup>st</sup>, 2013</p>	<p>Discuss next Steps Discuss possible next steps</p>
<p>Land Master Planning</p>	<p>Rob Barrs &amp; Associates Consultants, Lions Bay Council, Interim CAO and Municipal Coordinator.</p> <p>Rob Barrs &amp; Associates Consultants, Lions Bay Council, Interim CAO and Municipal Coordinator.</p> <p>Mayor, Grant McRadu, Interim CAO, and Joaquin Karakas, Rob Barrs &amp; Associates</p> <p>Mayor, Grant McRadu, Interim CAO, Rob Barrs and Joaquin Karakas, Rob Barrs &amp; Associates</p> <p>Mayor and Council, Rob Barrs &amp; Associates Rob and Joaquin, and Grant McRadu, Interim CAO</p> <p>Mayor Broughton, Interim CAO Grant McRadu</p>	<p>February 26<sup>th</sup>, 2014</p> <p>February 6<sup>th</sup>, 2014</p> <p>January 30<sup>th</sup>, 2014</p> <p>January 7<sup>th</sup>, 2014</p> <p>December 5<sup>th</sup>, 2013</p> <p>December 2<sup>nd</sup>, 2013</p>	<p>Workshop #2: Invited community members, Council and Senior Staff were provided with the input to date; identification of opportunity 'sites and types'; discussion of policy, zoning and design directions and report back.</p> <p>Workshop #1: An estimated 80 to 90 participants at Land Use Master Planning Workshop #1</p> <p>Land Use Master Planning meeting</p> <p>Conference Call. Preliminary meeting to assist with materials that are required by the consultants.</p> <p>Initial meeting. A Community Workshop is planned for February, 2014. No date has been set as yet.</p> <p>Discussion of Brunswick Pit lands, what portion remains gravel, what portion, if any, has gone over to the Crown.</p>



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	Mayor Broughton, Councillor Joanne Ronsley, and Secretary Treasurer Zaba	October 10 <sup>th</sup> , 2013	Land Tour and Review
	Secretary Treasurer Zaba	August 21 <sup>st</sup> , 2013	Review of Tenders. Tender RFP sent out to about a dozen planners due June 14 <sup>th</sup> , 2013 regarding LUMP
	Mayor Broughton and Secretary-Treasurer Farouk Zaba	April, 2013 April 4 <sup>th</sup> , 2013	Land Master Planning document ready to be sent out for RFP. Separately Mr. Zaba will contact Pierre Friele to review Village LiDAR.
Metro Board Meeting	Board Directors	February 28 <sup>th</sup> , 2014	Board Meeting.
Translink Mayor's Council	Metro Mayor's	February 20 <sup>th</sup> , 2014 February 14 <sup>th</sup> , 2014	Further discussion of next steps with the Province of BC Minister Tod Stone met with the Mayor's Council to discuss the proposed Provincial Legislative changes to the governance of Translink
BC Small Community Grant	Mayor Broughton, Councillor Fred Bain, Councillor Joanne Ronsley, The Honourable Coralee Oakes, Minister of Community, Sport and Cultural Development, Deputy Minister Rebecca Denlinger and staff.	February, 2014 October 28 <sup>th</sup> , 2013	Confirmed in Province of BC Budget. Met with and were successful in confirming the continuance of the BC Small Community Grant for 2014, 2015, and 2016 in the Provincial Three Year Budget, along with a philosophical commitment for its continuance. MLA Jordan Sturdy, in a phone call on October 28 <sup>th</sup> , following the Minister's meeting confirmed his full support of this initiative. In the meeting it was confirmed at previous years levels, and we were provided with the sum of \$298,000. We have notified the Ministry that our records show previous \$305,000.
MLA meeting	Mayor Broughton and MLA Jordan Sturdy	February 14 <sup>th</sup> , 2014	Discussion of Sea to Sky Communities
BC Rail	Mayor Broughton, Grant McRadu, Interim CAO, Michael Braun, BC Rail and Gordon Westlake, BC Rail	March 4 <sup>th</sup> , 2014	Discussion further to a 2002 negotiation between BC Rail and the Village of Lions Bay.
Sea to Sky Corridor Safety Follow up	Mayor Broughton, and Tom Cloutier, Operations Manager, Miller Capilano	April 2 <sup>nd</sup> , 2014	Discussion of solutions in the Logger's Creek area on the Sea to Sky Corridor. Large chevron arrow signage has been installed and added a Sunburst Sign north and south bound. Driver education and enforcement appear



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			to be significant. Aerial enforcement ¼ km markers are being installed along the S2S to enable speeding tickets to be processed using helicopter surveillance.
LNG Proposal Panel at Quest University ~ Squamish	Mayor Broughton, Lions Bay residents Squamish Mayor Kirkham, Councillor Susan Chappelle, Squamish and about 400 attendees.	April 8 <sup>th</sup> , 2014	Three scientific presenters: Presented that LNG will have leakage at the Woodfibre site; that this is an old-style energy source and BC will be left with an enormous cost to close down the Shale Gas Mines; the world competition will drive down the cost and make BC not competitive. Recent explosion in Washington State, Safety issues identified by audience participants. Area referred to as the 'Outdoor Capital of Canada' and this does not fit. The 'moon scape' that this kind of development creates were all points made.
Brunswick North Park	Mayor Broughton and Councillor Joanne Ronsley	April 11 <sup>th</sup> , 2014	Walk to familiarize Council with the Brunswick North Village Parkland.
Council of Council Meeting	Metro Vancouver Elected Officials	April 12 <sup>th</sup> , 2014	Translink, and other Topics
Howe Sound Aquatic Forum	Mayor Broughton attended along with NGO's, elected officials, Government and interested parties	April 12 <sup>th</sup> , 2014	Presentation, including discussion of the 'Cumulative Effects Assessment Framework – CEA', a Provincial tool, for use in land and marine planning for Howe Sound, as the Howe Sound Community Forum moves forward ~ held at Furry Creek. Stephen Foster, David Suzuki Society was one of the organizers
VOLB Finance Committee	Mayor Broughton, Councillor Ron McLaughlin, Chair Finance Committee and Resident Committee Members, Kim Mailey, Pat Smith and Lizanne Mailhot, along with Grant McRadu, Interim CAO	April 14 <sup>th</sup> , 2014	Discussion and confirmation of Five Year Plan 2014 to 2018

## Village of Lions Bay

### REPORT Information Report to Council

Presented: April 15, 2014

From: Councillor Joanne Ronsley

Portfolio	Parties Involved	Date	Update
Welcome Package	Office Staff	April 3 March Feb 2014	<b>One new resident</b> No new residents recorded One new resident (KG) Work to resume Jan 2014 with newly appointed Office Staff . No new residents recorded since Nov 2013.
SSISC (Sea to Sky Invasive Species Council Board	SSISC Board, Advisors SSISC Board & Advisors	April 2 Feb 17 10 AM	<b>Invasive Species Forum &amp; Annual General Meeting ; Whistler Public Library 2-5 PM . Main Plants in Squamish area (directly relevant to LB) Japanese Knotweed , Giant Hogwood, Orange Hawkweed, Blueweed &amp; Scotch Broom are3 being treated by early removal. Coleen Hougan ighlighted importance of boat cleaning before entering another water avoid the spread of aquatic invasive species. I was elected to the Board of the Sea to Sky Invasive Species Council, commencing April 2, 2014.</b>  I attended the Board & Advisors telephone Conference call Meeting. Discussions included increased demands from municipalities for on site assistance to remove invasives and more educational activities. Both are strains on the SSISC budget. Need for IPADS for field work. GPS is a better choice to consider as they consume less energy and function longer during field activities. Funding opportunities and Grant possibilities discussed. April AGM will take place in Whistler. Chair Paul Beswetherick & Executive Director Claire O'Brien will poll Board & Advisors to choose the date and venue.
Library	Chair Annmarie Gates, Library Volunteers	Feb-March-April 2014	<b>Awaiting the new roof installation . Article ,Lions Bay Community News Spring edition keeping residents in touch that and that the Library will reopen.</b> <b>Volunteers regularly check to ensure safety of books. CAO McRadu continuing to oversee roof tarp security against winter storms &amp; rain.</b>
Community Garden	Tina Schneider & Committee	April Oct	<b>Reading plots for planting. \$25.00 annual fee now being collected. Waiting list for any vacant plots.</b> Mostly closed down for the winter. A new compost container, yet to be installed, has been purchased for weed composting. Some garden structures and crops tampered with during the season likely to be the activities of unattended children.
LMTAC Board Meeting	Follow –up Board Meeting	April 2 10-12 AM	Decisions: LMTAC dissolved. All records & files to be transferred to the GVRD (Metro Vancouver), Financial assets to be returned to the three funding partners: GVRD, SCRDR, & SLRD on the same pro rata basis used to requisition funds. LMTAC to send letter of endorsement to UBCM & The Province of BC requesting it consider the establishment of a Sunshine Coast-Howe

Portfolio	Parties Involved	Date	Update
		May 1, 2012	Sound Treaty Advisory Committee to recognize the respective local governments with respect to treaty negotiations & aboriginal relations affairs. To be voted on May 12 <b>LMLGA Conference, Whistler:</b> UBCM Resolution that the government of BC establish a Sunshine Coast-Howe Sound Treaty Advisory Committee which recognizes the respective local governments and respect treaty negotiations & aboriginal relations affairs. Resolution Carried
TransLink	<b>Mayor's Council Sub-Committee</b>  BC Govt elected officials MLAs, Municipal Mayors and Councillors, Administrators, Business, Academics, business executives and others	<b>March 6</b>  Oct 31	<b>Investment Planning presented by all Metro Municipalities which were grouped into 6 regions. North Shore included Bowen Island, Lions Bay, City &amp; District of North Vancouver &amp; West Vancouver. Need for a different approach: focusing on a more efficient investment approach than other municipalities: Translink not meeting transportation efficiency and safety planning. Communities focusing on walking and cycling. Transit has disappointed &amp; not delivered. Need to focus on buses, not vehicles. Need for another Sea Bus from the North Shore. When ridership is measured, Translink inadequacies can be the cause of pushback.</b>  Conference: Moving the Future : Vancouver Convention Centre; Presentations included international Urban success examples (Bogota Columbia, New York City, Korea, etc where alternative modes of transportation significantly decreased use of motor vehicles: spill off: diminished diseases & medical costs, improved air quality, reduced family debts, etc. Translink's activities called into question: focus on design of bus stops , lack of planning for long range demographic s & unified regional approach. Federal Government must take the lead & legislate partnership and more.
Staff Council Liaison		<b>Feb-March-April</b>	<b>On going Informal meetings with all Office Staff and some members of Works Dept.</b>
Waste Collection	Mayor Broughton, Councillor Ronsley, Bear Smart Chair Norma Rodgers, Acct.Clerk Hayley Cook,	<b>March Feb 2014</b>  Dec-Jan	<b>Garbage Dumpster Removed</b> <b>Following continued misuse and many warnings to the LB Community, and with Fire Chief Oliver consultation, and LB Office Staff, Council voted to remove the dumpster beside the Fire Hall. Community to receive suggestions for garbage storage &amp; "good neighbour" support.</b> We will meet to determine best options for LB 's new 3 year Garbage/Waste Contract (2014-2017). Dumpster required extra emptying. Holidays caused additional garbage removal by Smithrite. Kudos to Office Staff for effective, prompt action taken. Reminder to be sent to residents on the purpose of the Dumpster and suggestions to avoid inappropriate usage in future.
Parking		Various times and dates	Regular visits to KG, LB Ave. BB, etc. to monitor parking.
Bear Smart	<b>Bear Smart Committee: Chair Norma Rodgers, Birgitta Von Krosigk, Ruth Simons</b>  North Shore Black Bear Network <b>NSBBN</b> Bear Smart Committee Norma Rodgers North Shore Councillors, Office Staff & Reps: RCMP, BC	<b>April 8</b>  March 19 Jan & Feb Jan 2014 <b>Nov 20</b>	<b>Bear season has begun. Need to educate and remind everyone. Identified steps.. Birgitta to present to April 8 Council meeting . Arrangements for annual Lions Bay School presentation . Minutes to follow.</b>  Discussion focus, effectiveness of new bear laws in municipalities and their effectiveness. Community strategic plans discussed. Next meeting April 16 Meetings postponed  Jan. Lions Bay Bear Smart meeting postponed.



Feb 13 Attended InfraStructure Volunteer Public Committee Meeting. Discussion: Capital Projects being considered.

Feb 25 ESS 7-9 PM Klatt Building: Regular Monthly Meeting. Reviewed call out procedures & form filling out as required for emergency activities during the first 72 hours of support. rreses, emergency management, and required forms to filling out as required for

Feb 26 Workshop # 2 Public Meeting: Council, invited Community Members, Interested Residents, Senior Staff, brought up to date. Land use for Develop & Design identified, with policy, zoning & design considerations.

Next step: results from meetings to be referred back to Council.

March 3 2014 7-9 PM Council Chambers **Filming Policy Review Select Public Committee Meeting:** Council Approved March 19, 2013: See Terms of Reference & Agenda

Jan 30 Infrastructure Committee Meeting: Council Chambers

Feb 6 Workshop # 1 Land Master Planning Public Meeting : Lions Bay School: Rob Barrs & Associates Kick-Off Meeting

Feb. 13 Infrastructure Committee Meeting : Council Chambers

**GENERAL MEETING OF THE LIONS BAY HISTORICAL SOCIETY  
HELD TUESDAY, April 8th, 2014 at 10:00 am  
IN THE LIONS BAY COUNCIL CHAMBERS**

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**Attending:**

**Tony Cox, Chairman  
Sue Forshaw  
Trudi Luethy  
Councillor Ron McLaughlin  
Wendy Conway-Mair, Treasurer  
Sheila Blake, Secretary  
Fran McNichol**

**Apologies: Ruth Simons**

**1. Call to Order**

Tony called the meeting to order at 10:15 am

**2. Approval of Minutes of the LBHS Meeting of January 21<sup>st</sup>, 2014**

Ruth Simons requested a change (via email) to Item 4a of the previous Minutes. "Save Howe Sound Website" should read : "The Future of Howe Sound Society" Website. Ruth asked that LBHS members note there is a distinction between the two groups. Save Howe Sound is a campaign to raise awareness about specific projects in Howe Sound, started by Lions Bay resident. The main contact being Gillian Smith of Lions Bay. Not a formal organization. There is a Save Howe Sound Facebook page, but no longer a website. Ruth Simons is the Executive Director of the Future of Howe Sound Society and both a Facebook Page and a Website is maintained. While the interests are aligned the structure is very different.

**Moved by Wendy and Seconded by Trudi that the Minutes of the LBHS Meeting of January 21<sup>st</sup>, 2014 be approved as amended.**

**3. Business Arising from previous Minutes**

**a) Future DVD interview in 2014 - Trudi**

Trudi reported that she has yet to hear back from Gordon Prescott.

**b) Garden of Remembrance**

Ruth reported via email that Rob has finished building a tool shed for the Native Garden. He will endeavour to turn his attention to designing an archway for the Garden of Remembrance over the next month. Ruth will then have some ideas to report back in May or June. Until the LBHS has introduced this to Council and secured it's support, and authorization from the Village, we wont know if we can proceed with this idea.

**Page 2**

**c) Booklet Sales**

Steady

**d) Photographs for display on Outside Map – Trudi**

We have been in touch with Norma Rodgers who has taken on the job. She is going to mat the pictures to prevent curling and she will add text to the images. Hopefully this project will be completed by Easter. One side of the Map will be Norma's images and the other side LBHS images. Trudi reported that copies of the images have been forwarded to Cllr. McLaughlin. There was a suggestion that a cellophane type protection could be used which would cut out 98% of UV rays.

**e) Howe Sound Activism report – Trudi**

Trudi reported that she will be heading to Squamish today to attend the *Boom and Bust B.C.'s LNG Legacy Meeting* at Quest University. 300 people have signed up already. There is capacity for 400.

On the 19<sup>th</sup> April, Earth Day, she is going to Galileo, a Restaurant just south of Britannia Beach, to support the Save Howe Sound Society's efforts to make the public aware of the Burnco, the LNG Plant and the Port Mellon garbage incinerator proposals. Robin Spano will provide a table where Booklets, Howe Sound Stickers etc. will be available. Ingrid Wray will provide a poster. The event is from 7 am to 3 pm.

**f) Grant Application Renewal**

Fran reported that the Grant approval process is complete. That the funds will now be deposited into the LBHS Bank of Montreal account and cheques written by the LBHS Treasurer. Fran and Tony are currently cheque signatories and Wendy's name is to be added.

**g) Treasurer's Report**

\$1,289.46 in the bank

**h) Timekeeper's Report**

Tony – 4 hours  
Trudi – 20 hours  
Ron – 1 hour  
Sue – 3 hours  
Wendy – 2 hours  
Sheila 6 hours  
Fran 4.5 hours

**Page 3**

**4. New Business**

**a) Relocation of Village Office to the Klatt Building (Fire/Ambulance Bldg.) by the beginning of May.**

Mandy Koonts addressed the LBHS confirming that the LBHS materials and cabinets in the Library area must be moved by **May 2<sup>nd</sup>**. She is still awaiting tenders from moving companies. She will provide boxes – not certain yet when these will be available but Fran will advise the LBHS as soon as they arrive. Cllr. McLaughlin offered to host a luncheon on moving date. Sue Forshaw offered her kitchen.

LBHS are also responsible for removing the Portraits from Council Chambers. It was agreed that these need to be wrapped in bubble wrap. Fran to book an hour in Council Chambers on **22<sup>nd</sup> April at 9 am** to do this. Sue offered the use of a large wooden Cabinet in her basement for LBHS storage. She also offered the use of Albert's vehicle for transferring LBHS materials, files, framed pictures etc.

Tony asked how long the Library would be out of commission. Mandy advised Tenders should be received within the next 10 days. It is hoped the work will be finished by Labour Day.

**b) Alice and Michael Tickner**

Sheila asked whether anyone was aware of a social being organised to acknowledge Alice and Michael Tickner's 24 years in Lions Bay. They leave the Village in July. June 14<sup>th</sup> or 21<sup>st</sup> was suggested. Pot luck was suggested. Sue Forshaw offered the use of her home. Sheila offered to design an invitation and will circulate for additions or changes unless someone is familiar with using Evite.

**5. Correspondence**

None

**6 Motion to adjourn and Date of next meeting.**

Moved by Wendy and seconded by Sue that the meeting be adjourned at 11:00am

The LBHS to meet in Council Chambers on April 22<sup>nd</sup>, 2014.

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To: Mayor and Council  
CC: Mandy Koonts  
From: Tony Cox  
Sent: March 23rd 2014  
Subject: Tree Application #45 for Potgieter, McCullough, Grant

Application approved.

The Tree Committee met this morning comprised of Tony Clayton, Ron McLaughlin, Harold Gienger and Tony Cox.

The trees in question growing on the bank on the west side of the road towards the school can be removed. The applicants have checked out that these trees are on Village property.

All debris from this work must be cleaned up as usual upon completion of the project.

Tony Cox

Chair. Tree Committee

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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Item 8C(iv)

INFRASTRUCTURE COMMITTEE MEETING  
HELD ON FEBRUARY 13, 2014 AT 7:00 PM  
IN THE COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY

**MINUTES**

PRESENT: Councillor Scott Ando (SA), Chair  
Karl Buhr (KB), Committee Member  
Jim Hughes (JH), Committee Member  
Brian Ulrich (BU), Committee Member  
Grant McRadu (GM), Interim Chief Administrative Officer of Lions Bay  
Will Emo (WE), Acting Public Works Manager

1. Call to order at 7:02 pm.
2. Brian Ulrich was appointed Recorder for this meeting.
3. Minutes to January 30th meeting were approved.
4. Business Arising from the Minutes:
  - Suggestion of posting of Infrastructure Reports was presented to Council and approved on February 4th. Karl & Scott will work with Grant and Mandy to post these documents the Village website.
  - 2005 / 6 Infrastructure Master Plan (IMP). Grant will check with EarthTech (now AECOM) on Friday Feb 14, 2014, and report back to the Committee if the IMP was the PowerPoint presentation only or also a written report.
  - Councillor McLaughlin asked Haley Cook to check records for costs of the 2005 / 6 Infrastructure Master Plan and associated reports to serve as reference for what it costs to have future reports done. The cost was \$108K, partially funded by a 50 / 50 grant.
  - Other questions: None.
5. Deliverables.
 

The Committee will review the 5 year capital plan and provide feedback to Council. Discussion tonight will be on the 2013 Capital Projects List distributed to the Committee earlier in the day with copies provided. (Information Report to Infrastructure Committee, February 13, 2014, Councillor Ando).

Discussion: - What do we hope to deliver as a committee?

  - KB tabled a preliminary list of recommendations as a result of our PW tour and consultation to be reviewed and assessed in subsequent sessions, and recommend that the 2005 / 6 Infrastructure Master Plan be updated.



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

- JH urged that we stay on focus with the infrastructure topics at hand in the Village, and avoid getting bogged down in details of small tasks
- keep a strategic level focus (water, sewer, roads etc).
- The IC is proposing to recommend an Update to the 2005 / 06 Infrastructure Master Plan (IMP). The Committee determined that it review the 2005 / 6 IMP and supporting reports and identify areas that are missing or outdated and recommend that only those portions be updated or added to give Council a full and current picture of what's needed. The timing is TBD.
- The group agreed that we start from KB preliminary deliverables list (recommendations to update 2005/6 Earthtech Report)

Deliverable Action: Review Karl's prelim deliverables list and discuss at next meeting.

M

- GM brought up items on the current list that are 'on fire'
  - Center Road water main replacement (safety)
  - Bypass of Mag water tank (PRV) (safety)
  - Mag creek channel wall (safety)

The later 2 are predicated on the Fed infrastructure program (Build Canada)

- BU asked if the Access road at the top of Oceanview Road just past gate where road is sloughing...is on the current Projects List. This was identified during our PW tour as a high risk situation since it has the potential to completely disrupt the Harvey Creek water supply if the road breaks away and ruptures the underlying water main. This would lead to uncontrolled emptying of the 400K gallon tank, washing out road(s) which would further hamper access to the affected area for repair (among other things). The Committee members agreed that this is a high priority (i.e. high risk) item that should be on the Capital Projects List and included in the 2014 budget.

- From last meeting but not yet discussed: ...what are the really big (infrastructure) things that are still out there? The challenge is the timing. Can a review and solid recommendations be delivered to Council in time for applications for grant to be submitted this year (end of April)? The (big things) would be expected to be included our recommendations, however the timing challenge was acknowledged.

- One issue discussed was flushing and drainage. The Committee briefly discussed the Bayview Flume, Oceanview Road and Upper Bayview Road drainage problems. Initial indications are that this should be part of a Drainage Master Plan for the Village.

- WE advised that PRV for Mag intake and Oceanview service road repairs are the 2 projects that he deems most important to do this year.



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

He believes that they are required regardless of any findings of the Committee or future upgrade to the 2005 / 6 Master Infrastructure Plan.

The Committee briefly discussed the Lions Bay Beach Park and the repercussions on not addressing the septic system failure expeditiously.

GM would like to look to this committee to prioritize all the demands on our (limited) maintenance \$... over 5, 10, 20 yr horizons. Please proceed with a target of April for review and recommendations to the 5-Year Plan that must be set by the end of May.

### 6. Capital Expenditures – Infrastructure Budget

- Several of the items were addressed during the preceding discussions.
- The Committee agreed that there is value in the septic system replacement at the Lions Bay Beach Park even though it is only used 5 months of the year, because it is a high profile installation that can serve as an educational showcase installation that will help residents learn more about how their own systems (should) work and how to care for them properly. It was noted that the 2005 Regulations are considerable more stringent than previous regulations and the estimated cost to replace the system is between \$35K – \$40K.

Oceanview road at Highview (\$35K item) will not be in 2014 but will happen in 2015 at the same time as the water main work (\$225K item) proposed for that area

Chair Ando to distribute copy of Golder Associates report on Oceanview Road Storm Water Swale to committee.

Specifics of various items on the list were provided by Acting PW Mgr Emo.

- PW9, Mag tank PRV (addition of 20,000 tank) will likely cost more than the \$50K allotted in the current list.
- PW12, Brunswick 40,000 gal tank re-commissioning will likely also cost more than \$20K.

BU: We need an additional layer of criteria (below those established last meeting) to help us prioritize items that appear to have the same priority under the high level criteria. For example, water quality and drainage may both end up as top priorities due to safety, so we will need further criteria in order to further prioritize them.

### 7. Preliminary Findings and Initial Recommendations



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

- Aside from those already noted above, KB brought up items he listed in his recommendations list that are minimal cost such as fixing the radios for the water treatment visits.
  - WE indicated that there are still various other items that are not on any of the lists we have in front of us now. Will was requested to list those items that he knows about and send them to the Committee so they will at least be on the radar and we can minimize the probability that something really important is overlooked.
  - SA would like to see a master list of ALL infrastructure items and what it costs to replace these items. There were various opinions on the value of such a master list but the eventual consensus was that it would be helpful to us to be able to identify things that have already been done (among other things of historical importance in reviewing infrastructure).
8. Educating Residents – LBCN Article  
The Committee discussed the next Community News issue will come out in March. Now is the time to start writing the article with the intention of submitting. We also put out a monthly newsletter and this is another opportunity for education pieces.
  9. Regular Monthly Meeting Date  
The Committee agree that it should have the same date (or day) every month so residents have ample notice. The Committee agreed on the 2<sup>nd</sup> Wednesday of every month until further notice.
  10. Public Questions & Comments
    - a) Councillor Bain – commented that he like the mandate to education our residents. Request that these pieces and publications be totally apolitical and not spun by Council. If the IC uncovers Hazards / Risks / Vulnerability items – please forward these to Councillor Bain who has the Emergency Services portfolio .
    - b) Councillor Ronsley – Questioned if the IC can we come up with a list, independent of Cost, ranking what’s urgent. Then apply the costs after those rankings are set. She expressed her concern about IC publishing something in the quarterly magazine. It’s only quarterly so it’s old news by the time the residents read it. SA responded that the monthly publication helps with this concern.
    - c) Louis Petersen: on the scope identified in the minutes of last meeting....exclusion of the Community Center. Reason for exclusion was addressed by SA. Mission statement comment, also addressed by SA. Comment on watermain on Oceanview (it’s not that old). There are 2



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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mains there running at different pressures. It's the high pressure branch that is older and needs to be replaced for safety. WE addressed Louie's comment on the condition of the road on Upper Bayview – there are many more issues that need to be addressed.

d) Ron Wilke: Concerns about the Harvey 400K gallon tank. Cracks seals etc. Has a membrane been installed in the tank.(what remediation was really done?) GM responded "Will is acting Public Works Manager and is not at these sessions to defend previous work that may or may not have been done, but rather to provide information for the Committee. Will is to be commended on the fine job he has done and is doing in coming up to speed on the history of the infrastructure in the Village, assessing current conditions and situations, and providing this information to the Committee. Well done Will!"

11. Adjournment at 9:02 pm.

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## **LBFD Monthly Report – March 31<sup>st</sup> 2014**

**March 1<sup>st</sup> – March 31<sup>st</sup> call Outs = 11**

Breakdown of call outs:

6 x MVA – rescue required, 1 x MVA, 1 x Investigation, 1 x MESA B, 1 x MESA D  
1 x Burning Complaint

<b><u>Incident Begin Time</u></b>	<b><u>Street Name</u></b>	<b><u>Incident Type</u></b>
03/31/2014 19:38:57	HWY 99	MVA - RESCUE REQUIRED
03/29/2014 10:14:41	BAYVIEW	MESA-B
03/26/2014 08:10:03	CENTRE	INVESTIGATION
03/24/2014 17:01:25	ISLEVIEW	BURNING COMPLAINT
03/22/2014 11:59:35	HWY 99	MVA
03/21/2014 20:19:22	SUNSET	MESA-D
03/10/2014 16:58:06	SEA TO SKY	MVA - RESCUE REQUIRED
03/05/2014 10:12:19	HWY 99	MVA - RESCUE REQUIRED
03/02/2014 18:18:21	HWY 99	MVA - RESCUE REQUIRED
03/02/2014 16:45:45	HWY 99	MVA - RESCUE REQUIRED
03/02/2014 08:35:26	HWY 99	MVA - RESCUE REQUIRED

### **Fundraising:**

- Ongoing discussions with Whistler / Blackcomb regarding a grant
- The Lions Club donated a thermal camera, value \$7,000

### **Miscellaneous:**

- Three Firefighters were hired, two by West Vancouver and one by New Westminster
- One Firefighter decided to leave the village
- The department is now 22 strong
- Recruiting new Firefighters is underway

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## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

<b>Title</b>	<b>Appointment of Officers for 2014 Municipal Election</b>		
<b>Author</b>	G. McRadu	<b>Reviewed By:</b>	
<b>Date</b>	April 10, 2014	<b>Version</b>	
<b>Issued for</b>	April 15, 2014 Regular Meeting of Council		

### RECOMMENDATION

*That Mr. Lewis Villegas be appointed as Chief Election Officer and that Ms. Mandy Koonts be appointed Deputy Chief Election Officer to administer and conduct the 2014 general local election.*

### PURPOSE:

The purpose of this report is to ensure that the requirement under the *Local Government Act* to appoint a Chief Election Officer and a Deputy Chief Election officer for each general local election is met.

### DISCUSSION AND ANALYSIS:

Section 41(1) of the *Local Government Act* states “for the purposes of conducting an election, the local government must appoint a chief election officer and a deputy chief election officer.”

Since the Village has a limited amount of staff resources, we are recommending contracting the services of Mr. Villegas as the Chief Election Officer to relieve staff of the more intricate aspects of facilitating the general local election. Mr. Villegas has extensive experience in the administration of local government elections. Similarly, I am recommending that Ms. Koonts be appointed to the Deputy position for 2014. Working as the Deputy will further develop her skills and add value to the organization.

In terms of the responsibilities of the CEO and the election team, these are mostly identified in Part 3 of the *Local Government Act*. Immediately upon appointment, these responsibilities will be initiated and will carry on until the final report of the official election results are submitted to Council in mid-December. The initial work of Mr. Villegas and Ms. Koonts will be to start the tasks of compiling and updating all necessary election forms, procedures, and schedules. As well, and in due course, Council can expect Ms. Koonts to be coming forward with recommendations for updates to the Village’s election-related bylaws.

### FINANCIAL IMPLICATIONS:

A total of \$12,500 has been budgeted for the 2014 general local election. Mr. Villegas’s services will come at a cost of \$65 per hour plus travel expenses when required to be on-site. We anticipate the need to use 125-150 hours of his time. Under the Village’s purchasing policy, we requested quotes for services of 3 other potential candidates for Chief Election Officers – all of them had already signed on with other agencies.

### COMMUNICATION:

Council can be assured that an effective plan for outreaching to the general public and communicating key dates and processes directly linked to the 2014 election will occur with the assistance of the Chief

Election Officer. The Village website will be updated immediately with the 2014 important milestone dates. At this time, there is no additional communication action required.

**ATTACHMENTS:**

- Local Government Act, Section 41 – Appointment of Election Officials and Section 42 – Chief Election Officer Duties & Powers
- Mr. Lewis Villegas – list of previous election experience

## Experience

Lewis Villegas has been an officer in the following elections:

- DCEO By-election Métis Nation BC, 2013
- DCEO General Election, Métis Nation BC, 2012
- Poll coordinator, White Rock, 2005
- Deputy, recount Lake Babine Nation, 2002
- DCEO Lake Babine Nation, 1997
- Election recount, New Westminster, 1996
- Election night, posting returns, Port Moody, 1993

The 2013 by-election for the MNBC was conducted with a mail-in-ballot. 560 ballots were cast in the 2012 General Election for the MNBC. Lewis is qualified to join the Planning and Architecture Institutes of B.C.

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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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RESOLUTION

REGULAR MEETING OF COUNCIL  
April 15, 2014

RESOLUTION TO COMMISSION INFRASTRUCTURE MASTER PLAN

**WHEREAS** at the Regular Meeting of Council on March 4<sup>th</sup> and April 1<sup>st</sup>, it was reported that the Infrastructure Committee does not believe that a Infrastructure Master Plan was prepared in 2005 / 06; and

**WHEREAS** the Infrastructure Committee has recommended that Council commission an Infrastructure Master Plan to combine and update the 2005 / 06 EarthTech / AECOM water, roads and wastewater reports, plus perform several strategic studies on water, wastewater, storm water drainage and roads, with a goal of producing a 20-year master plan for the infrastructure of Lions Bay.

**THEREFORE IT IS RESOLVED** that the Village of Lions Bay Council commission an Infrastructure Master Plan in 2014. Further that the Infrastructure Committee review, formulate and recommend the scope of work in the Infrastructure Master Plan and report back to Staff and/or Council.

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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



# **Sewer User Rates Amendment 2014 Bylaw**

## **Bylaw No. 469, 2014**

Repealed: Schedule "A" of Bylaw 122, 1984

**Adopted:** \_\_\_\_\_

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0  
Phone: 604-921-9333 Fax: 604-921-6643  
Email: [office@lionsbay.ca](mailto:office@lionsbay.ca) Web: [www.lionsbay.ca](http://www.lionsbay.ca)

**Bylaw No. 469, 2014**

**Sewer User Rates Amendment 2014 Bylaw**

**A bylaw to replace Schedule "A" attached to  
and forming part of Bylaw 122, 1984 - Sewer User Rates**

The Council of the Village of Lions Bay in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as "Sewer User Rates Bylaw No. 122, 1984, Amendment By-law No. 469, 2014".
2. Schedule "A" attached to Bylaw No. 122, 1984, as amended, is hereby deleted and the attached Schedule "A" is substituted therefore.
3. The rates established hereunder shall commence effective January 1, 2014.

<b>READ A FIRST TIME</b>	<b>April 1, 2014</b>
<b>READ A SECOND TIME</b>	<b>April 1, 2014</b>
<b>READ A THIRD TIME</b>	<b>April 1, 2014</b>
<b>ADOPTED</b>	<b>{}, 2014</b>

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Corporate Officer**

**Certified a true copy of  
Bylaw No. 469, 2014 as adopted.**

\_\_\_\_\_  
**Corporate Officer**

**SCHEDULE "A"**

**Attached to and forming  
part of Bylaw No. 469, 2014**

**SEWER USER RATES**

- |    |                         |           |
|----|-------------------------|-----------|
| 1. | Single Family Residence | \$ 462.00 |
|----|-------------------------|-----------|

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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



## **Sewer Parcel Tax Amendment 2014**

### **Bylaw No. 470**

**Adopted** \_\_\_\_\_

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0  
Phone: 604-921-9333 Fax: 604-921-6643  
Email: [office@lionsbay.ca](mailto:office@lionsbay.ca) Web: [www.lionsbay.ca](http://www.lionsbay.ca)

**Bylaw No. 470, 2014**

**Sewer Parcel Tax Amendment Bylaw**

A bylaw to provide for the amendment of Bylaws No. 108, Sewer Parcel Tax.

The Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

**Citation**

- 1. This by-law may be cited for all purposes as "Sewer Parcel Tax Bylaw No. 108, 1982, Amendment Bylaw No. 470, 2014".

**Amendments**

- 2. Section 3 of Bylaw No. 108, as amended, is hereby deleted and the following substituted therefore:

The annual tax shall be in the amount of \$231.00 per parcel.

**READ A FIRST TIME on** April 1, 2014

**READ A SECOND TIME on** April 1, 2014

**READ A THIRD TIME on** April 1, 2014

**ADOPTED by the Council on** \_\_\_\_\_

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Corporate Officer**

Certified a true copy of  
Bylaw 470, 2014 as adopted

\_\_\_\_\_  
Corporate Officer



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



## Water Parcel Tax Amendment 2014

### Bylaw No. 471

Adopted \_\_\_\_\_

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0  
Phone: 604-921-9333 Fax: 604-921-6643  
Email: [office@lionsbay.ca](mailto:office@lionsbay.ca) Web: [www.lionsbay.ca](http://www.lionsbay.ca)

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**Bylaw No. 471, 2014**

**Water Parcel Tax Amendment Bylaw**

A bylaw to provide for the amendment of the Village of Lions Bay Water Parcel Tax Bylaw No. 130, 1985.

The Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

**Citation**

1. This by-law may be cited for all purposes as "Water Parcel Tax Bylaw No. 130, 1985, Amendment Bylaw No. 471, 2014".

**Amendments**

2. Section 3 of Bylaw No. 130, as amended, is hereby deleted and the following substituted therefore:

The annual tax shall be in the amount of \$418.00 per parcel.

**READ A FIRST TIME on** April 1, 2014

**READ A SECOND TIME on** April 1, 2014

**READ A THIRD TIME on** April 1, 2014

**ADOPTED by the Council on** \_\_\_\_\_

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Corporate Officer**

Certified a true copy of  
Bylaw No. 471, 2014 as adopted

\_\_\_\_\_  
Corporate Officer



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



## **Tax Rates 2014 Bylaw**

### **Bylaw No. 472**

**Adopted** \_\_\_\_\_

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0  
Phone: 604-921-9333 Fax: 604-921-6643  
Email: [office@lionsbay.ca](mailto:office@lionsbay.ca) Web: [www.lionsbay.ca](http://www.lionsbay.ca)

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## BYLAW NO. 472, 2014

### TAX RATES

#### Being a bylaw for the levying of rates for Municipal and Regional District purposes for the year 2014.

The Council of the Village of Lions Bay in open meeting assembled, enacts as follows:

1. The following rates are hereby imposed and levied for the year 2014 on the taxable land and improvements as set out in the assessment roll:
  - a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Column "A" of the Schedule attached hereto and forming a part hereof.
  - b) For all lawful fire operational purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Column "B" of the Schedule attached hereto and forming a part hereof.
  - c) For purposes of the Greater Vancouver Regional District on the assessed value of land and improvements taxable for regional hospital district purposes, rates appearing in Column "C" of the Schedule attached hereto and forming a part hereof.
2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
3. This Bylaw may be cited as "Tax Rates Bylaw No.472, 2014".

**READ A FIRST TIME**

\_\_\_\_\_

**READ A SECOND TIME**

\_\_\_\_\_

**READ A THIRD TIME**

\_\_\_\_\_

**ADOPTED**

\_\_\_\_\_

\_\_\_\_\_  
**Mayor**

**Certified a true copy of  
Bylaw No. 472, 2014 as adopted.**

\_\_\_\_\_  
**Corporate Officer**

\_\_\_\_\_  
**Corporate Officer**

**SCHEDULE****Forming part of Bylaw No. 472, 2014****TAX RATES****(dollars of tax per \$1,000.00 taxable value)**

<b>Property Class</b>	<b>A General Municipal</b>	<b>B Fire Protection</b>	<b>C Greater Vancouver Regional District</b>
1. Residential	1.6483	0.3562	0.0672
2. Utilities	30.7639	6.6517	0.2010
3. Supportive Housing	1.6483	0.3562	0.0672
4. Major Industry	3.7098	0.8019	0.1514
5. Light Industry	3.7098	0.8019	0.1514
6. Business and Other	3.7098	0.8019	0.1514
7. Managed Forest Land	3.7098	0.8019	0.1514
8. Recreation Property / Non-Profit Organization	6.0291	1.3014	0.0692
9. Farm	6.0291	1.3014	0.0692

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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



## **2014-2018 Five Year Financial Plan Bylaw**

### **Bylaw No. 473**

**Adopted:**

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0  
Phone: 604-921-9333 Fax: 604-921-6643  
Email: [office@lionsbay.ca](mailto:office@lionsbay.ca) Web: [www.lionsbay.ca](http://www.lionsbay.ca)

**BYLAW NO. 473**

**2014 – 2018 FIVE YEAR FINANCIAL PLAN**

**A bylaw to approve the Five Year Financial Plan  
for the years 2014 – 2018 inclusive**

**WHEREAS** pursuant to the provisions of Section 165 (1) of the *Community Charter*, the Municipal Council caused to be prepared a Five Year Financial Plan for the period 2014 to 2018 inclusive

**NOW THEREFORE**, the Municipal Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

1. The Council does hereby adopt the Five Year Financial Plan for the years 2014 to 2018 inclusive, for each year of the plan, as set out in the Consolidated Financial Plan “Schedules A through C” attached to this bylaw and forming a part thereof as follows.
2. “Schedule D” to this bylaw sets out the revenue and taxation policies which form the basis for Revenue generation within the five year plan and forming a part thereof as follows.
3. This bylaw may be cited for all purposes as the "**2014 – 2018 Five Year Financial Plan Bylaw No. 473, 2014**".

**READ A FIRST TIME**

**READ A SECOND TIME**

**READ A THIRD TIME**

**ADOPTED**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Corporate Officer**

**Certified a true copy of  
Bylaw No. 473, 2013 as adopted.**

\_\_\_\_\_  
**Corporate Officer**

## Schedule A

## Consolidated Financial Plan 2014 - 2018

	2014	2015	2016	2017	2018
<b>Revenues</b>					
Fees, Licenses, Permits and Fines	103,115	95,309	95,827	96,654	97,342
Government Transfers Capital	489,000				
Small Community Grant	196,742	298,000	298,000	298,000	298,000
Other grants	26,350	11,350	11,350	11,350	11,350
Other	18,000	15,400	15,400	15,400	15,400
Taxation	1,400,155	1,468,691	1,541,428	1,618,678	1,700,783
Utility Fees and Rates	591,576	656,633	705,656	759,228	817,798
Transfer from Capital Reserve	25,000	-	-	-	-
Transfer from Operating reserves	100,000	-	-	-	-
<b>Grand Total</b>	<b>2,949,938</b>	<b>2,545,383</b>	<b>2,667,661</b>	<b>2,799,311</b>	<b>2,940,673</b>
<b>Expenditures</b>					
Amortization	434,967	461,967	488,967	515,967	542,967
General Government	667,118	568,976	577,924	586,664	595,524
Protection Services	246,117	249,292	252,518	255,796	259,125
Public Works	408,522	414,890	421,301	427,824	434,461
Planning and Development	29,986	20,318	20,655	20,999	21,348
Parks, Recreation and Facilities	149,350	151,693	154,046	156,430	158,860
Solid Waste	187,205	211,713	211,720	211,728	211,736
Sewer Fund	62,585	63,541	64,506	65,490	66,492
Water Fund	544,839	551,775	558,730	565,724	573,035
<b>Grand Total</b>	<b>2,730,688</b>	<b>2,694,165</b>	<b>2,750,368</b>	<b>2,806,622</b>	<b>2,863,548</b>
<b>Surplus/(Deficit)</b>	<b>219,250</b>	<b>(148,782)</b>	<b>(82,708)</b>	<b>(7,312)</b>	<b>77,125</b>
<b>Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements</b>					
<b>Non-cash items included in Annual Surplus (Deficit)</b>					
Amortization on tangible capital assets	434,967	461,967	488,967	515,967	542,967
<b>Cash surplus</b>	<b>654,217</b>	<b>313,185</b>	<b>406,259</b>	<b>508,655</b>	<b>620,092</b>
<b>Cash items NOT included in Annual Surplus (Deficit)</b>					
Repayment of Debt Principal	(60,840)	(60,840)	(60,840)	(60,840)	(60,840)
Capital Expenditures	(1,470,800)	(228,000)	(72,500)	(57,500)	(37,500)
Transfer to Restricted Reserves	(180,000)	(313,000)	(406,000)	(509,000)	(543,000)
Transfer from Restricted Reserves	180,000	228,000	72,500	57,500	37,500
Transfer from unrestricted reserve	877,423	60,655	60,581	61,185	(16,252)
<b>Financial Plan Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**General Fund Financial Plan 2014 - 2018**

	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2,018</b>
<b>Revenues</b>					
Fees, Licenses, Permits and Fines	103,115	95,309	95,827	96,654	97,342
Government Transfers Capital	489,000				
Small Community Grant	196,742	298,000	298,000	298,000	298,000
Other grants	26,350	11,350	11,350	11,350	11,350
Other	12,000	9,400	9,400	9,400	9,400
Taxation	1,146,068	1,190,298	1,236,297	1,284,136	1,333,889
Utility Fees and Rates	186,005	210,505	214,915	219,413	224,002
Transfer from Capital Reserve	10,000				
Transfer from operating reserve	100,000				
<b>Grand Total</b>	<b>2,269,280</b>	<b>1,814,861</b>	<b>1,865,789</b>	<b>1,918,954</b>	<b>1,973,982</b>
<b>Expenditures</b>					
Amortization	269,473	289,473	309,473	329,473	349,473
Communications	102,755	104,296	105,861	107,449	109,060
Debenture Interest Payments	12,875	12,875	12,875	12,875	12,875
Fiscal Charges	1,550	1,573	1,597	1,621	1,645
Grants	20,226	20,226	20,226	20,226	20,226
Insurance	52,600	52,789	52,981	53,176	53,373
Internal Allocations	(49,000)	(49,000)	(49,000)	(49,000)	(49,000)
Maintenance	191,990	194,870	197,793	200,760	203,771
Materials, supplies, and equipment	85,900	87,184	88,487	89,810	91,153
Professional Fees / Contract Services	408,261	323,907	325,069	326,249	327,447
Salaries and benefits	765,485	778,166	790,918	803,532	816,353
Sundry	16,650	9,746	9,843	9,942	10,043
Training / Professional Development	67,705	68,721	69,751	70,798	71,860
Utilities	11,300	11,530	11,764	12,003	12,248
<b>Grand Total</b>	<b>1,957,771</b>	<b>1,906,355</b>	<b>1,947,638</b>	<b>1,988,914</b>	<b>2,030,527</b>
<b>Surplus/(Deficit)</b>	<b>311,509</b>	<b>(91,494)</b>	<b>(81,850)</b>	<b>(69,960)</b>	<b>(56,544)</b>
<b>Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements</b>					
<b>Non-cash items included in Annual Surplus (Deficit)</b>					
Amortization on tangible capital assets	269,473	289,473	309,473	329,473	349,473
<b>Cash surplus</b>	<b>580,982</b>	<b>197,979</b>	<b>227,623</b>	<b>259,513</b>	<b>292,929</b>
<b>Cash items NOT included in Annual Surplus (Deficit)</b>					
Repayment of Debt Principal	(8,395)	(8,395)	(8,395)	(8,395)	(8,395)
Capital expenditures	(1,116,800)	(85,500)	(35,000)	-	-
Transfer from (to) Water Fund	(319,993)	(81,502)	81,363	125,670	216,792
Transfer from (to) Sewer Fund	(13,218)	1,763	7,328	13,527	20,427
Transfer from/(to) reserves	877,423	(24,345)	(272,919)	(390,315)	(521,752)
<b>Financial Plan Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Water Fund Financial Plan 2014-2018**

	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2,018</b>
<b>Revenues</b>					
Parcel Tax	232,142	254,254	278,578	305,333	334,765
Utility Fees and Rates	368,149	404,964	445,460	490,006	539,007
Other	6,000	6,000	6,000	6,000	6,000
Transfer from Restricted Reserve	15,000				
<b>Grand Total</b>	<b>621,291</b>	<b>665,218</b>	<b>730,038</b>	<b>801,340</b>	<b>879,772</b>
<b>Expenditures</b>					
Amortization	143,884	148,884	153,884	158,884	163,884
Communications	2,500	2,538	2,576	2,614	2,653
Debenture Interest Payments	75,794	75,513	75,225	74,930	74,628
Insurance	7,000	7,105	7,212	7,320	7,430
Internal Allocations	45,000	45,000	45,000	45,000	45,000
Maintenance	23,500	23,853	24,210	24,573	24,942
Materials, supplies, and equipment	14,700	14,921	15,144	15,371	15,602
Professional Fees / Contract Services	85,000	86,275	87,569	88,883	90,216
Salaries and benefits	269,095	273,853	278,597	283,345	288,376
Sundry	3,750	3,806	3,863	3,921	3,980
Training / Professional Development	5,000	5,075	5,151	5,228	5,307
Utilities	13,500	13,838	14,183	14,538	14,901
<b>Grand Total</b>	<b>688,723</b>	<b>700,659</b>	<b>712,614</b>	<b>724,608</b>	<b>736,919</b>
<b>Surplus/(Deficit)</b>	<b>(67,432)</b>	<b>(35,441)</b>	<b>17,424</b>	<b>76,731</b>	<b>142,853</b>
<b>Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements</b>					
<b>Non-cash Items included in Annual Surplus (Deficit)</b>					
Amortization on tangible capital assets	143,884	148,884	153,884	158,884	163,884
<b>Cash Surplus</b>	<b>76,452</b>	<b>113,443</b>	<b>171,308</b>	<b>235,615</b>	<b>306,737</b>
<b>Cash items NOT included in Annual Surplus (Deficit)</b>					
Repayment of Debt Principal	(52,445)	(52,445)	(52,445)	(52,445)	(52,445)
Capital Expenditures	(344,000)	(142,500)	(37,500)	(57,500)	(37,500)
Transfer from (to) general fund	319,993	81,502	(81,363)	(125,670)	(216,792)
<b>Financial Plan Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Sewer Fund Financial Plan 2014 - 2018**

	2014	2015	2016	2017	2018
<b>Revenues</b>					
Taxation	21,945	24,140	26,553	29,209	32,130
Utility Fees and Rates	37,422	41,164	45,281	49,809	54,790
<b>Grand Total</b>	<b>59,367</b>	<b>65,304</b>	<b>71,834</b>	<b>79,017</b>	<b>86,919</b>
<b>Expenditures</b>					
Amortization	21,610	23,610	25,610	27,610	29,610
Insurance	1,240	1,259	1,277	1,297	1,316
Internal Allocations	4,000	4,000	4,000	4,000	4,000
Maintenance	30,000	30,450	30,907	31,370	31,841
Materials, supplies, and equipment	1,000	1,015	1,030	1,046	1,061
Professional Fees / Contract Services	1,750	1,776	1,803	1,830	1,857
Salaries and benefits	21,528	21,908	22,288	22,678	23,076
Sundry	317	322	327	331	336
Training / Professional Development	750	761	773	784	796
Utilities	2,000	2,050	2,101	2,154	2,208
<b>Grand Total</b>	<b>84,195</b>	<b>87,151</b>	<b>90,116</b>	<b>93,100</b>	<b>96,102</b>
<b>Deficit</b>	<b>(24,828)</b>	<b>(21,847)</b>	<b>(18,282)</b>	<b>(14,083)</b>	<b>(9,183)</b>

**Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements****Non-cash items included in Annual Surplus (Deficit)**

Amortization of tangible capital assets	21,610	23,610	25,610	27,610	29,610
<b>Cash Surplus</b>	<b>(3,218)</b>	<b>1,763</b>	<b>7,328</b>	<b>13,527</b>	<b>20,427</b>
<b>Cash items NOT included in Annual Surplus (Deficit)</b>					
Capital Expenditures	(10,000)	-	-	-	-
Transfer from (to) general fund	13,218	(1,763)	(7,328)	(13,527)	(20,427)

**Financial Plan Balance**

-	-	-	-	-
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**Schedule B****2014 - 2018 Schedule of Debt Repayments**

	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Debenture Interest	88,669	88,388	88,100	87,805	87,503
Debenture Principal	60,840	60,840	60,840	60,840	60,840
<b>Total Annual Repayments</b>	<b>149,509</b>	<b>149,228</b>	<b>148,940</b>	<b>148,645</b>	<b>148,343</b>

**Schedule C****2014 - 2018 Schedule of Capital Expenditures**

	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Building	1,027,000	-	35,000	-	-
Equipment	49,800	64,500	-	-	-
Roads	40,000	21,000	-	-	-
Water Infrastructure	344,000	142,500	37,500	57,500	37,500
Sewer	10,000	-	-	-	-
<b>Total Capital Expenditures</b>	<b>1,470,800</b>	<b>228,000</b>	<b>72,500</b>	<b>57,500</b>	<b>37,500</b>

## SCHEDULE D

### 2014 REVENUE DISCLOSURE STATEMENT

#### Proportion of Revenue from Each Funding Source

REVENUE SOURCE	% Total Revenue
Property and Parcel Taxes	47.5%
Utility Fees and Rates	20.1%
Government Transfers	16.6%
Grants	7.6%
Transfers from Reserves	4.2%
Fees, Licences, Permits and Fines	3.5%
Other Revenues	0.5%
<b>Total</b>	<b>100.0%</b>

#### Property Tax Distribution

The distribution of property tax revenue among the property classes is shown in the table below.

The objective of Council is to set tax rates based on the principle of equity and responsiveness to economic goals. This has led to the proportional relationship between property classes to remain relatively constant over time.

PROPERTY CLASS	% PROPERTY VALUE TAX	
	2013	2014
Residential (1)	99.6%	99.6%
Utilities (2)	0.1%	0.1%
Business (6)	0.2%	0.2%
Recreation (8)	0.1%	0.1%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>

#### Permissive Tax Exemptions

The Village of Lions Bay has no permissive tax exemptions in effect at this time as there are no qualifying organizations.

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## VILLAGE OF LIONS BAY

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### Incoming Correspondence - April 15, 2014

- 1 G - 140328 Notification of Proposed Amendment to MetroVan 2040 regional growth strategy .pdf
  - 2 G - 140331 Howe Sound Community Forum .pdf
  - 3 G - 140402 City of Pitt Meadown re Medical Marihuana Zoning Text Amendment.pdf
  - 4 G - 140402 LGMA re membership.pdf
  - 5 G - 140403 City of Van. Re-Changes to BC Ambulance Services Resource Allocations.pdf
  - 6 G - 140410 Coastal Fire Centre Reports on Wildfire Information Portals.pdf
  - 7 G - 140411 Corp of Delta Draft Covenants related to Southlands Regional Growth Strategy Amendment.pdf
- 
- 1 R - 140331 email from resident re Burning .pdf
  - 2 R - 140403 resident request to endorse National Health & Fitness Day.msg
  - 3 R - 140403 resident response to Tree Application at Beah Park and topping on Isleview.msg
  - 4 R - 140404 email from resident re trees cutting on Isleview.msg
  - 5 R - 140404 email re Clarification on Isleview Tree cutting on private property..msg
  - 6 R - 140406 email from resident re new proposed Dog Bylaw.pdf
  - 7 R - 140407 email from resident re GVRD.pdf

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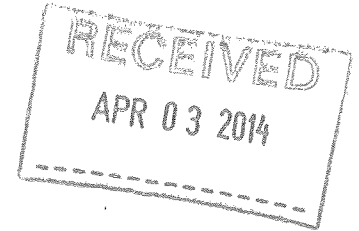


Board and Information Services, Corporate Services  
Tel. 604.432.6250 Fax 604.451.6686

March 28, 2014

File: CR-12-01

Mayor Brenda Broughton and Members of Council  
Village of Lions Bay  
400 Centre Road  
Lions Bay, BC V0N 2E0



Dear Mayor Broughton and Members of Council:

**Re: Notification of a Proposed Amendment to *Metro Vancouver 2040: Shaping Our Future (Metro 2040)*, the regional growth strategy - Type 2 Amendment (Southlands)**

In accordance with section 857.1(2) of the *Local Government Act*, and sections 6.4.2 and 6.4.4 of *Metro 2040*, this letter provides notification to affected local governments and other agencies of a proposed amendment to *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy. As per these sections, the Greater Vancouver Regional District (GVRD) Board is to provide a minimum of 30 days to all affected local governments and relevant agencies to comment on proposed amendments.

On January 14, 2014, Metro Vancouver received a Council resolution from the Corporation of Delta requesting a Type 2 amendment to *Metro 2040* to incorporate regional land use designation changes (Agricultural to General Urban and Conservation and Recreation) and Urban Containment Boundary adjustments to accommodate a proposed development, commonly referred to as Southlands. A Type 2 amendment to *Metro 2040* requires an affirmative two-thirds weighted vote of the GVRD Board at each reading of the bylaw, along with a regional public hearing. For more information on regional growth strategy amendment procedures, please see *Metro 2040* Sections 6.3 and 6.4. For more information on the proposed amendment, please refer to the attached report.

The proposed amendment was initiated by the GVRD Board on March 28, 2014. Following the comment period, there will be a public hearing following which the GVRD Board will review comments from the Regional Planning Advisory Committee, affected local governments and public hearing materials, and will consider third reading and final adoption of the amendment bylaw.

You are invited to provide written comments on this proposed amendment to *Metro 2040*. **Please provide your comments in the form of a Council or Board resolution, as applicable, and submit to [paulette.vetleson@metrovancover.org](mailto:paulette.vetleson@metrovancover.org) by Thursday, April 29, 2014.** If you have any questions with respect to the proposed amendment, please contact Jason Smith, Senior Regional Planner by telephone 778-452-2690 or email [jason.smith@metrovancover.org](mailto:jason.smith@metrovancover.org).

More information and a copy of *Metro 2040* can be found on the Metro Vancouver website at:

<http://www.metrovancouver.org/planning/development/strategy/Pages/default.aspx>

In addition, more information and the Corporation of Delta staff reports on the proposed amendment can be found at: <http://www.delta.ca/EN/main/municipal/323/27003/southlands.html>

Sincerely,



Paulette A. Vetleson

Director, Board and Information Services/Corporate Officer

PV/EC/HM/ms

Encl: Report dated February 21, 2014 titled "Corporation of Delta Proposed Regional Growth Strategy Amendment for Southlands"

8731194


**metrovancover**

SERVICES AND SOLUTIONS FOR A LIVABLE REGION

**5.1**

To: Regional Planning and Agriculture Committee

From: Heather McNell, Regional Planning Division Manager  
 Jason Smith, Senior Regional Planner  
 Planning, Policy and Environment Department

Date: February 21, 2014 Meeting Date: March 7, 2014

Subject: **Corporation of Delta Proposed Regional Growth Strategy Amendment for Southlands**

**RECOMMENDATION**

That the GVRD Board:

- a) Initiate the regional growth strategy amendment process for the Corporation of Delta's proposed regional growth strategy amendment for the Southlands site and direct staff to notify all affected local governments as per *Metro Vancouver 2040: Shaping our Future* section 6.4.2;
- b) Give 1<sup>st</sup> and 2<sup>nd</sup> readings to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1203, 2014;
- c) Refer Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1203, 2014 to public hearing;
- d) Delegate the holding of the public hearing to the following board directors who are appointed to the Metro Vancouver Regional Planning and Agriculture Committee:
  - i. Derek Corrigan
  - ii. Harold Steves
  - iii. Mike Clay
  - iv. Ernie Daykin
  - v. Jack Froese
  - vi. Linda Hepner
  - vii. Darrell Mussatto
  - viii. Andrea Reimer
  - ix. Michael Smith
  - x. Richard Stewart
  - xi. Wayne Wright
- e) Appoint Derek Corrigan as chair of the public hearing and Harold Steves as vice-chair of the public hearing and set quorum for the public hearing as 3 directors; and
- f) Direct staff to set the date for the public hearing.

**PURPOSE**

To provide, for Board consideration, Metro Vancouver staff analysis of, and recommendations for the proposed Type 2 Land Use Designation amendment to *Metro Vancouver 2040: Shaping our Future (Metro 2040)* requested by the Corporation of Delta.

**Corporation of Delta Proposed Regional Growth Strategy Amendment for Southlands**

Regional Planning and Agriculture Committee Meeting Date: March 7, 2014

Page 2 of 15

**BACKGROUND**

On January 14, 2014 the Corporation of Delta submitted a request to amend the regional growth strategy in order to accommodate a development proposal commonly known as Southlands (Attachment 1). The request was made after Delta Council held a local public hearing and gave third reading to Official Community Plan and Zoning Bylaw amendments to accommodate the Southlands development. An amendment to *Metro Vancouver 2040: Shaping our Future* is required in order for the development to proceed.

The amendment requested by the Corporation of Delta is to re-designate existing regional growth strategy (RGS) Agricultural areas to General Urban and Conservation and Recreation, and to extend the Urban Containment Boundary (UCB) to include the new General Urban areas (Attachment 2 and Figure 1).

Corporation of Delta staff have provided a rationale for why they believe the proposed regional growth strategy amendment is supportable from a regional growth management perspective (Attachment 1). This rationale was written in response to comments made by Metro Vancouver staff in a letter dated January 5, 2012 (Attachment 3).

<b>Southlands Site Context</b>	
Parcel Size	217.5 ha (537.4 ac)
RGS Designation	Agricultural
OCP Designation	Agricultural
Municipal Zoning	A1- Agricultural
Agricultural Land Reserve	Not in the Agricultural Land Reserve (removed in 1981 by provincial Order-in-Council)
Proposed RGS Designations	General Urban – 59.7 ha (147.5 ac) Conservation and Recreation – 42.2 ha (104.2 ac) Remains Agricultural – 115.6 ha (285.7 ac) (see Attachment 2 for layout)
Proposed Residential Development	950 units in the form of single family dwellings, townhouses, apartment building (max. 3 storeys) and mixed use buildings (commercial at grade, max. 3 storeys)
Proposed Commercial Development	7432 m <sup>2</sup> (80,000 ft <sup>2</sup> ) all ground oriented
Sewerage Area	The Southlands site is within the Fraser Sewerage Area

**DISCUSSION**

***Development Context***

The Southlands site is a 217.5 hectare site made up of seven properties located in the Corporation of Delta in the southwest corner of the region. The site is bounded on the south by the US border, the north by the community of Beach Grove, the northeast by Boundary Bay Regional Park, and the west by the community of Tsawwassen. The site is designated Agricultural in the Corporation of Delta's Official Community Plan (OCP), Agricultural in *Metro 2040*, is not in the Agricultural Land Reserve, and is within the Fraser Sewerage Area.

There is a considerable amount of development taking place in or near the Tsawwassen area. The nearby Tsawwassen Springs development will see 490 residential units added to the area. The Tsawwassen First Nation is in the midst of planning and implementing several large residential and commercial developments on lands just to the west of the community of Tsawwassen.

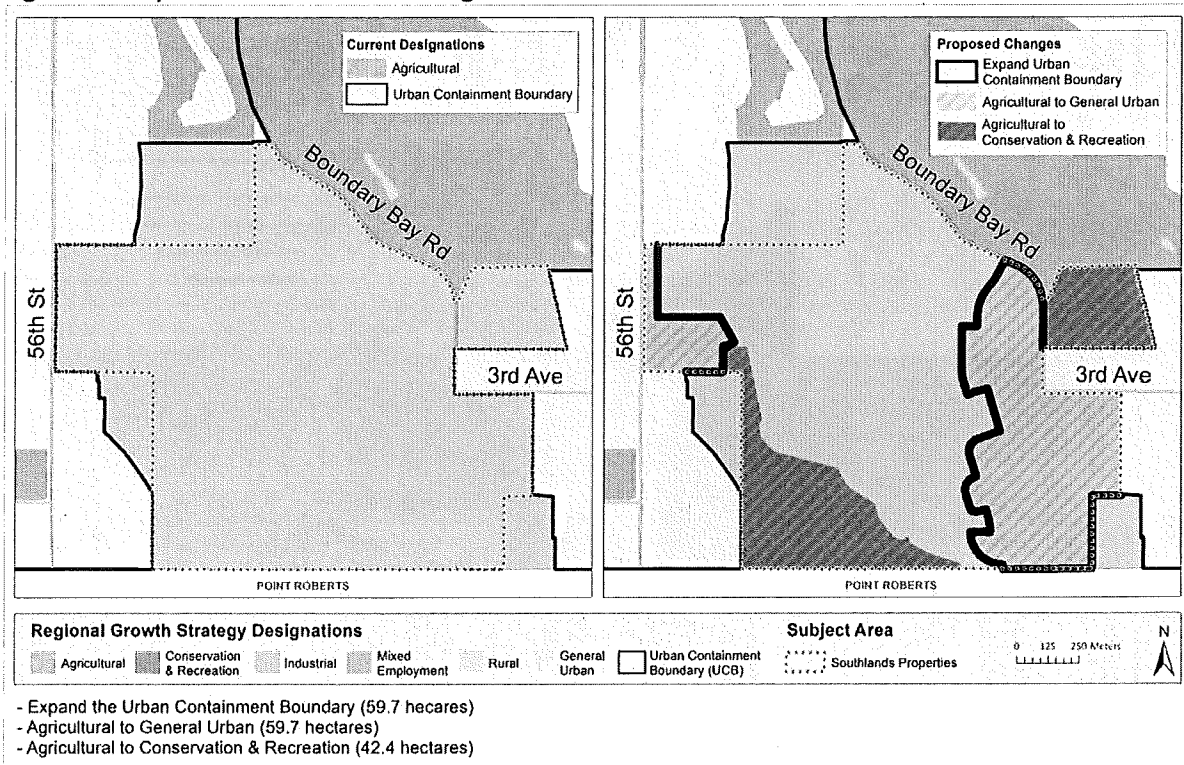
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Current plans for the Tsawwassen First Nation’s lands see the addition of 1,864 residential units and 1.8 million square feet of commercial space.

**Figure 1: Proposed RGS Land Use Designation Amendments**



***The Southlands Proposal***

The owner has proposed a comprehensive, mixed-use development that includes 950 residential units in various forms and densities, including single family homes, townhomes, apartments and live-work units, and approximately 80,000 square feet of ground-oriented commercial space. The proposal includes community-based and conventional agriculture, natural habitat, public open spaces and greenways on approximately 80 percent of the site (Attachment 4 and Figure 2).

The portions of the site proposed to be redesignated to RGS General Urban are situated in two locations: one on the Boundary Bay side of the site, called “Southlands Village”, and one on a smaller area on the western side of the site off of 56<sup>th</sup> Street called “Southlands Gateway”. The owner proposes to construct a new connector road through the site extending from 56<sup>th</sup> Street and 4<sup>th</sup> Avenue to Boundary Bay Road and 3<sup>rd</sup> Avenue (see Figure 2 below).

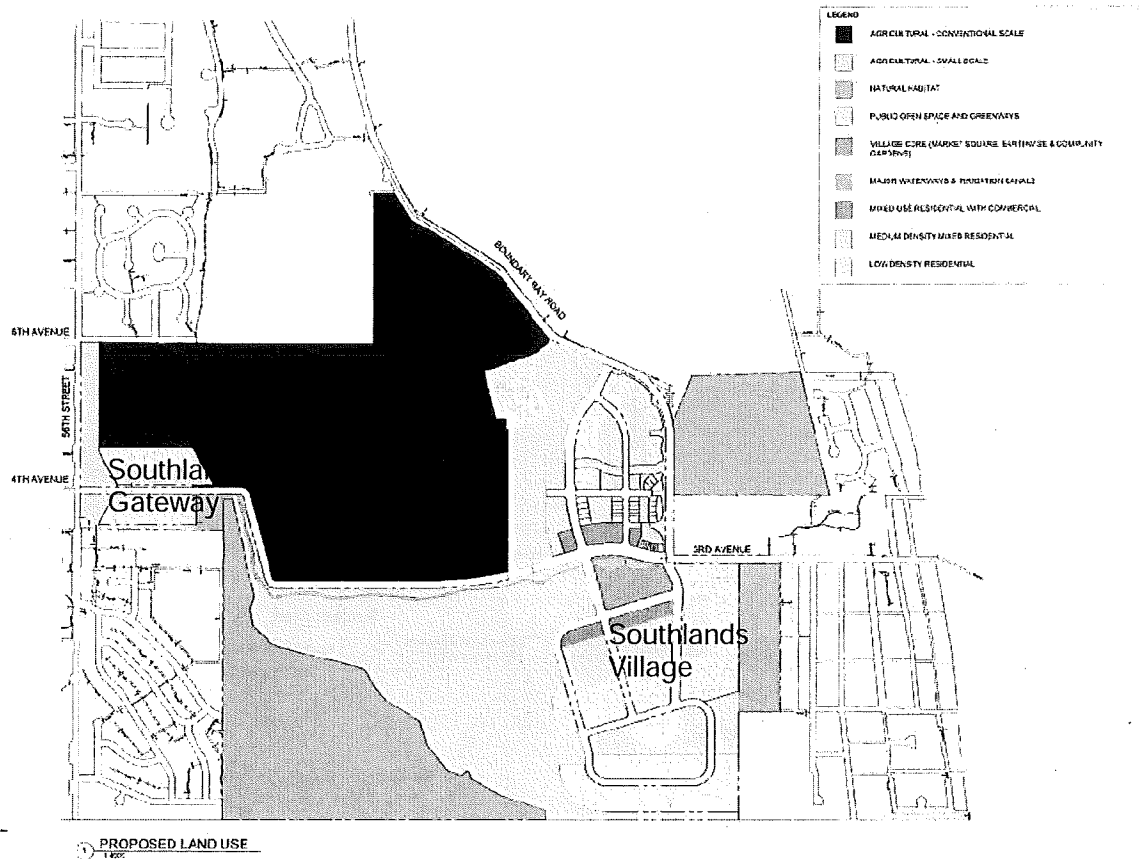
The owner proposes to transfer 172 hectares of land to the Corporation of Delta to be held in public ownership; this represents nearly 80 percent of the total site area. This land is to be used for agriculture, natural habitat, public open space and greenways. The owner also proposes to provide \$9 million to the Corporation of Delta to improve agricultural drainage and irrigation for the agricultural land on site – infrastructure that Delta has identified as essential to improving the existing Southlands soil quality and increasing the agricultural capacity of the land. Delta Council has indicated their intent, if this proposed amendment is approved, to discuss with the Agricultural

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Land Commission which portions of the land acquired by the Corporation of Delta would be appropriate for inclusion into the Agricultural Land Reserve.

**Figure 2: Proposed Land Uses for the Southlands Site**



The owner has completed geotechnical studies to address concerns about the placement of fill on the site to accommodate the development. The studies address concerns pertaining to liquefaction and the effects on the water table, and conclude that the risks to neighbouring properties are negligible. To address flooding concerns, the development plan proposes to raise the developed portions of the site to a 4.2 m flood construction level.

***Proposed Amendment to Metro Vancouver 2040: Shaping our Future***

The proposed regional growth strategy (RGS) amendment for the Southlands development includes redesignating 59.7 hectares from RGS Agricultural to RGS General Urban (27% of the site) and amending the Urban Containment Boundary to include these lands; and redesignating 42.2 hectares from RGS Agricultural to RGS Conservation and Recreation (19% of the site). Both of these amendments are Type 2 RGS amendments, necessitating a RGS amendment bylaw adopted by a two thirds weighted vote at the Board and a regional public hearing. The remainder of the site (115.6 hectares or 54%) will maintain a RGS Agricultural designation.

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***Metro Vancouver Regional Planning Analysis***

*Metro 2040*, the region's regional growth strategy, provides the framework for assessing the proposed amendments. Consideration has been given to each of the five RGS goals and the associated strategies.

**Goal 1 – Create a Compact Urban Area*****Proposed Development***

The Southlands development proposal requires an amendment to *Metro 2040* to expand the Urban Containment Boundary and to re-designate 59.7 ha of RGS Agricultural land to General Urban to accommodate up to 950 residential units in the form of single family dwellings, townhouses, apartment building (max. 3 storeys) and mixed use buildings (commercial at grade, max. 3 storeys), along with 7,432 square metres (80,000 sq ft) of ground-oriented commercial space.

***Consideration 1: Urban Containment***

A core concept of *Metro 2040* is urban containment. The Urban Containment Boundary was established to create a stable, long-term, regionally defined area for urban development that would result in compact development patterns that support efficient use of land and transportation networks, and that reduce greenhouse gas emissions. The lands inside the Urban Containment Boundary were assessed to have the capacity to accommodate all of the population and employment growth projected in the regional growth strategy. *Metro 2040* Action 1.1.2 states that Metro Vancouver's role is to "accept Regional Context Statements that accommodate all urban development within the areas defined by the Urban Containment Boundary, and that meet or work towards Action 1.1.3." Action 1.1.3 directs municipalities to incorporate the Urban Containment Boundary in their Regional Context Statements, along with their population and employment growth projections as well as indication of how their plans work towards accommodating the projected growth within the Urban Containment Boundary.

The Corporation of Delta submitted a Regional Context Statement in August 2013 that was accepted by the Metro Vancouver Board on September 27, 2013. The accepted Regional Context Statement is consistent with *Metro 2040* Action 1.1.3 and indicates that Delta has the capacity to accommodate all projected growth within the existing Urban Containment Boundary. Current OCP projections for Tsawwassen, identified as a Local Centre in the regional growth strategy, show that it has capacity for an additional 1,200 dwelling units by 2021. These projections are somewhat dated and, as noted in the recently accepted Regional Context Statement, will be updated as area plans for Tsawwassen and other areas in Delta are revised. Nonetheless, the projections show that there is capacity within the existing developed area of Tsawwassen to accommodate anticipated growth; further, this capacity is in addition to the 490 dwelling units already approved for Tsawwassen Springs and 1864 dwelling units planned on Tsawwassen First Nations land. Expanding the Urban Containment Boundary and the existing RGS General Urban area to accommodate the Southlands development would potentially absorb some of the future growth that is projected to go into the existing Tsawwassen area, resulting in a more dispersed rather than compact growth model.

***Consideration 2: Focusing Growth in Urban Centres***

Strategy 1.2 directs growth to Urban Centres and Frequent Transit Development Areas which further supports the concept of a compact urban area effectively and efficiently served by transit.

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*Metro 2040's* Urban Centres network is focused on the Metro Core, Regional City Centres, Municipal Town Centres, and Frequent Transit Development Areas (FTDAs), but it also acknowledges local centres as additional focal points for growth. *Metro 2040* endeavours to direct 40% of housing growth and 50% of employment growth to Urban Centres and an additional 28% of growth to FTDAs.

While Delta's only Urban Centre in *Metro 2040* is the Municipal Town Centre in Ladner, the Delta Regional Context Statement also identifies Tsawwassen Town Centre as a Local Centre and includes policies that support the Town Centre as the location for increased growth, mixed uses and higher density residential development. The Tsawwassen Area Plan contains further policy objectives to support growth in centres. It states one objective is "to create an attractive, viable and cohesive town centre, with a "small town" atmosphere, that reflects the unique characteristics and varying lifestyles of the community, and which has a pedestrian environment and includes commercial, institutional and multiple family residential uses." Another policy objective for the Tsawwassen Town Centre, as stated in the Tsawwassen Area Plan, is "to concentrate medium density housing in and around the town centre to eliminate the necessity of consuming farmland for residential use." These policy objectives are aligned with the *Metro 2040* goal of creating a compact urban area. Expanding the Urban Containment Boundary and expanding the urban area may not align with the policy objectives for strengthening the Tsawwassen Town Centre. The medium-density, mixed-use residential development proposed for the Southlands properties would be located 1.3 kilometres away from the Tsawwassen Town Centre.

*Consideration 3: Risk of a Proliferation of Associated Proposed Amendments to Metro 2040*

Another consideration is whether approving this amendment to the Urban Containment Boundary would have the propensity to lead to additional proposed regional growth strategy amendments in the area, further destabilizing the Urban Containment Boundary. The Southlands site is contained, and bounded by RGS General Urban lands and a regional park. There are three Agricultural designated properties adjacent to the site. Two of the parcels are publicly owned park and the other is adjacent to the part of the development that will remain in RGS Agricultural. Therefore, it is not anticipated that approving this proposal will lead to a proliferation of other proposed RGS amendments in the immediate area.

Goal 2 – Support a Sustainable Economy*Proposed Development*

The proposed amendment to accommodate the Southlands development would see 115.6 ha (285.7 ac), approximately 54%, of the site maintain a RGS Agricultural designation. All of these lands would be transferred to the Corporation of Delta. In addition, \$9 million would be given to the Corporation of Delta for investment in agricultural infrastructure to improve drainage and the viability of soil-based agriculture on the site. A total of 101.9 hectares or approximately 46% of the site would be removed from the RGS Agricultural designation.

The development proposal includes a set of agricultural principles for the site that dictate the types of agricultural practices and uses permitted. These principles emphasize soil-based agriculture and do not permit greenhouses or noise cannons. The agricultural principles are part of a proposed phased development agreement and would be binding on the Corporation of Delta for the term of the agreement (20 years).

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The owner has committed to constructing a "Market Square" that provides commercial space to market agricultural products, in addition to providing community space. An innovative community-based farming concept and the creation of a small-scale farming program that is well integrated into the fabric of the community is proposed as part of the development. This has not yet, however, been formally negotiated or guaranteed as part of the development approval process.

*Consideration 1: Protecting the supply of agricultural land and promoting agricultural viability*

The two main objectives of Strategy 2.3 are to protect the supply of agricultural land and to promote agricultural viability. RGS Agricultural lands are intended primarily for agricultural uses, facilities and supporting services. These areas reinforce provincial and local objectives to protect the agricultural land base of the region. Over 90% of the RGS Agricultural designation overlaps with the provincially designated Agricultural Land Reserve. The two function together as mutually supportive designations, with different, but complementary roles and mandates for protecting agricultural land. Metro Vancouver's non-urban designations primarily support the urban containment and efficient provision of utility services and transportation objectives, but also support the protection of those lands for their ascribed values.

The Southlands development proposes to integrate community-based farming into the community, facilitate public ownership of the remaining agricultural lands, and provide \$9 million for improvements to agricultural infrastructure and drainage on the site. Two types of agriculture are being proposed on site – community-based and conventional agriculture. The community-based agriculture portion of the development will surround, and is integrated into, the developed portion of the site through the "Market Square" concept. The community-based agricultural component will see smaller plot sizes that could serve as incubator farms for new farmers. The landowner and the Corporation of Delta both feel that this will help activate currently underutilized agricultural land, connect people to food production, and offer social and community benefits. There has been considerable effort made by the landowner to develop the innovative, community-based agricultural component of the proposal. Little detail on how the conventional agricultural portion will be utilized has been provided as it is contingent on the Corporation of Delta's efforts once the land is turned over to them. It should be noted that the Corporation of Delta owns other farmland and has considerable experience in leasing farmland to ensure that it is actively and responsibly farmed.

The challenge in assessing the agricultural component of this development proposal from a regional growth strategy perspective is that it promotes agricultural viability, but results in the loss of agricultural land. Moreover, it is difficult for Metro Vancouver to comment on some aspects of agricultural viability for the Southlands development. While *Metro 2040* supports the importance of regulating land use as a means of protecting agricultural land in the region, it relies on organizations such as the Agricultural Land Commission (ALC) to assess the more technical elements of determining agricultural viability. Given that this site is not in the ALR, Metro Vancouver does not have the benefit of the ALC's analysis to determine in depth what this proposal means for agricultural viability. It would appear, however, that the proposed \$9 million infrastructure investment supports *Metro 2040* policy to improve agricultural infrastructure and drainage and will help improve agricultural viability and production. Public ownership of agricultural land allows for a greater degree of control over agricultural programming and this is being presented as a significant

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community benefit. Public ownership of the remaining agricultural land would provide greater certainty over the future programming and use of the land.

*Consideration 2: Managing the agricultural-urban interface*

Strategy 2.3 requires that municipal Regional Context Statements address the issue of managing the agricultural-urban interface, or edge planning. The interface between urban and agricultural uses is an area often vulnerable to conflict. Significant effort on the part of the landowner has gone into integrating agriculture into the community. However, there is no consideration given to promoting compatibility between the areas that will remain in more conventional agriculture use and the new residents of the development. The proposed road bisecting the area slated for more conventional agriculture exacerbates the length of interface and may present some significant challenges for promoting compatibility along the agricultural-urban edge.

The Ministry of Agriculture has expressed concern about edge planning for this proposal (Attachment 6). The perspective of Ministry staff is that this development will negatively impact the nearby conventional farming. In similar situations, nearby residents often complain about the noise and smell of conventional farming, and farmers complain about vandalism and trespassing. The proposal deals with integrating small scale, community based farming into the development, but not the common interface issues between the remaining conventional farming lands and the proposed residential areas.

*Consideration 3: Economic development opportunities for agriculture*

Strategy 2.3 also requires that municipal Regional Context Statements include policies that demonstrate support for the economic development opportunities for agricultural operations. The Southlands development proposal incorporates a "Market Square" concept as described above that supports agricultural economic development, and is consistent with *Metro 2040* policies. The Ministry of Agriculture has raised concerns about the economic viability of small-scale farming being proposed as part of the development.

*Consideration 4: Fragmentation and non-farm use of agricultural land*

Strategy 2.3 requires that municipal Regional Context Statements include policies that discourage the subdivision of agricultural land in a way that leads to fragmentation. Fragmentation and parcel isolation affect the agricultural capacity of the land.

The Southlands proposal leads to the loss of just under 60 hectares of agricultural land to urban development, and an additional 42 hectares to conservation and recreation land uses. A new road extending the existing 4<sup>th</sup> Avenue through the site will bisect several of the existing large parcels of agricultural land, leading to further agricultural land fragmentation. There are two parcels immediately adjacent to the site that are designated RGS Agricultural that will be isolated from other agricultural lands. However, both parcels are existing parkland, and therefore the development would not lead to further agricultural land fragmentation in this regard.

*Consideration 5: Intention to put land back into the Agricultural Land Reserve*

Delta Council has directed staff to discuss which lands the Corporation would receive as a result of the Southlands development would be appropriate for inclusion in the Agricultural Land Reserve (ALR) with the Agricultural Land Commission. The entire site was removed from the ALR in 1981 by

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an Order in Council, not through an application for exclusion. Delta has kept this land designated and zoned Agriculture consistently since that time.

However, there is no guarantee that the ALC would accept an application to reincorporate the lands into the ALR. The "Southlands Farming – Guiding Principles and Goals", a set of requirements for agriculture that are part of the phased development agreement, strongly support farming, but also constrain the type of farming that would be permitted. If a *Metro 2040* amendment process is initiated, the ALC is one of the agencies that will be notified, and staff will include a request for clarification of the process for adding these lands back into the ALR along with what factors would be considered in the decision-making process.

Goal 3 – Protect the Environment and Respond to Climate Change Impacts*Proposed Development*

The proposed amendment would see 42 hectares (104 acres) of RGS Agricultural land redesignated as RGS Conservation and Recreation, all of which would be turned over by the owner to the Corporation of Delta. The Conservation and Recreation lands are intended to remain in their current natural state, though part of a proposed trail system will run through some areas.

The Southlands site is located near Boundary Bay and its elevation is close to sea level, leaving it susceptible to flooding due to storm surges and sea level rise. The current development proposal identifies that the areas slated for development would be built on fill and would raise the flood construction level for buildings to 4.2 metres. This proposal is based on a 50-year time horizon and accounts for the annual 2mm subsidence in the area. Raising the flood construction level to 4.2 metres requires an estimated 60,000 truckloads of fill and will take approximately two years to complete.

Geotechnical analysis of the proposed development conducted by the owner received independent review in support of its conclusions. The studies determine that the Southlands proposal adequately addresses geotechnical considerations, and in particular concerns regarding liquefaction.

There is no discussion of greenhouse gas emissions in the materials provided by the Corporation of Delta.

*Consideration 1: Protecting Conservation and Recreation Lands*

A key *Metro 2040* strategy is to protect Conservation and Recreation lands in order to preserve ecosystem services and function, and to provide opportunities for recreation in a natural environment. The addition of publicly owned Conservation and Recreation land is a regional benefit, as it provides greater certainty of future use. The proposed Conservation and Recreation lands in the southwest of the property would preserve the existing forest cover and maintain important wildlife habitat. The additional trails system proposed for the development will improve pedestrian and cycling access to Boundary Bay Regional Park from Tsawwassen.

*Consideration 2: Greenhouse gas emissions*

Strategy 3.3 encourages land use and transportation infrastructure policies that reduce energy consumption and greenhouse gas emissions. Given the location of the development in relation to employment centres, major commercial centres and the lack of regular transit service, it is likely

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that most residents will need to use private vehicles for most trips off-site leading to greenhouse gas emissions implications. This is also documented in the traffic study supplied by the landowner. According to the traffic study, the number of trips per dwelling unit would be 16% and 12% higher during the morning and afternoon peaks respectively compared to a development located in Tsawwassen Town Centre.

There is no discussion or commitment made as part of the development to improve energy efficiency in the buildings, which is not consistent with policies under this strategy that promote best practices and require municipalities to identify policies that reduce energy consumption.

*Consideration 3: Climate change impacts and natural hazards*

Strategy 3.4 encourages land use and transportation infrastructure that improves the ability to withstand climate change impacts and natural hazard risks. The latest reports from the Ministry of Environment recommend a flood construction level of 6.2 metres for this area based on projected sea level rise by 2100. The current proposal would see a flood construction level of 4.2 metres. While this exceeds the current Corporation of Delta standard of 2.9 metres, it falls short of the best practices recommended by the Ministry of Environment. As part of the rezoning proposal, flood covenants will be required on all the developed properties absolving the Corporation of Delta of liability from future flooding impacts. Implicit in this requirement for covenants is that there potentially will be future flooding impacts.

Goal 4 – Develop Complete Communities*Proposed Development*

The proposed amendment would see the development of 950 units of housing, which would include a mix of single family homes, townhouses and 3-storey apartments. There is no provision for rental housing and secondary suites will not be permitted. The Southlands proposal envisions some commercial uses in the centre of the development as well as an extensive trail network.

*Consideration 1: Diverse and affordable housing*

Strategy 4.1 advocates for the provision of diverse and affordable housing choices. It requests that municipalities encourage the supply of new rental housing and secure additional affordable housing units, for households with low or low to moderate incomes through policies, particularly in areas that are well served by transit.

The proposed development would increase the housing diversity in the area which is consistent with part of the intent of *Metro 2040* Strategy 4.1. The proposed development does not include requirements for rental housing and restricts secondary suites. As a result, it would be helpful for Delta to confirm how the proposal will assist in meeting projected demand for rental housing, which, in the regional growth strategy, is estimated for Delta to be 1,100 units.

*Consideration 2: Healthy and complete communities*

Strategy 4.2 promotes the development of healthy and complete communities with access to a range of services and amenities. The intention of this policy direction is to support compact, mixed use, transit, cycling and walking oriented communities. Specifically, municipalities are requested to include policies that “where appropriate, identify small scale Local Centres in General Urban areas that provide a mix of housing types, local-serving commercial activities, and good access to transit”.

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The proposed development's provision of trail networks, community space, connections to nearby recreational opportunities, and access to some small scale commercial services are integral parts of a complete community. This development would add up to 2,500 people to the Tsawwassen area which would enhance the economic viability of commercial businesses in the area. In turn, this would enhance and maintain important services that are part of a complete community.

It is clear that a tremendous amount of effort has gone into creating a design for Southlands that considers community amenities and providing as many elements of a complete community as possible. The real challenge for this development in terms of complete community objectives is location. The distance from the edge of the Tsawwassen Town Centre (1.3 kilometres) and hence most commercial services and employment, and the lack of institutional services, mean that Southlands residents would have to drive for most daily services. Best practices indicate that people are often willing to walk between 400-800 metres for such services.

Goal 5 – Support Sustainable Transportation Choices*Proposed Development*

The Southlands area is currently served by public transit in the form of a community shuttle that offers hourly service to the South Delta Exchange and limited peak hour commuter bus service to Bridgeport. The Southlands site is not on the Major Road Network. The landowner will be required to pay for off-site upgrades to road infrastructure created by the increased demand generated by the development. The Southlands proposal includes a trail network that would connect the development with the existing trail network and the neighbouring communities.

*Consideration 1: Coordination of land use and transportation*

*Metro 2040* recognizes the interplay between land use and transportation and that land use influences travel patterns and choices. Strategy 5.1 seeks to coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking. It is strongly linked to TransLink's recently adopted Regional Transportation Strategy Framework and the Frequent Transit Network.

The proposed trail network is consistent with *Metro 2040* policies to promote walking and cycling and would result in more sustainable transportation choices and the opportunity for residents to access recreational opportunities. The distance from major commercial and employment locations, along with infrequent public transit service would likely result in the majority of trips being made by private vehicle. It is not clear in the materials provided by Delta how the proposal will contribute to achieving Strategy 5.1 to promote more sustainable transportation choices. The traffic study provided by the landowner reinforces this point.

*Consideration 2: Safe and efficient movement of goods and passengers*

Strategy 5.2 contains policies to promote the efficient movement of goods, passengers and services. Policies call for active management of existing and planned capacity of the road network. The traffic study provided by the landowner offers a brief, broader scale assessment of traffic impacts in the area. This is an important issue as there is significant development taking place elsewhere in Tsawwassen and is on Tsawwassen First Nation land. The study shows that there will potentially be significant impacts at two key intersections along 56<sup>th</sup> Street, namely at 12<sup>th</sup> Avenue and Highway

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17. This would occur at build out of all planned development in the area in 2031. The congestion at these intersections will be caused by other developments in the area and is not projected to occur solely because of the Southlands proposal.

***Comments from related Metro Vancouver departments***

As part of the review process for amendments to *Metro 2040*, Regional Planning staff circulates the proposal associated with the proposed amendment to other Metro Vancouver departments for comment. The proposal was reviewed by Regional Parks as well as the Water and Liquid Waste Utilities.

***Regional Utilities***

The review concluded that it is not possible to precisely identify the appropriate water infrastructure servicing strategy for the proposal at this time, as detailed water demand projections for Southlands and neighbouring areas are not currently available to Metro Vancouver. Based on information provided in the document titled "Preliminary Engineering Requirements" dated September 25, 2013, it appears that detailed water demand projections for Southlands will be provided to Metro Vancouver at a future date.

Subject to further detailed investigation, it appears reasonable that it will be in the regional interest to designate the Pebble Hill Reservoir as the official supply point for Southlands. If the Southlands amendment to the RGS is approved, technical staff from Metro Vancouver and the Corporation of Delta should work collaboratively to agree upon a water servicing strategy for the entire south Delta area, including Southlands, that optimizes use of the existing Pebble Hill Reservoir.

In terms of liquid waste, initial flows analysis shows minor impacts on regional infrastructure based on the preliminary information provided. Most of the impacts of this development in terms of managing liquid waste will be on the municipal system and those impacts have been addressed.

It should be noted that although the entire Southlands site is within the Fraser Sewerage Area, *Metro 2040* stipulates that the Greater Vancouver Sewerage and Drainage District not extend regional sewer services into RGS Agricultural areas except for building footprints in cases where the infrastructure is needed to address public health issue, protect the region's natural assets, or to service agriculture or agri-industry.

***Regional Parks***

Regional Parks' staff reviewed the Southlands proposal from the perspective of Boundary Bay Regional Park. The Southlands proposal is adjacent to the core part of the park which contains a popular beachfront recreation area as well as important ecosystems classified as Wildlife Reserve Areas (WRA).

The management of stormwater generated by the proposed Southlands development is the most significant concern due to its potential to negatively alter the park's hydrology and degrade the ecological health of its sensitive and valuable ecosystems. Available documents indicate that stormwater from the Southlands Village site is to be directed by pipe along Boundary Bay Road, then via a ditch that transects the park into the reservoir at the 12th Avenue pumping station. Boundary Bay Regional Park presently experiences high groundwater in areas of the WRA which tends to degrade ecosystem quality. The movement of stormwater will require expansion of the

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reservoir located adjacent to the 12th Avenue pump station. It is unclear if the municipality presently has sufficient land within its utility easements to accommodate this expansion or if additional lands, potentially park, are required. With appropriate detailed planning, design and implementation, proposed drainage works could support natural resource management goals for the park.

The proposal identifies a number of ecosystems/land parcels for protection as Environmentally Sensitive Areas (ESA). One of particular note to Boundary Bay Regional Park is the 12.9 ha parcel adjacent to its south boundary. Acquisition of this land is a regional benefit as an ESA will maintain its current ecological relationship with the Regional Park.

***Metro Vancouver RGS Amendment Process***

The proposed amendment is a Type 2 Minor Amendment to the regional growth strategy which requires an amendment bylaw that receives an affirmative two-thirds weighted vote by the Metro Vancouver Board at each reading including adoption, and a regional public hearing. *Metro Vancouver 2040* lays out the process for such an amendment. A draft staff report on the proposed amendment was reviewed by the Regional Planning Advisory Committee on February 21, 2014 as required by Regional Growth Strategy Procedures Bylaw No. 1148. The Regional Planning Advisory Committee received the then draft staff report for information. The application is now coming before the Regional Planning and Agriculture Committee and Board for consideration of initiation, notification, 1<sup>st</sup> and 2<sup>nd</sup> reading of the amendment bylaw, delegation of the public hearing, and direction to staff to set the public hearing date. If the Board approves these resolutions, staff anticipates a 30-day notification period, holding the public hearing the final week of April 2014 or the first week of May. The Committee and Board would then consider the public hearing materials and any comments received from affected local governments and agencies and the public, and 3<sup>rd</sup> and final reading of the amendment bylaw in May 2014.

**ALTERNATIVES**

## 1. That the GVRD Board:

- a) Initiate the regional growth strategy amendment process for the Corporation of Delta's proposed regional growth strategy amendment for the Southlands site and direct staff to notify all affected local governments as per *Metro Vancouver 2040: Shaping our Future* section 6.4.2;
- b) Give 1<sup>st</sup> and 2<sup>nd</sup> readings to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1203, 2014;
- c) Refer Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1203, 2014 to public hearing;
- d) Delegate the holding of the public hearing to the following board directors who are appointed to the Metro Vancouver Regional Planning and Agriculture Committee:
  - i. Derek Corrigan
  - ii. Harold Steves
  - iii. Mike Clay
  - iv. Ernie Daykin
  - v. Jack Froese
  - vi. Linda Hepner
  - vii. Darrell Mussatto
  - viii. Andrea Reimer

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- ix. Michael Smith
  - x. Richard Stewart
  - xi. Wayne Wright
- e) Appoint Derek Corrigan as chair of the public hearing and Harold Steves as vice-chair of the public hearing and set quorum for the public hearing as 3 directors; and
  - f) Direct staff to set the date for the public hearing.
2. That the GVRD Board decline the Corporation of Delta's request for a Regional Growth Strategy amendment for the Southlands development.

**FINANCIAL IMPLICATIONS**

If the Board proceeds with Alternative 1, there will be financial implication for the cost of holding a public hearing. These costs include advertising, additional staff time and remuneration of Board directors depending on the timing of the public hearing. There are no financial implications associated with Alternative 2.

**REGIONAL GROWTH IMPLICATIONS**

If the Board chooses Alternative 1, it:

- Indicates a desire to initiate the *Metro 2040* amendment process which allows an opportunity for member municipalities and other affected agencies to comment on the proposal. It provides an opportunity for the public to address public officials and present their opinions on the proposal.

If the Board chooses Alternative 2, it:

- Determines that the regional benefits of the proposal do not outweigh the infringement on the urban containment and growth management objectives of the RGS;
- Maintains the current amount of RGS Agricultural land on the site;
- Loses an opportunity to invest in improving agricultural viability for some of the land; and
- *Metro 2040* could be perceived as overly rigid and not accommodating of local aspirations and needs.

**SUMMARY / CONCLUSION**

The analysis completed by Metro Vancouver staff demonstrates the inherent and complex trade-offs of the proposed *Metro 2040* amendment that would facilitate the Southlands development proposal.

From a regional perspective, a fundamental question is if there is a compelling rationale or benefit for allowing significant residential development outside of the urban containment boundary. The major gain from a regional perspective for allowing residential and commercial development outside the urban containment boundary in this particular instance is the donation of 80% of the site to public ownership with an aim to securing it for agricultural and park use in perpetuity. There is no doubt that this transfer allows greater control over future land uses in the area on the part of the municipality and would provide closure for a long-standing source of tension in the local community. Given the municipality's stated intention of applying to have some of these lands reinstated in the Agricultural Land Reserve, and that these lands are currently in private ownership and therefore 'at greater risk of development', this is a significant regional and local gain.

**Corporation of Delta Proposed Regional Growth Strategy Amendment for Southlands**

Regional Planning and Agriculture Committee Meeting Date: March 7, 2014

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However, it is a significant challenge to determine what level or amount of regional and local benefit is sufficient to allow development outside of the urban containment boundary when it is clear that there is sufficient space to accommodate projected population and employment growth within the existing community.

A key issue with the potential to set precedent is the notion that public ownership of land enhances protection above and beyond regulation alone, and is a substantial community benefit. Given that the vast majority of agricultural lands in the region are privately owned, accepting this amendment could be seen to signal to those land owners, that subdividing their property, proposing to develop a small percentage of the land, and dedicating the rest to public ownership is an acceptable, even desirable proposal. This could, on a broader regional level, lead to greater speculation of agricultural land and proposals of this nature, thereby undermining fundamental values inherent in the regional growth strategy.

Staff recognizes Delta's aspirations and support for the proposal. There are numerous community benefits, not the least of which is the resolution of a long-standing, divisive issue with a solution that sees the innovative development of only 20% of the site, and the remaining 80% turned over to the municipality for conservation, recreation and agricultural uses. The landowner's thoughtfulness, consideration of community values, and commitment to providing an innovative, sustainable proposal should be commended.

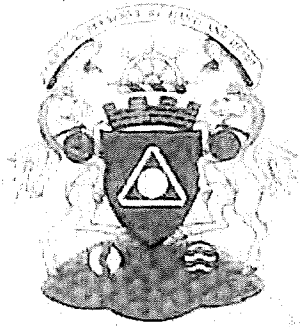
Metro Vancouver's role in this issue is to comment on the consistency of the proposed amendment with *Metro Vancouver 2040: Shaping our Future* – to assess whether the benefits are sufficient to offset impacts on regional growth strategy objectives.

Based on the analysis provided, staff recommends Alternative 1. This will allow for additional information to outstanding questions to be received, will facilitate a broader, more fulsome dialogue on the proposed amendment, and will provide an opportunity for municipalities, other agencies and the public to provide comment to the Board for their consideration and to inform staff's recommendation regarding the proposed amendment.

**Attachments (Doc. #8671368):**

1. 'Referral to Metro Vancouver for Southlands Application (Century Industries Ltd.), Delta, BC' – Letter dated January 14, 2014 from The Corporation of Delta.
2. 'Proposed RGS Land Use Designation and Overlay Amendments' - Map.
3. 'Proposed Official Community Plan Amendment for the Southlands Properties' - Initial Metro Vancouver Comments from January 5, 2012.
4. 'Southlands Proposed Land Uses/Site Plan'.
5. 'Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1203, 2014'.
6. 'Delta Community Based Farm District - Planning Southlands as a Regionally Significant Model for Metro Vancouver' - Letter dated May 15, 2013 from the Ministry of Agriculture addressed to the Corporation of Delta.

8595545



## THE CORPORATION OF DELTA

*From the office of*

The Mayor,  
Gob E. Jackson

January 14, 2014

Mayor Greg Moore, Chair  
Metro Vancouver Board of Directors  
4330 Kingsway  
Burnaby, BC V5H 4G8

Dear Chair Moore,

**Re: Referral to Metro Vancouver for Southlands Application  
(Century Industries Ltd.), Delta, BC**

The purpose of this letter is to refer the development application for the Southlands properties to Metro Vancouver, and to seek approval of several amendments to the Regional Growth Strategy and Delta's Regional Context Statement. The letter includes the following sections:

- Proposal
- Process
- Local and Regional Context
- Commentary from Council
- Supporting Information
- Delegation Request
- Conclusion

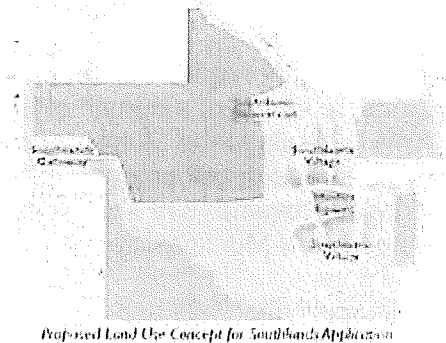
### 1. Proposal

The Southlands application involves seven properties totaling 217 ha (537 ac) in area. All of the properties are designated A-Agricultural in the Future Land Use Plan in Schedule A of Delta's Official Community Plan, designated AGR-Agricultural in the Tsawwassen Future Land Use Plan in Schedule D.1 of Delta's Official Community Plan, and zoned A1 Agriculture.

The owner, Century Industries Ltd., has made application for a proposed comprehensive development that would include agricultural uses, natural habitat, public open spaces and greenways as well as a Market Square on approximately 80 percent of the subject site, and residential, commercial and institutional uses on approximately 20 percent of the subject site.

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Page 2

The owner proposes to develop a mixed-use residential community with 950 residential units in various forms and densities, including single family homes, townhomes, apartments and live-work units and approximately 7,432 m<sup>2</sup> (80,000 ft<sup>2</sup>) of ground oriented commercial space. The development would occur in two areas: one on the Boundary Bay side called "Southlands Village", and a smaller area off 56 Street called "Southlands Gateway". The owner proposes to construct a new connector road which would extend from 3 Avenue and Boundary Bay Road to 4 Avenue and 56 Street.



*Proposed Land Use Concept for Southlands Application*

The owner proposes to transfer 172 ha (425 ac) of land to Delta, to be held in public ownership as amenity land. This amounts to approximately 80 percent of the total site, less the proposed 2.4 ha (6 ac) Southlands Homestead. The land to be transferred to Delta would be used for agriculture, natural habitat, public open space (including a Market Square) and greenways. Included with the amenity land are the Alexander/ Gunn House and the Red Barn. Both of these buildings are in the proposed Market Square area. The owner would also construct a new multi-use community building in the Market Square area, complete extensive renovations to the Red Barn, and also provide landscaping and open space improvements throughout the Market Square area. The Earthwise Gardens and community gardens would also be located within this area.

The owner proposes to provide a \$9 million amenity contribution to Delta that would be put in a special reserve by Delta and administered by it at its discretion for the sole purpose of improving agricultural drainage and irrigation for the agricultural land that is proposed to be transferred to Delta. The owner proposes to lease back a portion of the land that is proposed to be transferred to Delta, including approximately 18.7 ha (46 ac) of the agricultural land for use for small-scale farming (the "Community Farming Area"), in addition to the owner leasing and operating the Market Square area, each for a minimum period of 10 years with options to extend for a further 10 years. Additional areas comprising public parking, open spaces and pathways are also proposed to be leased back and thus maintained by Century Industries Ltd. The remainder of the agricultural land that would be transferred to Delta would be available to be leased by Delta to one or more third party tenants for larger scale soil-based farming, to be actively used in a manner with consideration to surrounding residential neighbourhoods. Leases are to be negotiated/considered at a later date.

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## 2. Process

The proposal requires an amendment to Delta's Official Community Plan for a portion of the lands, rezoning of a portion of the lands, and other bylaws, permits and considerations. Amendments to the Metro Vancouver Regional Growth Strategy would also be required in order for the development to proceed. Additionally, Century Industries Ltd. has requested a Phased Development Agreement of 20 year duration, which requires approval of the Inspector of Municipalities.

This application has been under consideration since October 2011. Delta has, throughout that period, undertaken extensive analysis of the project and also had consultation with the community. The consultation process has included:

- Public Information Meetings Hosted by Century Industries Ltd. on May 12 and 15, 2012;
- Public Information Meeting Hosted by the Corporation of Delta on October 25, 2012;
- Public Information Meeting Hosted by the Corporation of Delta on May 30, 2013; and
- Public Hearing on October 28, 29 and 30, 2013 and November 1, 2 and 8, 2013.

Throughout the application process a number of technical studies have been completed and the development plans have undergone refinements. The application review process has been thorough and there is extensive information on the proposal in the staff report dated July 18, 2013 which was considered by Council at their July 29, 2013 Regular Meeting and the staff report dated October 4, 2013 which was considered by Council at their October 7, 2013 Regular Meeting. There is further information contained in the staff report dated November 7, 2013 that was considered by Council at the Special Meeting on November 8, 2013. Various technical studies, staff reports and other documents are available through Delta's website at [www.delta.ca/southlands](http://www.delta.ca/southlands).

At the Special Meeting on November 8, 2013, Council gave third reading to Official Community Plan Amendment (Regional Context Statement) Bylaw No. 7167, Official Community Plan Amendment Bylaw No. 7168, Zoning Amendment Bylaw No. 7169, Development Application Procedures Amendment Bylaw No. 7170 and Phased Development Agreement Bylaw No. 7271 and endorsed a motion requesting the Metro Vancouver Board to amend "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010". The amendments requested involve:

1. Changing the regional land use designation of approximately 27 percent of the site from Agricultural to General Urban, and adding these lands to the Urban Containment Boundary;
2. Changing the regional land use designation of approximately 19 percent of the site from Agricultural to Conservation and Recreation; and

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3. Amending the Regional Growth Strategy Maps as necessary to reflect the required amendments listed above.

Council also endorsed a motion that, subject to approval of the Regional Growth Strategy amendments, the Metro Vancouver Board be requested to approve the amendments to Delta's Regional Context Statement, as reflected in "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment (Regional Context Statement Amendment for Southlands Properties – LU006390) Bylaw No. 7167, 2013". Please find enclosed a copy of Bylaw No. 7167, certified correct at third reading (Attachment A).

### 3. Local and Regional Context

Attachment B to this letter illustrates the proposed Regional Growth Strategy land use designations in relation to the subject site and the portions of the subject site that are proposed to be included in the Urban Containment Boundary.

Metro Vancouver staff provided comments on the Southlands application on January 5, 2012. The comments outlined regional factors which should be considered should Council submit a request for a Regional Growth Strategy amendment to the Metro Vancouver Board. Further discussion on the regional factors identified by Metro Vancouver and Delta staff's response is provided in Attachment C to this letter, and this information was presented to Council in the July 2013 report.

In Delta's view, some of the significant regional benefits that would be generated by the proposal include the following:

- While this proposal would result in increased urban area within the Urban Containment Boundary, Tsawwassen would remain a compact urban area. The proposed development would provide an opportunity to make Tsawwassen a more complete community by providing more housing options for diverse needs and more population to support commercial uses and employment in this local centre.
- The owner is proposing to transfer approximately 80 percent of the site to Delta, including 110 ha (272 ac) of land that would be zoned A1 Agriculture. If the application is approved and the lands become publicly owned, the Municipality has identified objectives to ensure the lands are in active agricultural use and farmed in a sustainable manner. The lands have not consistently been farmed in the past.
- Promoting agricultural viability by enhancing the agricultural capability of the land. Specifically, the owner is proposing to provide a \$9 million amenity contribution to Delta, to be put in a special reserve for the sole purpose of improving drainage and providing irrigation to improve and sustain the agricultural capability of the agricultural land that is proposed to be dedicated to Delta.

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- Part of the land that is proposed to be transferred to Delta is the 12.9 ha (31.9 ac) parcel located on the east side of Boundary Bay Road, which borders the southern portion of the Boundary Bay Regional Park. If the proposal is approved and the land transferred to Delta, then Delta would consider giving this parcel to Metro Vancouver to help increase the overall size of the Boundary Bay Regional Park and provide additional land to be used for conservation and/or recreation.
- The entire Southlands site is currently designated Agricultural in the Regional Growth Strategy and Delta's Official Community Plan, is zoned A1 Agriculture and could therefore be cleared at any time to use for farming purposes. If the portion of the Southlands site on the east side of Boundary Bay Road was given to Delta, the Official Community Plan designation of the property is proposed to be changed to Environmentally Sensitive Area 3. Permitted uses in this designation include passive recreation and education activities oriented to an appreciation of the natural environment, and preserving or managing wildlife habitat.

#### **4. Commentary from Council**

The minutes of the Special Meeting of Council on November 8, 2013 are provided in the referral package, and include detailed comments from all Council members. Please note that the full statements of all members of Council can be viewed by watching the enclosed video recording of the Special Meeting proceedings.

The following provides a brief summary of some of the comments that were made by Members of Council during the Special Meeting in consideration of this application:

- The application presents an unbelievable deal for agriculture in Delta. The subject property has become fallow and overgrown with blackberries, thistles and trees. At the Public Hearing, a local farmer showed pictures of crops that he lost to flooding in 2013 on farmland that is part of the subject property. The \$9 million contribution from the developer would improve the ditching, drainage and the farmland.
- Approval of the application means certainty for the site. As 80 percent of the land would be donated to Delta, the usage of the land is ensured through public control.
- The proposal adheres to Delta's values, which include preservation of environment, food security, connectivity and wellness, harmony, and excellence, with 950 proposed homes and the remaining 80 percent of the land to be given to Delta in perpetuity. An opportunity like this will not come again in our lifetime.
- With reference to Official Community Plan Amendment (Regional Context Statement) Bylaw No. 7167, it was suggested that alterations to regional land use designations would be offset by environmental and agricultural benefits for the region.

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- There is a long history of development proposals on the subject property. Each time an application was denied, the subsequent proposal presented to Council and the community was improved. The current application is the best compromise and the best thing for the community.
- There are many residents who feel that there should be no compromise; however, the only way to have certainty on this land is for it to come into public ownership.
- There is a desire to have a balance and compromise for the property and find an option with the greatest benefit to Delta.
- Developer proposal to donate 80 percent of the property to the public domain in order to have development on the remaining piece is unprecedented.
- It is important to not just save the land but also the farmer. The opportunity to save this much agricultural land is rare. The proposed donation of 80 percent of the parcel to the Municipality for agricultural use is one of the most astounding proposals ever seen.
- Should the application be approved by both Delta Council and the Metro Vancouver Board, Council will be requested to take the necessary action to have the donated agricultural land under Delta's purview put back in the Agricultural Land Reserve.

One Councillor did not support the proposal and voted in opposition. She referenced information from Metro Vancouver indicating that there is sufficient residential capacity to meet the region's needs within the defined Urban Containment Boundary. She also cited concerns regarding development on agricultural land, development on a floodplain, and the Phased Development Agreement among other items.

## **5. Supporting Information**

In forwarding this application to Metro Vancouver, we have prepared a comprehensive package that contains all of the information noted in Attachment D, including staff reports to Council, minutes of Council meetings and the Public Hearing, a video recording of the Special Meeting on November 8, 2013, technical reports, comment sheets from Public Information Meetings held by Century Industries Ltd. and The Corporation of Delta, correspondence submitted to staff and correspondence to Mayor and Council regarding the Southlands application received from October 3, 2011 (date of Official Community Plan Amendment application) until 12:00 p.m. (noon) on November 7, 2013 (deadline for written submissions for the Public Hearing) including individual pieces of correspondence (letters and emails), form letters and petitions. It was Council's direction that this correspondence going back to the initial date of the application to Delta be provided to Metro Vancouver.

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## 6. Delegation Request

There is a significant amount of information included in the referral package, and there are many details and components to this request to amend the Regional Growth Strategy. Delta staff will therefore be making a request, through Metro Vancouver's Board Secretariat and Corporate Information Department, to appear as a delegation and speak to the following Metro Vancouver Committees:

- Greater Vancouver Regional District (Metro Vancouver) Board;
- Mayors Committee;
- Environment and Parks Committee; and
- Regional Planning and Agriculture Committee,

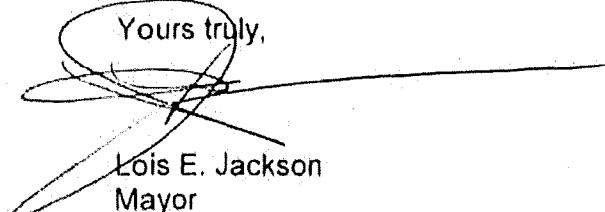
as well as staff Technical Committees. We feel that these presentations would be very valuable as they would allow for an overview of the application to be provided to the Board and the Committees, and Delta staff would also be available to answer questions.

Delegations to Metro Vancouver Boards and Committees are normally given a maximum of five minutes to present. We respectfully request that Delta staff be provided with 15 minutes for each of these presentations in order to provide a more comprehensive overview of various components of this proposal.

## 7. Conclusion

As part of the Metro Vancouver process, my staff would welcome the opportunity to meet with Metro Vancouver staff and make presentations to the Metro Vancouver Board and Committees at the appropriate times. Please do not hesitate to contact Delta's Chief Administrative Officer, Mr. George V. Harvie, at 604-946-3212, or Delta's Director of Community Planning and Development, Mr. Jeff Day at 604-946-3381, should you require any additional information.

Yours truly,



Lois E. Jackson  
Mayor

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**Attachments**

- A. Copy of Official Community Plan Amendment (Regional Context Statement)  
Bylaw No. 7167 certified correct at third reading
- B. Proposed Regional Growth Strategy Land Use Designations as well as Portions of  
Subject Site to be Added to the Urban Containment Boundary
- C. Regional Factors to Consider for the Proposed Regional Growth Strategy Amendments
- D. List of Information Included in Referral Package to Metro Vancouver

cc: Metro Vancouver Board of Directors  
Delta Council  
George V. Harvie, Chief Administrative Officer  
Jeff Day, Director of Community Planning and Development

THE CORPORATION OF DELTA

BYLAW NO. 7167

A Bylaw to amend "The Corporation of Delta  
Official Community Plan Bylaw No. 3950, 1985"

WHEREAS the Council of The Corporation of Delta has adopted an Official Community Plan pursuant to Section 876 of the *Local Government Act*:

NOW THEREFORE, the Municipal Council of The Corporation of Delta in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment (Regional Context Statement Amendment for Southlands Properties – LU006390) Bylaw No. 7167, 2013".
2. Schedule A of "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985", as amended, is hereby further amended by deleting, from Section 1.8 Regional Context Statement, the Regional Context Statement Map, and inserting in its place the Regional Context Statement Map in Schedule 7167-1.

READ A FIRST time the 29<sup>th</sup> day of July, 2013.

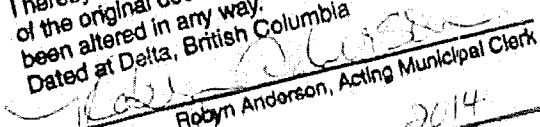
READ A SECOND time the 29<sup>th</sup> day of July, 2013.

PUBLIC HEARING held the 28<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup> day of October and the 1<sup>st</sup>, 2<sup>nd</sup> and 8<sup>th</sup> day of November, 2013.

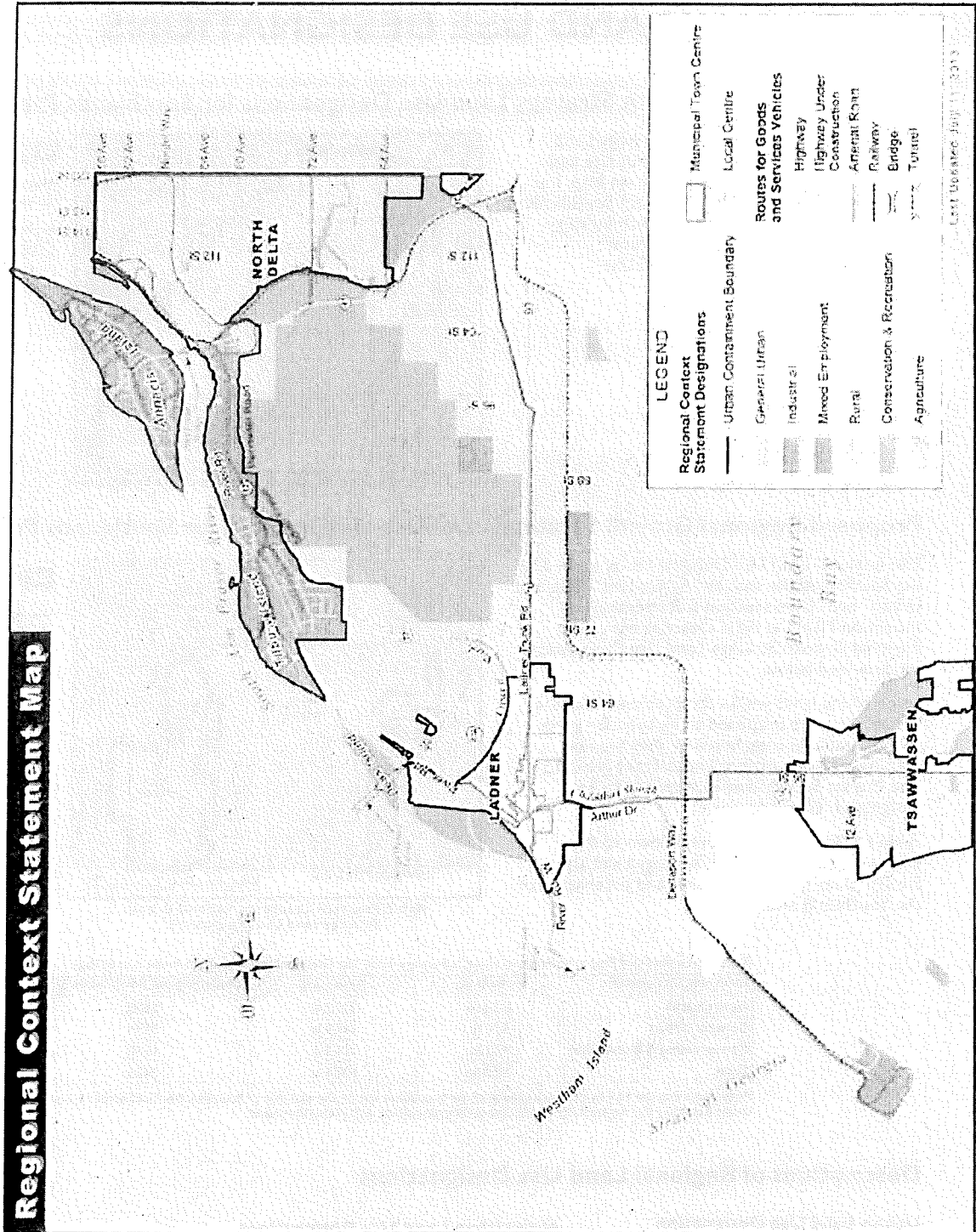
READ A THIRD time the 8<sup>th</sup> day of November, 2013.

FINALLY CONSIDERED AND ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Lois E. Jackson  
Mayor

I hereby certify this to be a true copy of the original document, which has not been altered in any way.  
Dated at Delta, British Columbia  
  
 Robyn Anderson, Acting Municipal Clerk  
 January 13, 2014  
 (date)

\_\_\_\_\_  
Sandra MacFarlane  
Acting Municipal Clerk

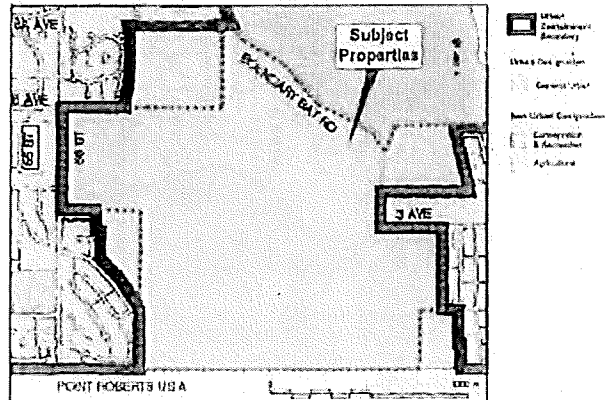


This is Schedule 7167-1 to  
 "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985  
 Amendment (Regional Context Statement Amendment for Southlands Properties –  
 LU006390) Bylaw No. 7167, 2013

# REGIONAL GROWTH STRATEGY LAND USE DESIGNATIONS

## Existing Regional Growth Strategy Land Use Designations for Southlands Properties

The existing Regional Growth Strategy Land Use Designations for the Southlands site and surrounding properties are shown on Map 1 at right. The entire 217.5 ha (537.5 ac) Southlands site has an existing Regional Growth Strategy Land Use Designation of "Agricultural". Descriptions of the Regional Land Use Designations are provided below.



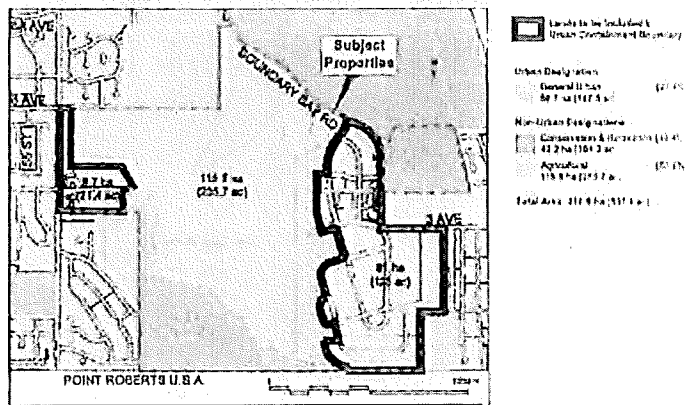
Map 1. Existing Regional Growth Strategy Land Use Designations

## Proposed Regional Growth Strategy Land Use Designations for Southlands Properties

The Regional Land Use Designations proposed for the Southlands site include "Agricultural", "General Urban" and "Conservation & Recreation", as shown on Map 2 at right. Descriptions of the Regional Growth Strategy Land Use Designations are provided below.

Some of the lands within the proposed "General Urban" area are proposed to be used for parks and recreational uses; however, they are not considered to be regionally significant green space. The Market Square area is proposed to be designated "General Urban".

Table 1 below provides a breakdown of the different Regional Growth Strategy Land Use Designations proposed by area and percentage of the Southlands site.



Map 2. Proposed Changes to Regional Growth Strategy Land Use Designations

Table 1. Breakdown of Proposed Regional Growth Strategy Land Use Designations for Subject Properties by Area

Land Use Designation	Area (Ha)	Area (Ac)	Percentage of Southlands Site
Agricultural	115.6 ha	285.7 ac	53.2%
General Urban	59.7 ha	147.5 ac	27.4%
Conservation & Recreation	42.2 ha	104.2 ac	19.4%
<b>Total</b>	<b>217.5 ha</b>	<b>537.5 ac</b>	<b>100%</b>

Please note that the 12.9 ha (31.9 ac) portion of this Southlands site on the east side of Boundary Bay Road could be added to the Boundary Bay Regional Park, subject to further discussion with Metro Vancouver.

## Descriptions of Regional Land Use Designations

### Urban Land Use Designation

#### General Urban

General Urban areas are intended for residential neighbourhoods and centres, and are supported by shopping, services, institutions, recreational facilities and parks. Within General Urban areas, higher density trip-generating development is to be directed to Urban Centres and Frequent Transit Development Areas. General Urban Areas are intended to emphasize place-making, an enriched public realm, and promote transit-oriented communities where transit, multiple-occupancy vehicles, cycling and walking are the preferred modes of transportation.

### Non-Urban Land Use Designations

#### Agricultural

Agricultural areas are intended primarily for agricultural uses, facilities and supporting services with an emphasis on food production where appropriate. These areas reinforce provincial and local objectives to protect the agricultural land base of the region.

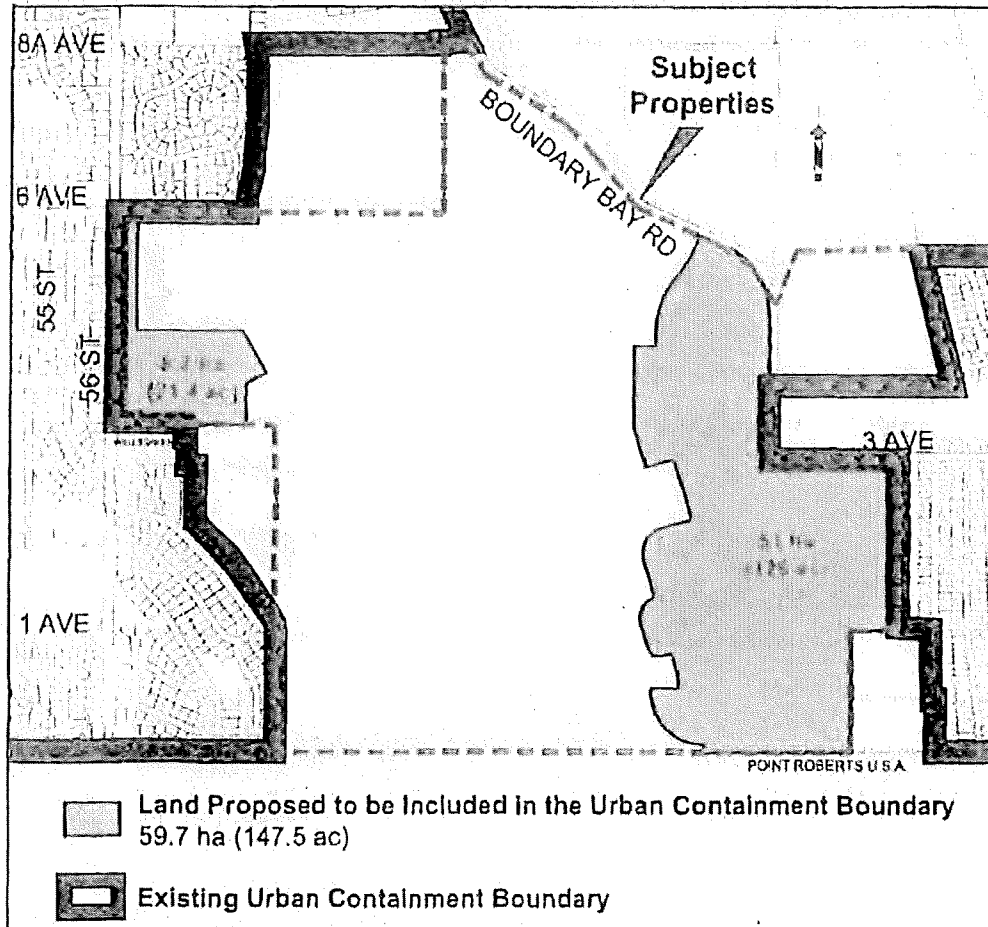
#### Conservation and Recreation

Conservation and Recreation areas are intended to protect significant ecological and recreation assets, including drinking watersheds, conservation areas, wildlife management areas and ecological reserves, forests, wetlands, riparian corridors, major parks and recreation areas, ski hills and other tourist recreation areas.

This is a copy of an attachment to the staff report dated July 18, 2013 which shows the existing and proposed Regional Growth Strategy Land Use Designations for the Southlands Properties.

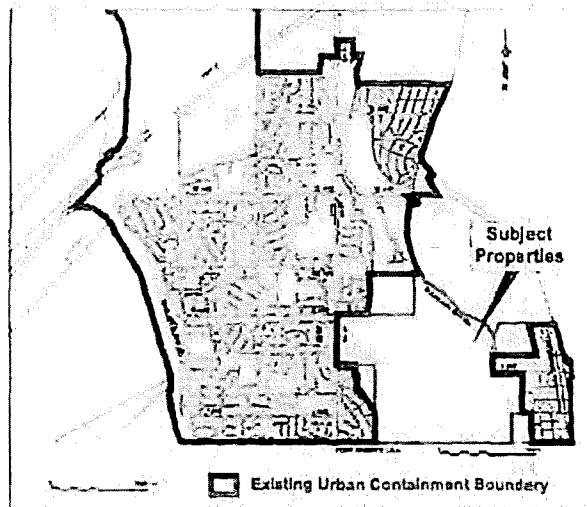
# REGIONAL GROWTH STRATEGY PROPOSED AMENDMENT TO URBAN CONTAINMENT BOUNDARY

**Land Proposed to be Included in the Urban Containment Boundary**

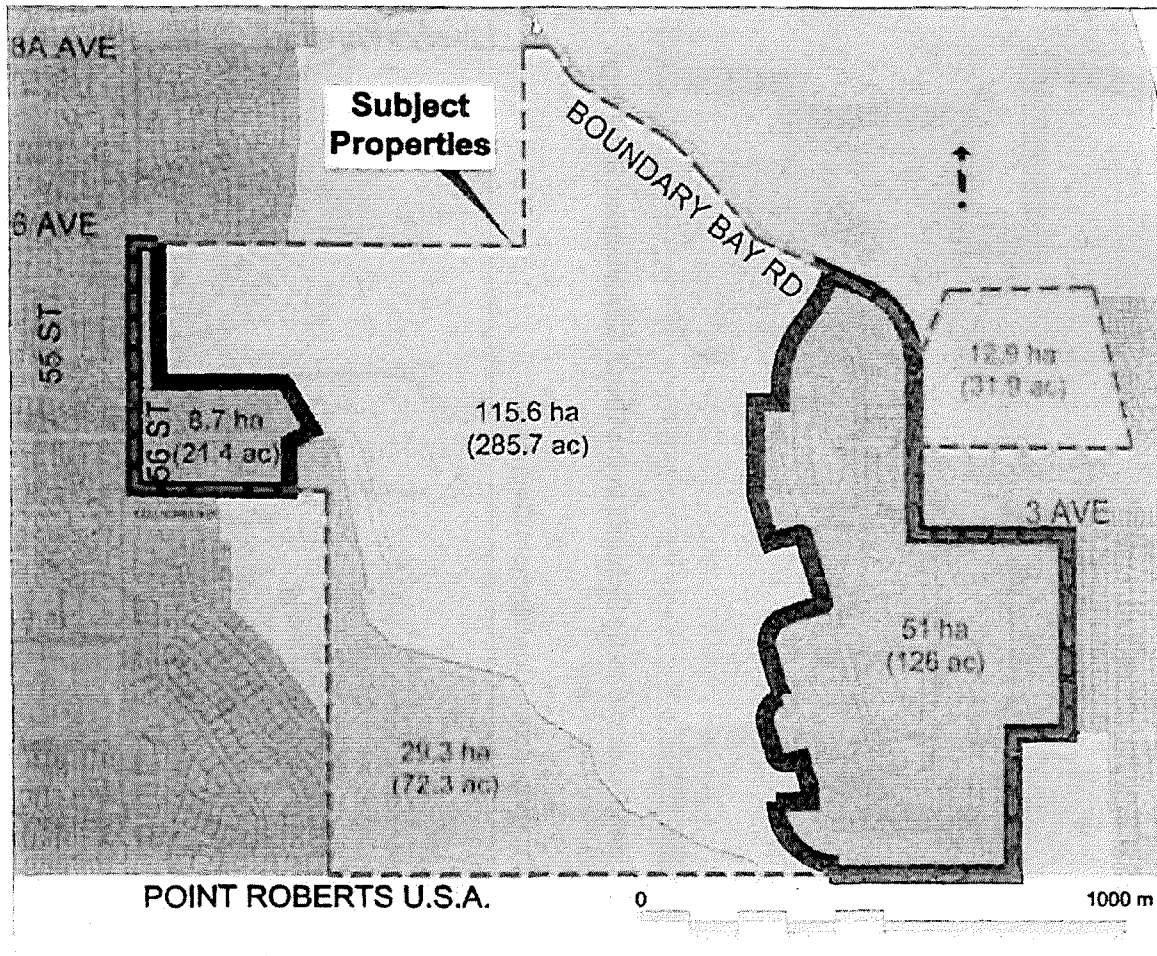


Currently, the Regional Growth Strategy includes a regionally defined Urban Containment Boundary, which is intended to establish a stable, long-term regionally defined area for urban development. The Regional Growth Strategy notes that the establishment of the Urban Containment Boundary will reinforce the protection of agricultural, conservation and rural areas, and provide predictability for locating urban uses, major transportation and infrastructure investment.

The entire Southlands site currently has a Regional Land Use Designation of "Agricultural" and is located outside of the regionally defined Urban Containment Boundary. As part of the Southlands application, it is proposed that 59.7 ha (147.5 ac) of the 217.5 ha (537.4 ac) Southlands site be included in the Urban Containment Boundary. The areas that are proposed to be included in the Urban Containment Boundary include an 8.7 ha (21.4 ac) area on the west side of the Southlands site, and a 51 ha (126 ac) area on the east side of the site, including the Market Square area.




This is a copy of an attachment to the staff report dated July 18, 2013 which shows the existing Urban Containment Boundary and the proposed amendments to the Urban Containment Boundary.





 Lands to be included in Urban Containment Boundary

**Urban Designation**

 General Urban (27.4%)  
59.7 ha (147.5 ac)

**Non-Urban Designations**

 Conservation & Recreation (19.4%)  
42.2 ha (104.2 ac)

 Agricultural (53.2%)  
115.6 ha (285.7 ac)

**Total Area: 217.5 ha (537.4 ac)**

 Subject Properties

**Proposed Regional Growth Strategy  
Amendments for the Southlands Properties**

Attachment B  
Page 3 of 3

**Regional Factors to Consider for the Proposed Regional Growth Strategy  
Amendments for the Southlands Application:**

The subject properties are currently designated Agriculture in the Metro Vancouver Regional Growth Strategy, and are located outside of the regional Urban Containment Boundary. At the time that the Regional Growth Strategy was being drafted, municipalities were requested to identify regional designations for lands within their boundaries. As Delta's Official Community Identified the lands as agricultural, a regional agricultural designation was selected.

The following section responds to comments received by Metro Vancouver when the application was referred to them in 2011 and 2012. Should the application proceed, Council would at a later date need to consider a resolution to request amendments to the Regional Growth Strategy. At that time staff would prepare a more comprehensive overview of the application with reference to the Regional Growth Strategy goals, objectives and strategies.

**i) Impact on Compact Region Objectives**

Metro Vancouver noted that the subject site is located outside of the Regional Growth Strategy Urban Containment Boundary. They noted that sufficient residential capacity to meet the region's needs is available within the Urban Containment Boundary, and asked Delta to explain why an expansion of the Urban Containment Boundary is necessary and how the expansion will help achieve Goal 1 of Creating a Compact Urban Area.

While the subject site is outside of the Urban Containment Boundary, it is located within one of Delta's three urban communities and separated from the majority of Delta's agricultural lands. The area that is proposed to be developed on the west portion of the site has existing residential development to the north, south and west of it. The area that is proposed to be developed on the east portion of the site is in close proximity to residential development in Boundary Bay, which is located to the east of the subject site. The road and transit network traverse through this site because of its central location within the community.

While this proposal would result in increased urban area within the Urban Containment Boundary, Tsawwassen would remain a compact urban area. The proposed development would provide an opportunity to make Tsawwassen a more complete community by providing more housing options for diverse needs and more population to support commercial uses and employment in this local centre.

The proposed development would also create the opportunity to strengthen the connection between the urban and agricultural communities and emphasize the importance of agriculture, given the significant agricultural component of this proposal.

- ii) Impact on agricultural land base and agriculture economy of the region**  
Metro Vancouver noted that Strategy 2.3 of the Regional Growth Strategy focuses on protecting the existing supply of agricultural land and promoting agricultural viability, and asked Delta to explain how these objectives will be met.

The entire Southlands site is designated Agricultural in the Regional Growth Strategy and Delta's Official Community Plan and zoned A1 Agriculture.

As part of the application, the owner is proposing to give Delta approximately 80 percent of the site, including 110 ha (274 ac) of land that would be zoned A1 Agriculture. If the application is approved and the lands become publicly owned, the Municipality has identified objectives to ensure the lands are in active agricultural use and farmed in a sustainable manner. The lands have not consistently been actively farmed in the past.

The proposal includes promoting agricultural viability by enhancing the agricultural capability of the land. Specifically, the owner is proposing to provide a \$9 million amenity contribution to Delta, to be put in a special reserve for the sole purpose of improving drainage and providing irrigation to improve and sustain the agricultural capability of the agricultural land that is proposed to be dedicated to Delta.

The owner is proposing to lease 18.7 ha (46 ac) of the agricultural land from Delta, and to enter into an agreement to establish a Delta Community Farm District on these lands. The owner would maintain and provide agricultural programs and subleases to activate agriculture and demonstrate the viability of the Delta Community Farm District within the lease area. The agricultural land that the owner proposes to lease from Delta is located immediately west of the main development area for the Southlands site and will be closely linked to the development and proposed Market Square, community garden and new farm support building.

The remaining 91.3 ha (228 ac) of agricultural land to be given to Delta is proposed to be leased to farmers. The majority of the land is proposed to be leased for larger scale soil-based farming. Farm lease holders would be required to implement and Environmental Farm Plan and adopt Beneficial Management Practices that enhance agricultural sustainability and contribute to a cleaner, healthier environment. Delta would also work with farm lease holders and the Delta Farmland & Wildlife Trust to identify and implement stewardship programs for the long-term benefit of the land and wildlife.

**iii) Impact on Regional Parks**

Metro Vancouver staff noted that the subject site is adjacent to Boundary Bay Regional Park, and asked Delta to assess impacts on recreation and conservation values of the park.

The owner is proposing to transfer approximately 80 percent of the subject site to Delta, including the 12.9 ha (31.9 ac) parcel located on the east side of Boundary

Bay Road, which borders the southern portion of the Boundary Bay Regional Park. If the proposal is approved and the land transferred to Delta, then Delta would consider giving this 12.9 ha (31.9 ac) parcel to Metro Vancouver to help increase the overall size of the Boundary Bay Regional Park and provide additional land to be used for conservation and/or recreation. Further discussion between Delta and Metro Vancouver would be required on this matter.

The portion of the Southlands site that is proposed to be developed for housing and commercial uses is all located on the west side of Boundary Bay Road, away from the Boundary Bay Regional Park. This would help to minimize the impacts of the proposed development on the recreation and conservation values of the park.

The entire Southlands site is currently designated Agricultural in the Regional Growth Strategy and Delta's Official Community Plan, is zoned A1 Agriculture and could therefore be cleared at any time to use for farming purposes. If the portion of the Southlands site on the east side of Boundary Bay Road was given to Delta, the Official Community Plan designation of the property is proposed to be changed to Environmentally Sensitive Area 3. Permitted uses in this designation include passive recreation and education activities oriented to an appreciation of the natural environment, and preserving or managing wildlife habitat.

**iv) Impact on demand for regional services (utilities, transit and roads)**

The January 5, 2012 letter from Metro Vancouver noted that the subject site is within the Fraser Sewerage Area. Metro Vancouver requested further details on volumes and loadings to determine if there will be an impact on existing and future Sanitary Sewer Overflows within the regional collection system.

Delta has no defined Sanitary Sewer Overflow (SSO) points. In general, Delta's sanitary sewer system is well-contained.

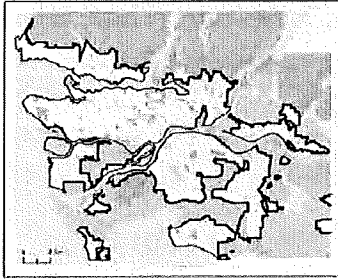
According to the Engineering Servicing Executive Summary by Aplin & Martin for the Southlands dated September 21, 2013, the total sanitary flow would be 43.1 l/s, which is included in the Official Community Plan build-out flows for Tsawwassen.

List of Information Included in Referral Package to Metro Vancouver

Item	Binder Number
1. Cover Letter to Chair Moore from Mayor Lois E. Jackson dated January 14, 2014 with 4 Attachments	1
2. Comment Sheets from Century Group's Public Information Meetings on May 12 and 15, 2012	2
3. Comment Sheets from The Corporation of Delta's Public Information Meeting on October 25, 2012	3
4. Southlands Correspondence (to Mayor and Council) from October 3, 2011 up to and Including November 16, 2012	4 (A) (B) (C)
5. Southlands Correspondence (to Staff) from October 3, 2011 up to and Including November 16, 2012	5
6. Southlands Petitions Received up to and Including November 16, 2012	6
7. Southlands the Facts Form Letters	7
8. Comment Sheets from The Corporation of Delta's Public Information Meeting on May 30, 2013	8
9. Southlands Correspondence (to Mayor and Council) from November 17, 2012 up to and Including June 14, 2013	9
10. Southlands Correspondence (to Staff) from November 17, 2012 up to and Including June 14, 2013 and Comment Sheets from The Corporation of Delta's Public Information Meeting on October 25, 2012 Submitted After November 16, 2012	10
11. Southlands Correspondence from June 15, 2013 to July 29, 2013	11
12. Public Hearing: Southlands Correspondence (Received after July 29, 2013 up to 12:00 pm (noon) on November 7, 2013)	12 (A) (B) (C) (D)
13. Council Reports and Minutes a) Report considered by Council on July 29, 2013 (Item F.01) b) Report considered by Council on October 7, 2013 (Item E.00) c) Memo to Council for Public Hearing on November 8, 2013 d) Report considered by Council on November 8, 2013 (Item A.01) e) Minutes of Public Hearing on October 28, 29, 30 and November 1, 2 and 8, 2013 f) Minutes of Special Meeting on November 8, 2013 g) Video Recording of Special Meeting on November 8, 2013	13 (A) (B)
14. Consultant Reports and Studies (not attached to Council reports) a) Southlands Master Plan Transportation Review by Bunt and Associates – May 14, 2013 b) Environmental Baseline and Impact Assessment by Robertson Environmental Services Ltd. – September 2012 c) Delta Community-Based Farm District: Planning Southlands as a Regionally Significant Model for Metro Vancouver, by Tara Moreau and Kimberley Hodgson – October 2012 d) Southlands Public Design Charrette Assessment of Archaeological Concerns by Arcas Consulting Archaeologists Ltd. – April 30, 2008	14

Note: Additional information and documents relating to the Southlands application, including copies of presentations, can be found on Delta's website at [www.delta.ca/southlands](http://www.delta.ca/southlands).

g:\current development\lu files\lu006\lu006390\council\jan 13 2014 report\attachment d metro vancouver binder list of information included in referral package to metro vancouver.docx

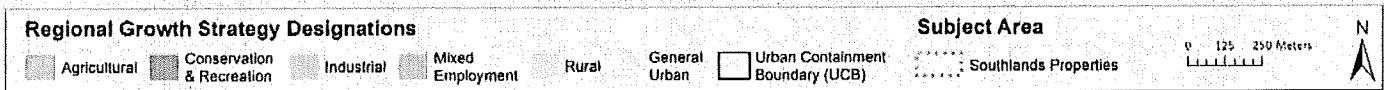
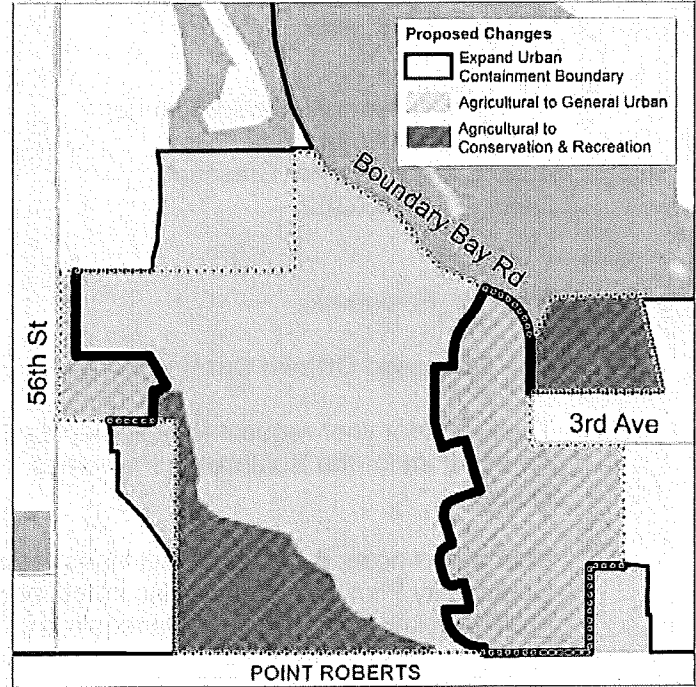
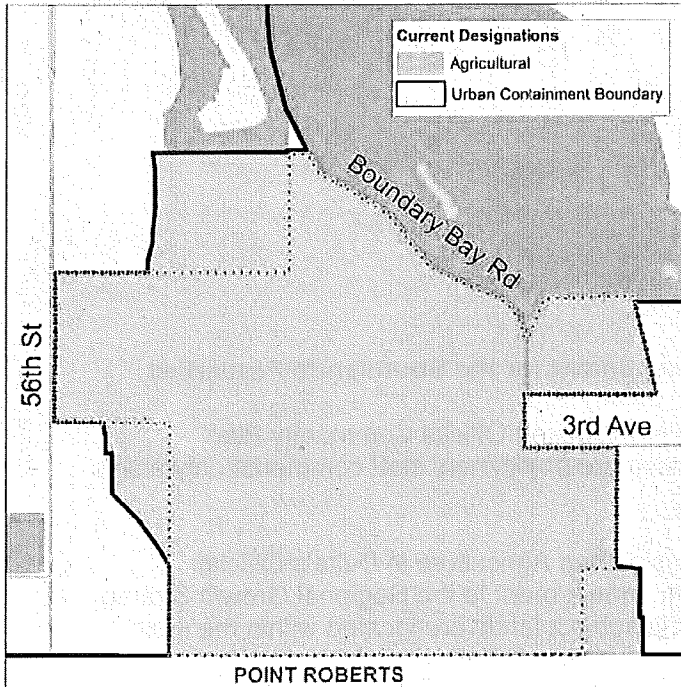
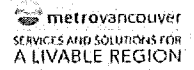


### Proposed RGS Land Use Designation and Overlay Amendments

#### Regional Growth Strategy Amendments for Delta Southlands Properties

- Expand the Urban Containment Boundary (59.7 hectares)
- Agricultural to General Urban (59.7 hectares)
- Agricultural to Conservation & Recreation (42.4 hectares)

Produced by Metro Vancouver  
January 28, 2014





metro vancouver

4330 Kingsway, Burnaby, BC, Canada V5H 4G8 604-432-6200 www.metrovancouver.org

## 5.1 Attachment 3

Metropolitan Planning, Environment and Parks  
Tel: 604-432-6375 Fax: 604-436-6970

January 5, 2012

File: CR-07-01-DEL

Mr. Mike Ruskowski, Senior Planner  
The Corporation of Delta  
4500 Clarence Taylor Crescent  
Delta, BC V4K 3E2

Dear Mr. Ruskowski:

**Re: Proposed Official Community Plan Amendment for the Southlands Properties**

Thank you for your request for comments on the Proposed Official Community Plan Amendment for the Southlands Properties. These are preliminary staff comments only at this stage.

Your report notes that the subject lands are designated Agriculture in Delta's Official Community Plan. Your report also notes that an amendment to the Regional Growth Strategy (GVRD Bylaw No.1136, 2010) is required as the subject lands are located within the regional land use designation of Agricultural. An amendment to Delta's Regional Context Statement is also required. We note that the proposal is to amend a portion of the site from the regional land use designation of Agricultural to the regional land use designation of General Urban to accommodate approximately 950 housing units on 43.4 hectares. Additional amendments to the regional Agricultural designation may be required to accommodate Conservation and Recreation uses.

If Council wishes to proceed with this application, when submitting Regional Context Statement and Regional Growth Strategy amendments to the Metro Vancouver Board please consider the following regional factors:

- 1) **Impact on compact region objectives:** The subject site is located outside of the Regional Growth Strategy Urban Containment Boundary. Noting that sufficient residential capacity to meet the region's needs is available within the Urban Containment Boundary, please explain why an expansion of the Urban Containment Boundary is necessary and how the expansion will help achieve Goal 1 of Creating a Compact Urban Area.
- 2) **Impact on agricultural land base and agriculture economy of the region:** Strategy 2.3 of the Regional Growth Strategy focuses on protecting the existing supply of agricultural land and promoting agricultural viability. Please explain how these objectives will be met.
- 3) **Impact on regional parks:** The subject site is adjacent to Boundary Bay Regional Park. Please assess impacts on recreation and conservation values of the Park.

Mr. Mike Ruskowski, Senior Planner, Delta  
**Proposed Official Community Plan Amendment for the Southlands Properties**  
Page 2 of 2

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- 4) Impact on demand for regional services** (utilities, transit and roads): The subject site is within the Fraser Sewerage Area. As the council report provides only preliminary information, we will need further details on volumes and loadings to determine if there will be an impact on existing and future SSO's within the regional collection system. We assume TransLink will be commenting on impact on roads and transit services.

Please contact me at 604-436-6850 (Christina.DeMarco@metrovancover.org) if you have any questions.

Yours truly,

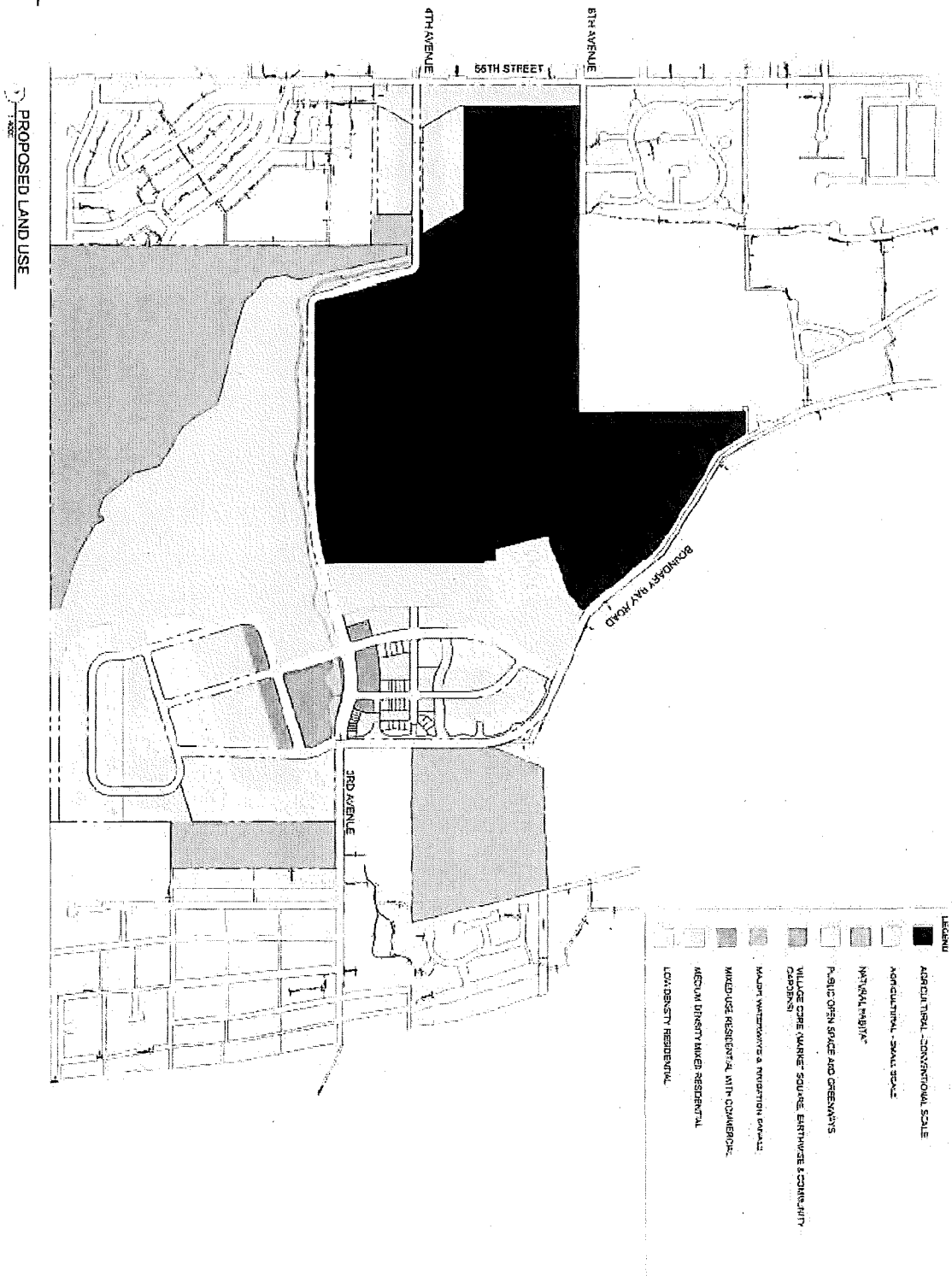


Christina DeMarco  
Regional Development Division Manager

CD/ms

# 5.1 Attachment 4

## Southlands Proposed Land Uses / Site Plan



**5.1 Attachment 5**

**GREATER VANCOUVER REGIONAL DISTRICT  
REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1203, 2014**

A Bylaw to Amend

Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010.

WHEREAS the Board of the Greater Vancouver Regional District adopted the Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010 on the 29<sup>th</sup> day of July, 2011;

NOW THEREFORE, the Board of the Greater Vancouver Regional District in open meeting assembled ENACTS as follows:

1. The "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010" is hereby amended by re-designating parts of the subject site from Agricultural to General Urban, extending the Urban Containment Boundary to encompass the General Urban area and re-designating other parts from Agricultural to Conservation and Recreation, as shown in Schedule A of this Bylaw.
2. The official Citation for This bylaw is "Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1203, 2014" This bylaw may be cited as "Regional Growth Strategy Amendment Bylaw No. 1203, 2014."

Read a First time this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Read a Second time this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Public Hearing held \_\_\_\_\_ day of \_\_\_\_\_, 2014

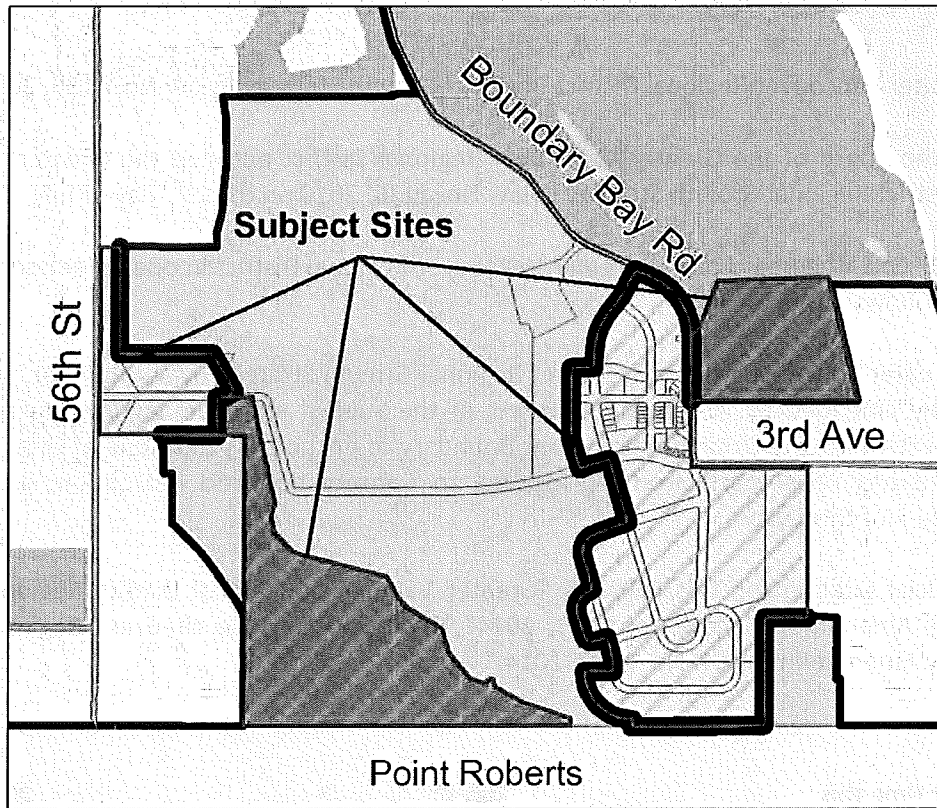
Read a Third time this \_\_\_\_\_ day of \_\_\_\_\_, 2014.




Reconsidered, Passed and Finally Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Paulette A. Vetleson  
Corporate Officer

\_\_\_\_\_  
Greg Moore  
Chair

Schedule A - Map of Subject Site  
RGS Land Use Designation and Urban Containment Boundary Amendments



- |                       |   |   |   |
|-----------------------|---|---|---|
| Southlands Properties |  | Extend the Urban Containment Boundary<br>Redesignate from Agricultural to General Urban |  |
| City of Delta         |  | Redesignate from Agricultural to Conservation & Recreation                              |   |



May 15, 2013

File: LU006390

Mayor and Council  
The Corporation of Delta  
4500 Clarence Taylor Crescent  
Delta, BC V4K 3E2

**RE: Delta Community Based Farm District – Planning Southlands as a Regionally Significant Model for Metro Vancouver**

Dear Mayor Jackson and Council:

It has come to our attention that the report titled, *Delta Community-Based Farm District – Planning Southlands as a Regionally Significant Model for Metro Vancouver* (CBFD) has been submitted as part of the Southlands OCP amendment and re-zoning application currently under consideration by the Corporation of Delta.

While the Southlands is not in the Agricultural Land Reserve, and therefore Delta is not required to seek Minister of Agriculture approval for bylaws affecting this area, we would like to inform Delta of our concerns about the report, since it is largely based on calculations from Ministry documents.

In the covering letter from Century Group that accompanied the report, the applicant stated that the report's purpose was to articulate the specifics of how Southlands "can be activated towards the Community-Based Farming Model." However, we feel that the report does not include sufficient, reliable information on which to base this significant planning decision. We have discussed these concerns with the report's authors.

Our primary concerns about the report are listed below. A more detailed list of concerns is contained in Schedule A.

First, the report does not include enough details regarding soils, suitable crops, and drainage and irrigation improvements needed at the site. The CBFD report authors have indicated that their client requested that they assume that drainage and irrigation needs

Ministry of Agriculture

Sustainable Agriculture  
Management Branch

Mailing Address:  
1767 Angus Campbell Road  
Abbotsford, BC V3G 2M3

Telephone: (604) 556-3040  
Facsimile: (604) 556-3030

Web Address: <http://www.ag.gov.bc.ca>

Page 2

would be taken care of. Consequently, the report does not capture the costs associated with these items. As the "Southlands Drainage and Irrigation Assessment" report commissioned by the Corporation of Delta shows, drainage enhancements (at a cost of \$6 million) and irrigation improvements (at a cost of \$7 million) would be critical to crop production. In his covering letter, Mr. Hodgins offered to pay for the installation of drip irrigation lines using municipal water for Phase 1, but there is no mention of paying for: drainage improvement costs in Phase 1; the costs of both drainage and irrigation improvements in Phases 2 and 3; or the actual costs of the metered municipal water used for irrigation in any of the phases.

Second, the report utilized the Ministry of Agriculture's Planning for Profit Enterprise Budgets to calculate the potential revenue for most of the proposed crop/livestock types. These budgets are in 2002 or 2008 dollars and were intended for individual farm planning at farms of a certain scale, using conventional production methods and a mix of wholesale and direct farm marketing. The report did not adjust the dollar amounts for inflation, or adjust for organic production costs (including higher labour costs) or lower organic yields, or for product slippage at 100% direct farm marketing. If these adjustments had occurred, the report's conclusions about the economic viability of these crop/livestock types would have been significantly different.

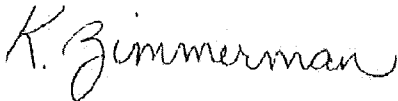
Third, the costs for hedgerow planting and maintenance (which would be incurred by the Corporation of Delta in Phase 2 and 3 of the plan) have been significantly underestimated. The report utilized a 2003 California publication and came up with planting costs (for a 4 to 5 meter wide hedgerow) at \$2.36/linear foot, and operating costs of \$0.52/linear foot. Costs incurred by the Delta Farmland and Wildlife Trust in planting a 4 metre wide hedgerow in 2012 were \$43.14/linear foot. The Trust's hedgerow maintenance costs are also significantly higher than the reported \$0.52/linear foot.

Fourth, we do not support the premise that the public will appreciate agriculture and become more involved with it by living adjacent to it, particularly small-scale, organic plots. Farm operations of all types and sizes will almost certainly utilize machinery and manure, generating a variety of annoyances for non-farm neighbours including odours and noise. In addition, many farms do not welcome the public, for theft, vandalism, and/or biosecurity reasons. Ministry of Agriculture staff have years of experience with the agricultural/urban edge and our research has found that most people like seeing agriculture from a distance. Both farmers and their non-farm neighbors favour a consistent and clear delineation of activities. The Ministry's "Guide to Edge Planning" recommends establishing vegetated buffers and residential building setbacks to ensure compatibility over time, particularly as individual homeowners and farm businesses change.

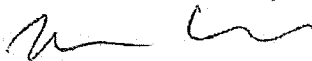
Page 3

Thank you for taking these concerns into account. Please do not hesitate to contact us if you have further questions about these comments.

Sincerely,



Kathleen Zimmerman, M.Sc., P.Ag.  
Regional Agrologist



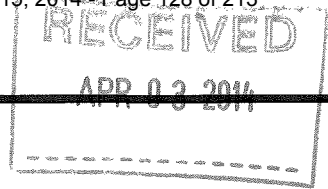
Hannah Cavendish-Palmer, M.A.  
Land Use Planner

Cc: Bert van Dalssen, Manager, Strengthening Farming Program, BC Ministry of Agriculture  
Orlando Schmidt, South Coast Manager, BC Ministry of Agriculture  
Tara Moreau, Grow Moreau Consulting  
Kimberley Hodgson, Cultivating Healthy Places

Attachment

The Southlands site is not in the Agricultural Land Reserve, and Delta is therefore not required to seek Minister of Agriculture approval for bylaws affecting these lands. The comments from the Ministry of Agriculture on the report titled, *Delta Community-Based Farm District - Planning Southlands as a Regionally Significant Model for Metro Vancouver* have been received for information. It is also noted that the information submitted to Delta by the Ministry of Agriculture has also been sent to the authors of the report that was prepared for Century Group.

8671368



**Lions Bay Reception**

**From:** Lions Bay Reception  
**Sent:** Thursday, April 03, 2014 1:19 PM  
**To:** 'Doug@SmartHotelSoftware.com'  
**Subject:** FW: National Health & Fitness Day

Mr. Ash,

Your inquiry will be forwarded for review as Incoming Correspondence at the April 15<sup>th</sup> Council meeting.

Fran McNichol - Administrative Assistant

[reception@lionsbay.ca](mailto:reception@lionsbay.ca)

**The Village of Lions  
Bay**

**Municipal Services Team**  
400 Centre Road Box 141  
Lions Bay BC V0N 2E0 Canada

Phone: 604-921-9333 x100  
Fax:604-921-6643  
[www.lionsbay.ca](http://www.lionsbay.ca)



"Spare the Air" – Lions Bay is an Idle Free Zone

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**From:** Doug Ash [<mailto:Doug@SmartHotelSoftware.com>]  
**Sent:** Monday, March 24, 2014 3:10 PM  
**To:** Council @ Lions Bay; Mandy Koonts  
**Subject:** National Health & Fitness Day

I'm not sure if Lions Bay has endorsed the National Health & Fitness day. It is proposed for the first Saturday of June, each year and would be used to promote Health and Fitness in the village.

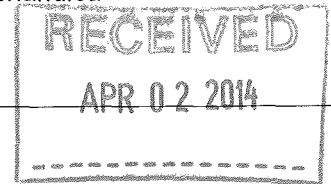
Has Lions Bay endorsed this idea?

Douglas Ash  
Office: 1 604 926 3215  
Mobile: 1 604 657 0509  
Toll Free: 1 866 864 3382  
[Doug@SmartHotelSoftware.com](mailto:Doug@SmartHotelSoftware.com)



**Bylaw Services**

13211 Henry Ave. Box 159, Summerland, BC V0H 1Z0  
Phone: 250-494-6451 Fax: 250-494-1415  
www.summerland.ca



**L.I.B.O.A. CONFERENCE TO BE HELD IN SUMMERLAND-June 3<sup>rd</sup> to 6<sup>th</sup>, 2014**

Invitation to all Municipalities to send their representatives to take in the 2014 Conference in Summerland.

Summerland is a beautiful town nestled in the heart of the Okanagan Valley. You will find spectacular beaches and parks, beautiful mountains for biking and hiking, orchards, vineyards, unique shopping and wonderful restaurants. We have many festivals here and sporting events. Summerland is a magical place to live or visit!

The Agenda will include information for all levels of Enforcement Bylaw Licencing, property use inspectors, managers, dog control officers. The information gathered from our litigators is priceless, and the one on one information cannot be compared with e-mails, phone calls etc. This is the perfect opportunity for members of the association to meet, educate, with people in the same line of work.

Also on June 3<sup>rd</sup>, there will be a one day course separate from the conference "Bite Back" hosted Gov Law on Dangerous Dogs and Noisy Dogs taught by Troy DeSouza and Robert Peterson.

Looking forwarding to seeing you,

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Ellis". The signature is fluid and cursive.

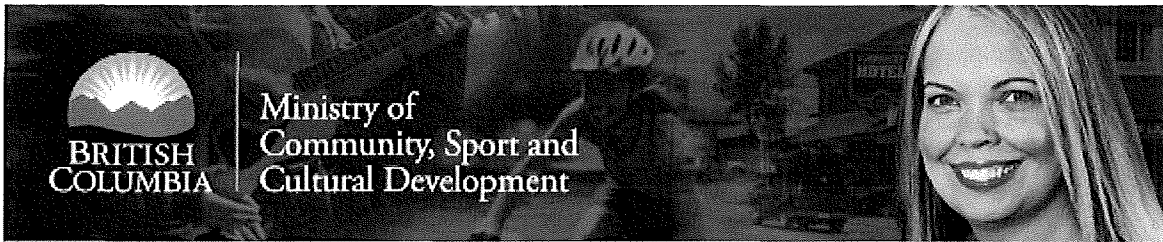
Gary Ellis  
Chairman and Host  
2014 Annual Licence and Bylaw Association Conference

## Lions Bay Reception

**From:** CSCD.minister@gov.bc.ca  
**Sent:** Thursday, April 03, 2014 9:32 AM  
**To:** Lions Bay Reception  
**Subject:** Community, Sport and Cultural Development eNewsletter - March 2014

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

If you are having problems viewing this e-newsletter, go to the [Online version](#).



## Message from the Minister

### Message from the Minister



I am pleased to connect with you in this Spring 2014 edition of our newsletter. As I engage with local communities and organizations, I am regularly reminded of what can be achieved when we share best practices and work together to achieve common goals. I hope you find this edition informative and join me in celebrating the accomplishments being achieved by individuals in communities throughout British Columbia.

I had the opportunity to attend one example of partnerships in action when I attended the Premier's Natural Resource Forum in Prince George. The forum provides an opportunity for government, industry, First Nations and communities to work together towards strengthening our economy and building a brighter future for B.C. families.

British Columbians, particularly those in rural communities and the North, understand the importance of the resource sector in strengthening our economy – both today and tomorrow. Preparing for economic growth is a good challenge to have, and as Minister I am committed to supporting communities as they prepare for these exciting new opportunities.

### BC Gov't Gaming Grants Open

Government gaming grants allow eligible organizations to apply for gaming revenues to support a broad range of programs and services.

Community gaming grant applications are now being accepted in the arts and culture, and sports sectors. The application deadline is May 31, 2014. [Read more](#)

### Royal BC Museum acquires Col. Moody picture album

We've had many reasons to celebrate achievements in the sport file in recent months. Sport brings individuals and communities together, and we all came together to cheer on our B.C.-based athletes who represented Team Canada at the Olympic and Paralympic Games in Sochi. I was also proud to light the flame during the opening ceremonies of the BC Winter Games in Mission that hosted over 1,300 young athletes, and celebrate the one-year countdown to the 2015 Canada Winter Games in Prince George.

The Legislative Assembly is now in session for the spring legislative session. Finance Minister Michael De Jong tabled Balanced Budget 2014 that continues our commitment to control spending, while supporting sustainable investments which support economic growth and accessible social services. As the Minister of Community, Sport and Cultural Development, I am also proud that Budget 2014 continues record-level support for B.C. artists, athletes and local community organizations.

I have also introduced legislation to improve local government campaign finance rules in time to take effect for local government elections this November with the tabling of the Local Elections Statutes Amendment Act and the Local Elections Financing Act. The legislative package is the first significant update to local government elections legislation in B.C. in 20 years, and will ensure continued fairness, transparency and accountability in local elections. The legislation also acts upon a UBCM-resolution to move the local election cycle from three years to four years.

The spring season marks another intake period for organizations to apply for community gaming grants and grants from the BC Arts Council. The BC Arts Council awards \$24 million in grants to artists and art organizations, while \$134 million in community gaming grants support the work of thousands of community organizations. Grants support efforts of organizations and individuals who are enriching our culture, and making a positive difference in the lives of B.C. families.

I look forward to connecting with you again soon in this space.

Sincerely,

**Honourable Coralee Oakes**



**[Read more](#)**



**Support for Pacific Institute for Sport Excellence**

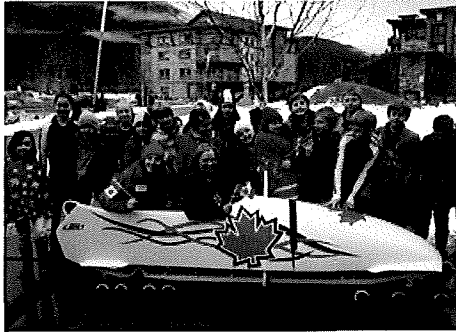
Community, Sport and Cultural Development Minister Coralee Oakes joined Parksville-Qualicum MLA Michelle Stilwell and para-rowing athlete Loren Pearson, at Pacific Institute for Sport Excellence (PISE) to celebrate B.C.'s Sochi-bound athletes, coaches and mission staff as they prepared to participate in the 2014 Paralympic Games. **[Read more](#)**

**BC Gov't Arts Grants now Open**

Are you a B.C. resident attending a full-time fine arts degree or diploma program this fall? The BC Arts Council Scholarship program is ready to receive applications now from young British Columbians seeking world-class opportunities to study the arts. **[Read more](#)**

MLA for Cariboo North and  
Minister of Community, Sport and Cultural  
Development

[Minister's bio](#)



### **B.C. athletes bring home Olympic & Paralympic medals**

Whistler elementary students joined Olympic silver medallist Kelsey Serwa and Community, Sport and Cultural Development Minister Coralee Oakes for a Olympic bobsled demonstration as part of an athlete send-off celebration ahead of the Sochi Olympic Games. [Read more](#)

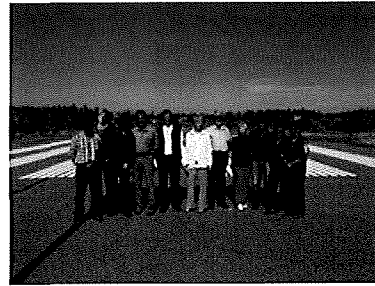
### **Sport Assistance Available**

All children should have the opportunity to experience the positive benefits of organized sport. With tax season approaching, a reminder that the Children's Fitness Tax Credit, and Children's Arts Tax Credits are available. [Read more](#)



### **B.C. celebrates Family Day**

British Columbia's second-annual B.C. Family Day holiday on Monday, Feb. 10 was marked by opportunities for families and citizens to celebrate with activities staged in local communities throughout the province. [Read more](#)



### **Airport upgrade benefits Anahim Lake and West Chilcotin**

Electoral Area J Director Roger William, (end left), Cariboo Regional District Chair Al Richmond (5th from the left) and Cariboo Chilcotin Donna Barnett (6th from left) join community members and Anahim Lake Airport Commission members on the newly paved Anahim Lake Airport runway. [Read more](#)

### **Best tasting water in the world flows in B.C.**

Congratulations to the community of Clearbrook for winning the title of best tasting water in the world! Clearbrook was awarded a gold medal at the 24th annual Berkeley Springs International Water Tasting competition. The 2014 award is the third gold medal for the district, which draws its water from an underground aquifer. [Read more](#)

### **Surrey and Smithers earn Sustainable Community Awards**

Congratulations to the City of Surrey and the Town of Smithers for being awarded Sustainable Community Awards during the Federation of Canadian Municipalities 2014 meeting in Charlottetown, Prince Edward Island. [Read more](#)

**North Vancouver siblings win dual arts scholarships**

A brother and sister from North Vancouver were each awarded BC Arts Council Scholarships in the same year. [Read more](#)



**2015 Canada Winter Games less than one year away**

Provincial MLAs and 2015 Canada Winter Games organizers gathered on the steps of the Legislative Buildings to celebrate the one-year countdown to the games in Prince George. [Read more](#)

**Community water upgrades for Spences Bridge and Cooks Ferry Indian Band**

Water is basic to life. A secure supply of abundant, clean, safe water is essential to community success. Reliable safe water provides the foundation for a good quality of life for residents and for economic development. [Read more](#)

**Write to Read Project Boosts Literacy**

The Write to Read Project helps to provide access to literacy materials in remote communities in British Columbia. This endeavor makes books, computers and high-speed broadband connections available for Aboriginal youth and children, via modular buildings that serve as libraries and gathering places in First Nations communities. [Read more](#)



**Connect with the BC Recreation and Parks Association**

The BC Recreation and Parks Association is a non-profit organization dedicated to building and sustaining healthy and active lifestyles in B.C. communities. [Read more](#)



**Athletes unite in Mission for Winter Games**

Minister Oakes opened the BC Winter Games in Mission Feb. 20. Over 1,300 athletes between the ages of 9 and 17 competed in 18 different sporting events. The Government of British Columbia provides base funding for the Games of \$525,000. Many former BC Games competitors have gone on to excel on the world athletic stage. [Read more](#)

**Provincial Capital Commission Creates Great Legacy**

This spring the Provincial Capital Commission completes a long and proud history of public service. Since 1956, the Commission has been connecting and celebrating the capital with all British Columbians. [Read more](#)



### **Capital for Kids program**

BC students and youth groups may be eligible for travel funding support for educational field trips to Victoria under the Capital for Kids program. **[Read more](#)**

### **Upcoming Events**

#### Arts Events

- BC Book Day - April 9, Victoria
- BC Arts and Culture Week April 20-26
- "Vikings: The Invasion Begins" Royal BC Museum Exhibition - May 16, Victoria
- Vancouver International Children's Festival May 27 - June 1.
- TD Vancouver International Jazz Festival - June 20

#### Sports Events

- Judo BC 2014 Youth Provincial Championships - 2015 Canada Winter Games test event - April 5-6, Prince George
- Pacific Rim 2014 Gymnastics Championships - April 9-12, Richmond
- BC Summer Games Torchlighting Ceremony - April 11, Nanaimo

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VILLAGE OF LIONS BAY  
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**Lions Bay Reception**

**From:** Howe Sound Community Forum <howesoundcommunityforum@gmail.com>  
**Sent:** Monday, March 31, 2014 12:56 PM  
**Subject:** Time Sensitive - May 2nd Forum and CEF Answers  
**Attachments:** David Graham Letter to HSCF March 27 2014 (1).pdf; HWCF May 2 Workshop Outline Mar\_28\_2014 (1).docx; 2014-02-21 Webinar Questions and Answers.pdf

Dear Forum Members,

Three time sensitive issues:

**1. Your indication of interest to further explore the Cumulative Effects Framework is needed in order for the Province to allocate resources to the May 2nd forum. Your non-binding response will help keep moving the dialogue on Howe Sound Planning moving forward. This is needed as soon as possible in order for Howe Sound to be on the 2014 roll-out. Please see attached letter from Gambier Island Local Trust Chair.**

2. Attached is the preliminary draft agenda for the next Howe Sound Community Forum taking place on Friday May 2nd, from 10-4. This agenda may change if the Province does not allocate the staff resources. **Please indicate your intention to attend.**

3. Attached are the answers to questions about the Framework that were posed in the webinar on February 21st.

Questions are welcome by return to this email or,

[ruth.simons@futureofhowesound.org](mailto:ruth.simons@futureofhowesound.org)

Thank you,

--

**Ruth Simons 604 921-6564 778 834-4292 Assisting:**

**Howe Sound Community Forum *Established in 2002***

*To provide a forum for local governments, Regional Districts and First Nations discussion to maintain and enhance the economic, environmental, cultural and social well being of the Howe Sound for the benefit of present and future generations.*

Squamish Nation - District of West Vancouver - Village of Lions Bay - Town of Gibsons - Resort Municipality of Whistler - Village of Pemberton - Bowen Island Municipality - Gambier Island Local Trust - District of Squamish - Metro Vancouver - Sunshine Coast Regional District -Squamish Lillooet Regional District



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Email [information@islandstrust.bc.ca](mailto:information@islandstrust.bc.ca)

Web [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

March 27, 2014

File: 3030-02

Howe Sound Community Forum  
c/o Ruth Simons,  
Future of Howe Sound Society  
via email [info@futureofhowesound.org](mailto:info@futureofhowesound.org)

Dear Howe Sound Community Forum,

Please receive this letter as an expression of interest from the Gambier Island Local Trust Committee in further exploring the possible benefits of applying the Cumulative Effects Framework to Howe Sound.

Sincerely,



David Graham, Chair  
Gambier Island Local Trust Committee

**HOWE SOUND COMMUNITY FORUM**

**Vision and Values Workshop – May 2, 2014, 10:00 – 4:00 pm**

**Totem Hall, Squamish**

**DRAFT AGENDA (March 31, 2014)**

**GOAL:** To take the next step in work with the Province on management planning for Howe Sound, including identifying a common vision, values and goals for the process.

**OBJECTIVES:**

1. To decide how the Forum will continue to work with the Province on management planning for Howe Sound, including a structure and process for moving forward.
2. To discuss how the values listed in the Provincial Cumulative Effects Framework (CEF) could be assessed in the Howe Sound context, identify any additional values, and discuss how they could be addressed. (other tools?)
3. To review vision and values information from the current policies and plans of Forum organizations that can be incorporated into management planning for the sound.
4. To identify vision and values information from other regional initiatives (e.g., Sea to Sky LRMP, April 2013 Future of Howe Sound Forum, Aquatic Forum 2014) that could be used as above.
5. To decide if the Forum will commit to participating in a “Cumulative Effects Assessment” (CEA) for Howe Sound, and if so, identify next steps and timing. [If not, what other tools could be used?]

**DRAFT AGENDA**

<b>TOPIC</b>	<b>ACTIVITY</b>
<i><b>Introduction</b></i>	<ul style="list-style-type: none"> <li>• First Nations Welcome &amp; Opening Prayer</li> <li>• Participant introductions</li> <li>• Review of workshop goals, objectives and agenda</li> </ul>
<i><b>Province of BC – Howe Sound Forum Collaboration</b></i>	<ul style="list-style-type: none"> <li>• Brief history, current situation and challenges</li> <li>• Possible collaborative structures and processes going forward</li> </ul>
<i><b>Components of a CEA</b></i>	<ul style="list-style-type: none"> <li>• Presentation on BC Government’s CEA Framework: current status, main steps, and list of values used</li> <li>• Discussion – small groups, then large (TBD)</li> </ul>
<i><b>Forum member organizations: vision and values in policies and plans</b></i>	<ul style="list-style-type: none"> <li>• Presentation on current policies/plans relevant to Howe Sound management planning</li> <li>• Discussion – small groups, then large (TBD)</li> </ul>
<i><b>Other Area Initiatives: vision and values information</b></i>	<ul style="list-style-type: none"> <li>• Future of Howe Sound Forum April 2013 &amp; other (Howe Sound Aquatic Forum, David Suzuki Foundation, etc.)</li> <li>• Discussion – small groups, then large (TBD)</li> </ul>
<i><b>Forum decision on CEA participation</b></i>	<ul style="list-style-type: none"> <li>• Discussion and decision</li> </ul>
<i><b>Identification of draft vision, goals and values for Howe Sound</b></i>	<ul style="list-style-type: none"> <li>• Facilitated session to define draft workshop results to be reviewed by Forum members and Province</li> </ul>
<i><b>Next Steps</b></i>	<ul style="list-style-type: none"> <li>• Who? What? When? Funding Options?</li> </ul>

**HOWE SOUND COMMUNITY FORUM  
QUESTIONS FROM WEBINAR February 21, 2014**

**HOWE SOUND COMMUNITY FORUM WEBINAR QUESTIONS – GROUPED BY TOPIC**

**Impacts of a CEA on decision-making?**

- How will decisions be made differently after a CEA process is completed – at provincial, regional and municipal levels?  
The framework has been developed primarily to support provincial decisions related to resource authorizations and management. However, the outcome of a regional cumulative effects assessment is publicly shared and available to support decisions not just in provincial government but in other levels of governments and private sector. Decision makers will have a better understanding of the condition of select values and an estimate of the changing risk to achieving the objectives for those values. It is expected that a cumulative effects assessment in Howe Sound would be also valuable information for local governments' decisions on zoning and marine management carried out by federal government. A cumulative effects assessment in Howe Sound would be a good opportunity to explore this in more detail.
- Is there a legislative component to a CEA; what legislative outcomes could come as a result of the CEA information, e.g., could it be to preserve and protect certain areas in Howe Sound? Could it be used as a basis for zoning for tourism, industry, conservation?  
There is no immediate and preset legislative implication. Cumulative effects assessment results provide decision support for natural resource managers within their existing legal framework and responsibilities. However, the results of a cumulative effects assessment may lead to other processes where the circumstances warrant strategic responses. The cumulative effects assessment describes how existing land use objectives in the applicable statutes are actually met, and what risk is anticipated for the future. With this type of information every level of government, First Nations, and stakeholders could then look at their respective management toolkits (which includes legal and non-legal tools) to decide how best to mitigate a risk to a value; i.e. information can be immediately used in statutory decisions of government and in designing better land use applications of proponents. Where a high risk for values is better addressed through strategic responses, i.e. protected areas, those options will be discussed in the regional review process; the information shared with First Nations, local governments, and stakeholders; and a process with the necessary rigor and adequate opportunity for public consultation can be initiated to further explore and develop that strategic response. The information coming from the cumulative effects assessment will provide valuable information for such a process.
- What impacts could a CEA have on current development initiatives in Howe Sound, particularly plans to log two new woodlots on Gambier and proposals for a gravel mine at McNab, a possible garbage incinerator and an LNG operation at Woodfibre?  
It depends upon on the timing of those authorization decisions and the timing of the first completed cumulative effects assessment report. It is possible that some of these project authorization decisions will be made before the first cumulative effects assessment report is completed. However, even if decisions are already made cumulative effects assessment results can be valuable post-authorization to inform tenure holders and respective area managers of current baseline conditions and trends for their consideration in any future management /mitigation practices.
- Could the goal of creating a marine and land management plan be realized through the CEA process?

**HOWE SOUND COMMUNITY FORUM  
QUESTIONS FROM WEBINAR February 21, 2014**

A cumulative effects assessment does not produce a plan. The province is moving away from initiating lengthy and costly comprehensive planning processes to utilizing more focused and efficient results-based management/planning processes that can prove to be just as, if not more, effective. The cumulative effects assessment process is more akin to undertaking a more modernized version of the socio-economic and environmental base case exercise that was used in LRMP planning processes, and it adds to that information what is expected to happen in the foreseeable future. Cumulative effects assessments have an additional advantage of ongoing monitoring of key values. Information outcomes from a cumulative effects assessment process can be used by all land and marine managers for consideration in future authorization decisions and results-based management/planning tasks. The cumulative effects assessment process can also act as a needs analysis exercise by identifying areas or issues requiring more focused management/planning work from respective levels of government in the future. A cumulative effects assessment helps land and marine managers to focus future management on values at risk rather than spending valuable government resources on planning management strategies for all values that may, or may not, already be well addressed through existing management practices.

**What's included in the CEA process?**

- What are the opportunities for creating new objectives that aren't included within current provincial legal policy objectives?  
Establishing new objectives is not in scope for CE assessments. However, the results of cumulative effects assessments inform about challenges and gaps in objectives. Those gaps and challenges need to be addressed through appropriate processes, and, notably, with adequate public consultation. For example, if the cumulative effects assessment in Howe Sound would identify any such gaps it would lead to a discussion what steps can be taken to address them. For example, one of the possible outcomes of a cumulative effects assessment report may be that the province would look at its provincial tool kit to see how it might better manage or mitigate a risk to a certain value. The development of new legal land use objectives and/or management strategies for a certain area could be one of a number of management/mitigation options that could be considered.
- How are species and ecosystems at risk (SEAR) incorporated into a CEA? This is a federal government program with provincial and regional implications.  
In most regions the assessment of selected fish and wildlife species will be an important focus of cumulative effects assessments. To identify what fish and wildlife values are assessed a number of criteria will be applied. Among the criteria are management concerns for species/ecosystems that already face risk or have low recovery potential if affected. This provides a strong link to SEAR.
- What is the value that captures local interests in a CEA, i.e., the people who live in this place – Howe Sound? (Activities in Howe Sound affects people – these affected people, local governments and First Nations have “Primacy of Place”.)  
Local interests are captured in many ways. The provincially consistent list of values for cumulative effects assessments is capturing values of importance to people in BC, those are spanning from environmental, to social and economic values. Fish and wildlife species that have special importance in a region will reflect on the interests of local communities and complement the set of values that are consistent across the regions. The planned workshop on

**HOWE SOUND COMMUNITY FORUM  
QUESTIONS FROM WEBINAR February 21, 2014**

May 2, 2014 will help to understand what values best capture the key interests of local communities in Howe Sound and to what degree they meet with the values identified in the CEF.

- Can we see any results from the pilot projects, including any marine data?  
A limited amount of work has been undertaken to date to pilot the application of cumulative effects assessment in coastal /marine areas (MaPP, West Coast Aquatic, Southern Strait of Georgia NMCA) . Work completed in marine projects will likely be helpful in identifying priority values, indicators and datasets to support CEA in coastal areas. A cumulative effects assessment has not yet been completed, and the Howe Sound could be the lead on piloting this.
- Are there specific time frames for the assessment process?  
Is there a reasonable amount of time that stakeholders can expect the assessment will take? (Time is an issue because of the need to be proactive rather than reactive to activities and land use decisions.)  
It is too early to provide a definitive answer for how long it will take for Howe Sound because the scope of the project has not yet been defined. A first step will be to identify the values in the May 2, 2014 workshop. Other questions will be the availability of data and resources, and the ability of First Nations and stakeholders to support the assessments. Generally speaking, pilot CEA's have been completed within a year to a year and a half. Where models have now been developed for selected values and base data is readily available, these values can be assessed much more quickly. Notably, the provincial approach is to conduct a cumulative effects assessment within one year in assessment units that are considerably larger than Howe Sound.
- Once the CEA is developed, when there is a review of the CEA, what role is available to the Howe Sound Community Forum (collective of elected officials representing the local interests of citizens)?  
The role of the partners should be discussed and confirmed as part of project scoping. In principle, the methods and results of cumulative effects assessments could be made available for review and feedback from the HSCF, and there could be an opportunity for discussion of potential recommendations for addressing any issues or risks identified through the cumulative effects assessment, that would be provided to the relevant decision-makers within provincial, First Nations and local governments.

**How are values treated in a CEA?**

- In terms of environmental values, who is responsible for pulling together baseline studies/information to show the current status of any species or ecosystem; and, who decides what species or ecosystems to "value"?  
The provincial government is collecting data for the provincially and regionally (fish and wildlife) identified set of values. The provincial CEF explores opportunities to collaborate and integrate data from other sources. Shared data from other sources could improve the understanding for the provincially and regionally list of select values, and it could open the opportunity to assess other values in addition to that list. The planned workshop on May 2 will help to understand what values are of interest for Howe Sound and what data exist for those values in provincial government and other sources.

**HOWE SOUND COMMUNITY FORUM  
QUESTIONS FROM WEBINAR February 21, 2014**

- Is there a draft list of marine values that the province is working with? NOTE: The Sea to Sky Habitat Atlas ( 2003/04) has an excellent base line of environmental data for Howe Sound <http://cmnbc.ca> - it includes Provincial & Federal data plus local government and community based information  
Some work has been undertaken to date to pilot the application of cumulative effects assessment in coastal /marine areas. Values and their components identified in other provincial marine planning initiatives (MaPP, West Coast Aquatic, Southern Strait of Georgia NMCA) can provide a credible starting point for discussions regarding values in Howe Sound. Additionally, other initiatives such as the British Columbia Marine Conservation Analysis (BCMCA) identified marine data, including data for Howe Sound. A cumulative effects assessment has not yet been completed, and the Howe Sound could be the lead on piloting this..
- Are values in the assessment weighted, e.g., is a biodiversity value, or a threatened species value, considered equal to a water quality, visual quality or employment value?  
Values in cumulative effects assessments are not ranked or weighted. The assessments provide a integrated and consistent picture of the condition of economic, social and environmental values. Each value is assessed relative to government objectives that have been established. The expectation is that an elevated level of risk for any value will trigger a discussion in the review of assessment results and a appropriate management response.
- If this is the case, is there a way for regions to suggest that some values are greater than others?  
Values in cumulative effects assessments are not ranked or weighted. A weighting of values can pose a false choice where management response is delayed, because the value under pressure is not en vogue. In addition it is most likely, that people in any region hold a variety of beliefs on the importance of values.
- In generating these “heat maps”, is each overlapping value considered to have a value of 1?  
The maps shown depict the level of risk for values. Green is low risk, orange is high risk. The methodology to assess the risk is specific for each value.
- This CEA framework sample is organized from a resource extraction point of view; would it be useful to organize it from a parks, conservation or recreation point of view?  
In fact it is not organized from a resource extraction point of view. However, it is correct, that the language used to describe the framework is linking back to existing Acts that govern land use in BC (i.e. Forest and Range Practices Act). The conceptual design of the CEF is focusing on cumulative effects as changes caused by any type of development and natural processes. The framework reflects a values centered approach, to provide consistent information to support resource decisions across the sectors – whether the decisions are for conservation or for extraction. While it has not been a primary driver, it is an intriguing idea to use the information for informing recreational planning.

For more information please contact [CumulativeEffects@gov.bc.ca](mailto:CumulativeEffects@gov.bc.ca)

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VILLAGE OF LIONS BAY  
FILE TO I/C  
FILE TO PROPERTY FILE  
OTHER

*City of Pitt Meadows*

OFFICE OF THE MAYOR

April 2, 2014

File No.: 3900-20- 2626, 2013

Member Municipalities  
Union of BC Municipalities  
525 Government Street  
Victoria, BC V8V 0A8

**Re: Medical Marihuana Zoning Text Amendment**

This is to advise that at its Regular Council Meeting held on Tuesday, April 1, 2014 Council adopted Bylaw No. 2626, 2013, a text amendment to the Zoning Bylaw, prohibiting the growing, storing, processing, testing or distribution of cannabis in all zones in the City of Pitt Meadows.

In light of:

1. Financial implications associated with the BC Assessment Authority's confirmation that commercial medical marihuana operations, or portions of operations, established to produce medical marihuana might qualify to be assessed at farm rates whether or not they are located in agricultural areas; and
2. The concerns regarding the lack of services, emergency access, and potential impact on neighbouring properties in agricultural areas,

Council has moved to prohibit medical marihuana production facilities in Pitt Meadows.

Copies of the resolution adopting Bylaw 2626, 2013, and the associated staff report dated March 5, 2014, are appended for your reference.

Yours truly,

Handwritten signature of Deb Walters in cursive.

Deb Walters  
Mayor

Attach: 2

cc: Pitt Meadows Airport Society Chair  
Pitt Meadows Council

**CITY OF PITT MEADOWS  
ZONING AMENDMENT  
BYLAW NO. 2626, 2013**

A Bylaw to amend applicable sections of Zoning Bylaw No. 2505, 2011

---

**WHEREAS**, it is deemed expedient to amend The City of Pitt Meadows Zoning Bylaw No. 2505, 2011 as amended;

**NOW THEREFORE**, the Council of The Corporation of the City of Pitt Meadows in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the City of Pitt Meadows Zoning Amendment Bylaw No. 2626, 2013.
2. Part 2 Interpretation, 2.3 General Definitions is amended by adding the following definitions:  
  

**MARIHUANA** means all parts of the genus cannabis whether growing or not and the seed or clone of such plants.

**MEDICAL MARIHUANA** means marihuana that may be administered to treat or alleviate a qualifying patient's debilitating medical condition or symptoms associated with the patient's debilitating medical condition under the Marijuana Medical Access Regulations SOR/2001-227, as amended.
3. Part 3 Enforcement, 3.4 Specific Prohibitions is amended by adding the following section:  
  

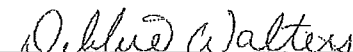
h) The cultivation, processing, drying, storing, packaging, distribution or testing of *marihuana* or *medical marihuana* is prohibited in all zones.
4. Pitt Meadows Zoning Bylaw No. 2505, 2011 and amendments thereto, is hereby amended accordingly.

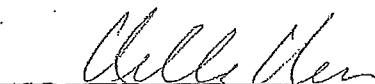
READ a FIRST and SECOND time the 18th day of March, 2014.


PUBLIC HEARING waived the 18th day of March, 2014.

READ a THIRD time the 1st day of April, 2014.

ADOPTED the 1st day of April, 2014.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Corporate Officer

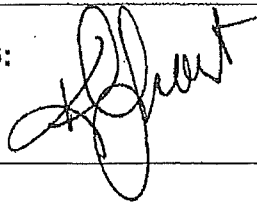
	<b>CITY OF PITT MEADOWS</b>		
	<b>COUNCIL IN COMMITTEE REPORT</b>		
	<b>To:</b>	Chief Administrative Officer	File No:
	<b>From:</b>	Acting Director of Operations and Development Services	Bylaw/Policy No: 2626, 2013
	<b>Date:</b>	March 5, 2014	
<b>Subject:</b>	<b>Medicinal Marihuana Zoning Text Amendment</b>		

**RECOMMENDATIONS:**

THAT Council:

- A. Grant First and Second Reading to Bylaw No. 2626, 2013; AND
- B. Waive the requirement for a public hearing for Bylaw No. 2626, 2013 as per Section 890(4) of the Local Government Act and Section 15.a. of the City of Pitt Meadows Development Application Procedures Bylaw No. 2444, 2009, OR
- C. Direct staff to prepare a bylaw for Council's consideration that would accommodate the production of medical marihuana within an industrial zoning designation; OR
- D. Other.

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**



**PURPOSE:**

To request that Council consider the following two options with regard to the production of medical marijuana within the City of Pitt Meadows:

- Option 1: Grant First and Second Reading to Bylaw No. 2626, 2013 explicitly prohibiting the growing, storing, processing, testing, or distribution of cannabis from all zones and waive the requirements for public hearing pursuant to Section 890(4) of the Local Government Act and Section 15 a. of the City of Pitt Meadows Development Procedures Bylaw; OR

#118263v1

Option 2: Direct staff to prepare a bylaw for Council's consideration that would accommodate the production of medical marihuana within an industrial zoning designation, as proposed in the September 13<sup>th</sup> Report to Council. The proposed amendment would provide a mechanism to proponents seeking to locate a medical marihuana facility within Pitt Meadows, but would still require an rezoning application (and public hearing) for a particular location / parcel.

**BACKGROUND:**

At the October 1<sup>st</sup>, 2013 Regular Council meeting, Council considered a staff report that provided an update to the new federal legislation that would legalize the commercial production of marihuana for medical purposes. The new regulations will replace the Marihuana Medical Access Regulations (MMAR), which authorizes people to grow marihuana for themselves, or to allow a designated person to grow the marihuana for them. These new regulations go into effect on March 31<sup>st</sup>, 2014.

In June 2013, the Agricultural Land Commission had issued an information bulletin stating their position on the production of medical marihuana as a farm use consistent with the Farm Practices Protection Act. Generally, a municipality cannot prohibit those farm uses that are permitted by the province. Not all uses associated with the production of medical marihuana, for example, research and development, would be considered an agricultural use. In these cases, it may be necessary for the proponent to apply for a non-farm use in the Agricultural Land Reserve.

Despite the ALC's position last year, several municipalities were choosing to amend their zoning regulations to restrict medical marihuana facilities to industrial areas, even if there was land within the Agricultural Land Reserve within their boundaries. These municipalities included the Township of Langley, Chilliwack, and Burnaby. A few municipalities chose to permit these facilities within agricultural areas, including Maple Ridge. Pitt Meadows staff supported the possible location of medical marihuana production facilities in industrial areas as explained in the previous report to Council.

Two key developments have occurred regarding the new medical legislation. Firstly, the BC Assessment Authority has confirmed that commercial medical marihuana operations, or portions of operations established to produce medical marihuana might qualify to be assessed at farm rates whether or not they are located in agricultural areas.

Secondly, the Agricultural Land Commission updated their original bulletin (see Attachment A). The bulletin states that the regulation of land use is within a municipality's jurisdiction and that restrictions may be applied to the production of medical marihuana.

Medicinal Marihuana

Since the fall, many municipalities in the Lower Mainland have considered and / or taken action to regulate medical marihuana production facilities. The following is a summary of the municipal land use approaches used in relation to medical marihuana facilities:

Municipality	Mechanism(s)	Zones Permitted	Status
Abbotsford	Blanket prohibition in Zoning Bylaw for all aspects of medical marihuana production.	None – Medical marihuana grow operations explicitly prohibited	Approved
Burnaby	Site-specific rezoning application.	Industrial Zones	Approved
Coquitlam	Specific areas zoned to permit the production of medical marihuana for other people under MMAR.	Industrial	Approved in 2012 under MMAR
Delta	Blanket prohibition in Zoning Bylaw for all aspects of medical marihuana production.	None, although may consider site specific zoning for use.	Bylaw went to P.H., February 25 <sup>th</sup> , 2014.
City of Langley	Under Uses Prohibited in All Zones, all aspects of medical marihuana production prohibited.	None	Approved
Township of Langley	Restricted all aspects of medical marijuana production to industrial zones.	Industrial	Approved
Richmond	Blanket prohibition in Zoning Bylaw for all aspects of medical marihuana production.*	None	Approved
District of North Vancouver	Blanket prohibition in Zoning Bylaw for all aspects of medical marihuana production.	None	In process
Chilliwack	Specific areas zoned to permit the production of medical marihuana.	Industrial	Approved
Surrey	Site specific rezoning.	Agricultural and limited commercial	Approved

\*Richmond City Council is currently considering a site specific rezoning application to permit a medical marihuana production facility.

**FINANCIAL IMPLICATIONS:**

BC Assessment Authority's position on commercial marihuana operations could negatively impact the tax revenue generated by such a use on an industrial property.

**DISCUSSION:**

Since the first report to Council in October, two primary developments have occurred that may shift the municipal perspective on medical marihuana production facilities:

1. The BC Assessment Authority confirmed that commercial marihuana operations, or portions of operations established to produce medical marihuana might qualify to be assessed at farm rates whether or not they are located in agricultural areas.

The continued development of industrial and business park areas for commercial uses is a key factor in Pitt Meadows future financial sustainability. The study of property tax revenue distribution by G.P. Rollo and Associates, Land Economists, concluded that with the development of industrial / business park lands (including the North Lougheed Area and Cardiff Farm lands) the revenue from non-residential sources of property taxes would exceed residential property taxes by 2022 and account for 53% of the property tax revenue. Locating medical marihuana production facilities within areas designated for industrial uses would compromise that balance.

2. ALC's updated information bulletin regarding medical marihuana production in the ALR and the municipal role in its regulation and restriction.

In the September 13<sup>th</sup> report, staff recommended that medical marihuana production facilities be located in industrial areas with a rezoning application rather than in agricultural areas, despite the ALC's position that the cultivation of marijuana would be considered a farm use. The ALC's updated bulletin appears to confirm the City's original position that the municipality should be able to determine the location of these facilities within their own boundaries based on factors such as servicing capabilities, emergency access, and impact on neighbouring properties. However, the bulletin is not a legal document, and it remains possible that the municipality may be legally challenged on not permitting the use in the ALR. Given that many municipalities with land in the ALR are prohibiting medical marihuana operations there, this is a challenge that many local governments may be facing.

Medicinal Marihuana

**SUMMARY/CONCLUSION:**

Given the potential loss of commercial tax revenue that could result from permitting medical marihuana production facilities in business parks / industrial areas and the lack of services, emergency access and impact on neighbouring properties in agricultural areas, staff is recommending that the use be prohibited in Pitt Meadows.

Respectfully submitted,



Dana K. Parr  
Planner

Reviewed by:



Anne Berry  
Manager of Development Services

Approved by:



Terry Fryer  
Acting Director of Operations and  
Development Services

**ATTACHMENTS:**

- A. Zoning Amendment Bylaw 2626, 2013
- B. ALC Information Bulletin, updated January 2014.

ATTACHMENT A

CITY OF PITT MEADOWS  
ZONING AMENDMENT  
BYLAW NO. 2626, 2013

A Bylaw to amend applicable sections of Zoning Bylaw No. 2505, 2011

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h) The cultivation, processing, drying, storing, packaging, distribution or testing of *marihuana* or *medical marihuana* is prohibited in all zones.
4. Pitt Meadows Zoning Bylaw No. 2505, 2011 and amendments thereto, is hereby amended accordingly.

READ a FIRST and SECOND time the day of , 2014.

PUBLIC HEARING held the day of , 2014.

READ a THIRD time the day of , 2014.

ADOPTED the day of , 2014.

ATTACHMENT **B**

**INFORMATION BULLETIN**  
**MEDICAL MARIHUANA PRODUCTION IN THE AGRICULTURAL LAND RESERVE**  
 Updated January 2014

Health Canada's Marihuana for Medical Purposes Regulation (MMPR) <http://www.laws-lois.justice.gc.ca/eng/regulations/SOR-2013-119/> has changed the parameters for the production of medical marihuana in Canada. The current system of personal use licenses and designated person licenses will be phased out by April 1, 2014. In its place, new Federal licenses are geared to larger scale production/distribution facilities. For further information about the changes see the following website <http://www.hc-sc.gc.ca/dhp-mps/marihuana/index-eng.php>.

Various local governments in British Columbia are looking at their zoning bylaws to determine where these larger scale commercial production facilities should be directed. A number of local governments are considering industrial, commercial and agricultural zones, within purpose built structures and with siting regulations from property lines and residential uses. Others are looking to restrict this land use or direct to particular areas of their community.

*The Agricultural Land Commission Act* and regulations determine land use in the Agricultural Land Reserve (ALR). Due to the number of inquiries from local governments and Medical Marihuana production proponents, the ALC provides the following for clarification purposes with regard to Medical Marihuana production in the ALR.

Section 1 of the *Agricultural Land Commission Act* defines "farm use" as:

An occupation or use of land for farm purposes, including farming of land, plants and animals and any other similar activity designated as farm use by regulation, and includes a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*.

Based on the above definition, if a land owner is lawfully sanctioned to produce marihuana for medical purposes, the farming of said plant in the Agricultural Land Reserve (ALR) is allowed and would be interpreted by the Agricultural Land Commission as being consistent with the definition of "farm use" under the *ALC Act*.

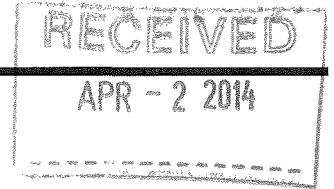
Notwithstanding the farming of land for the production of medical marihuana, not all activities associated with its production would necessarily be given the same "farm use" consideration. Accessory uses associated with the farm use include a small business office, testing lab, processing and drying, packaging shipping areas, cloning room and anything else directly related to the growing and processing of the plant. Determining an accessory use is contingent on the use being necessary and commensurate with the primary function of the property/building to produce an agricultural product. If a land use activity is proposed that is not specifically related to the growing of an agricultural product including a stand-alone research and development facility, an application to the ALC for non-farm use would be required.

Municipalities are responsible for governing the use of land within the respective municipality's jurisdiction. Zoning bylaws enacted by municipalities may set out restrictions on land use, including but not limited to the use of land for medical marihuana production. Where such restrictions may apply to land within the ALR, such restrictions with respect to the particular land use of lawfully sanctioned medical marihuana production would not in and of themselves be considered as inconsistent with the *ALC Act*.

Proponents of medical marihuana production facilities should contact their local government to determine the applicability of zoning bylaws, approval processes and to determine building permit requirements that may apply.

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**Lions Bay Reception**



**From:** Dawn Boyle <dboyle@lgma.ca>  
**Sent:** Wednesday, April 02, 2014 11:34 AM  
**To:** Lions Bay Reception  
**Subject:** SECOND NOTICE - 2014 LOCAL GOVERNMENT MANAGERS ASSOCIATION MEMBERSHIP RENEWAL  
**Attachments:** 2014 Promo Sheet Calendar.pdf; 2014 Welcome letter from President for email.docx; 2014-regular-membership-form.doc  
**Importance:** High

VILLAGE OF LIONS BAY  
 FILE TO I/C .....  
 FILE TO PROPERTY FILE .....  
 OTHER .....



Good morning,

It's LGMA Membership renewal time! Please find attached:

1. Letter from our President;
2. your 2014 Membership Renewal Notice; and
3. 2014 LGMA Calendar of Events.
4. Thank you for renewing your LGMA Membership

Please take note of the I.D. number assigned to each member. This will be used to obtain Member Rates for LGMA programs. As well, LGMA members may use this number to take advantage of Early Registration for programs which have historically sold out.

In order to expedite the renewal process and cut down on paper, **please note that this will be the only notice sent out**; further notices/reminders will not go out in the mail. To ensure that there is no lapse in membership, we would ask that you print off the attached renewal form, specify any changes, and forward it to the LGMA office at your earliest convenience.

Thank you,

Dawn



**DAWN BOYLE**  
*Administrative Assistant*  
 7th Floor, Central Building  
 620 View Street  
 Victoria, BC V8W 1J6  
 Phone: (250) 383-7032  
 Fax: (250) 383-4879  
 E-mail: dboyle@lgma.ca

www.lgma.ca

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## Part 2- Membership

2.01 The members of the society are those persons who became members at the time of incorporation of the society, and those persons who subsequently have become members, in accordance with these bylaws and, in either case, have not ceased to be members.

2.02 (1) **Regular membership**

- open to full-time, appointed management or statutory officials and their deputies and assistants in:

- (a) any municipality or regional district in British Columbia; and
- (b) any municipal oriented organization whose primary purpose and function is local government as designated and approved by the Board of Directors

If a regular member resigns from or leaves his or her employment with a municipality, regional district, or recognized organization and is not re-employed within a period of one year, he or she is no longer entitled to be a regular member of the society.

(2) **Affiliate membership**

- open to those persons having an interest in local government administration.

Each application for affiliate membership is subject to the approval of the Board of Directors. A person granted an affiliate membership is **not** entitled to vote at general meetings or to be a director.

(3) **A Life Membership**

- may be awarded by the Board of Directors to any person who, in the opinion of the Board of Directors, has made a recognized contribution to this society. Any life membership so awarded shall be reported during the following annual conference and a certificate of life membership shall be presented to the recipient at that time.

(4) **Student Membership**

- is available to a student enrolled in a full-time course of studies in an accredited Canadian post-secondary educational institution. A person granted a student membership is not entitled to vote at general meetings or to be a director.

(4) **Retired Membership**

- is available to an individual who was a member of the Association immediately prior to retirement; is in receipt of a municipal retirement pension or equivalent and is retired from regular full time employment. A person granted a retired membership is not entitled to vote at general meetings or to be a director."

2.03 Every member shall uphold the constitution and comply with these bylaws.

2.04 Persons mentioned in bylaw 2.02 desiring membership in the society may, on payment of a fee set annually by the Board of Directors, have membership in the society for the current fiscal year.

2.05 A person shall cease to be a member of the society

- (a) by delivering his or her resignation in writing to the Secretary-Treasurer of the society or by mailing or delivering it to the address of the society,
- (b) on his or her death or in the case of a corporation on dissolution,
- (c) on being expelled, or
- (d) on having been a member not in good standing for 12 consecutive months.

- 2.06 (1) A member may be expelled by a special resolution of the members passed at a general meeting.
- (2) The notice of special resolution for expulsion shall be accompanied by a brief statement of the reason or reasons for the proposed expulsion.
- (3) The person who is the subject of the proposed resolution for expulsion shall be given an opportunity to be heard at the general meeting before the special resolution is put to a vote.
- 2.07 All members are in good standing except a member who has failed to pay his or her current annual membership fee or any other subscription or debt due and owing by him or her to the society and he or she is not in good standing so long as the debt remains unpaid.

**PLEASE COMPLETE THE MEMEBERSHIP FORM AND MAIL IT WITH THE APPROPRIATE PAYMENT  
THANK YOU FOR SUPPORTING YOUR LOCAL GOVERNMENT ASSOCIATION**



**Re: 2014 LGMA Membership**

Thank you for becoming an Local Government Management Association of BC member!

The LGMA strives to make the BC local government manager 's quality of working life more enjoyable and meaningful by providing professional development products and services that help managers to do their jobs better, make the right connections, and advance in their careers.

The LGMA is the longest-standing organization of its kind in Canada. We have learned a thing or two over the years about what our members need to thrive in their working lives.

Our members include municipal and regional district manager, administrators, clerk, treasurers and other local governments in BC. If you ask them, they'll tell you they joined primarily for the professional development and the networking , but stayed for the spirit of collaboration and support, the career advancement, and the knowledge that they're delivering the best possible service to the their local community.

We look forward to seeing you out at LGMA events this year!

If you require information on your membership please contact Dawn Boyle at [dboyle@lgma.ca](mailto:dboyle@lgma.ca) or by calling 250-383-7032.

Sincerely,

A handwritten signature in black ink, appearing to read "CS", written in a cursive style.

Corien Speaker, CGA  
President, LGMA



**LGMA**

## 2014 Calendar of Events & Programs

### **CAO FORUM – February 19-21, 2014**

The CAO Forum is an annual 3-day event providing Chief Administrative Officers with an opportunity to network and discuss current issues affecting local governments in BC. The 2014 Forum will be held in Vancouver at the Renaissance Vancouver Harbourside Hotel. For information and program registration please visit <http://www.lgma.ca/EN/main/programs/programs/cao-forum/2014-CAO-Forum.html>

### **MATI - ADVANCED COMMUNICATION –April 27- May 2, 2014**

Work in small groups side-by-side with senior local government leaders resolving unique communication challenges, sharing strategies and successes. Advanced Communication Skills for Local Government Professionals is held annually on Bowen Island. The brochure and online registration will be available in February. This program is offered in partnership with LGMA & Capilano University. For more information please contact Alison McNeil at Capilano University, 604-990-7907, or by email at [amcneil@capilano.ca](mailto:amcneil@capilano.ca).

### **MATI - MANAGING PEOPLE IN LOCAL GOVERNMENT ORGANIZATIONS – May 25-30, 2014**

This program has been designed to assist supervisors and managers in local governments to build more effective employee-employer relationships through labour relations, collective bargaining, occupational health and safety, and contract administration; to identify and analyze human resource requirements through job design and analysis; and to develop staff through orientation, training, career development and performance appraisal systems. This will be held on Bowen Island, B.C. Brochure and registration information will be available at the end of February. This program is offered in partnership with LGMA & Capilano University. For more information please contact Alison McNeil at Capilano University, 604-990-7907, or by email at [amcneil@capilano.ca](mailto:amcneil@capilano.ca).

### **WOMEN IN LOCAL GOVERNMENT LEADERSHIP – June 09, 2014 at the Westin Bayshore**

**Vancouver.** This unique program for women in local government focuses on increasing leadership capacity through enhancing self awareness, communication, and coaching skills. It provides an excellent opportunity for delegates to connect with other women leaders to discuss common issues. The 11<sup>th</sup> annual workshop will be held in conjunction with the LGMA Annual Conference on June 9<sup>th</sup> at the Westin Bayshore Vancouver.

### **LGMA ANNUAL CONFERENCE & TRADE SHOW – June 10-12, 2014 the Westin Bayshore, Vancouver**

The 2014 Annual Conference will be held at the The Westin Bayshore Vancouver. Please visit <http://www.westinbayshore.com/> for venue information. Watch for the conference brochure to be distributed in mid-February.

### **MATI - LEADERSHIP – June 15-20, 2014**

This is an innovative program specifically designed for people in leadership roles in local government in BC. The program is a blend of theory and practice, with an emphasis on interaction and participant involvement through role-playing and case studies. This program will be held at Bowen Island, BC. and brochure and registration information will be available in March. This program is offered with LGMA & Capilano University. For more information please contact Alison McNeil at Capilano University, 604-990-7907, or by email at [amcneil@capilano.ca](mailto:amcneil@capilano.ca).

**LEARN, LEAD, GROW**

**MATI - FOUNDATIONS – August 10-15, 2014**

This is the essential course for anyone looking to broaden their perspective on the roles and responsibilities within local government. This program is held annually at the University of Victoria. Watch for the brochure in April with registration beginning May 1st. Please reserve your seat early as this program fills up fast! Applications for travel subsidies will be available during online registration.

**MATI – COMMUNITY PLANNING FOR NON-PLANNERS October 5-10, 2014**

This program is geared towards non-professional planners who are still required to perform the planning function as part of their work. It will be held at the Lake Okanagan Resort near Kelowna. The brochure and online registration will be available in June. This program is offered in partnership with the LGMA & Capilano University. For more information please contact Alison McNeil at Capilano University, 604-990-7907, or by email at [amcneil@capilano.ca](mailto:amcneil@capilano.ca).

**MATI –SCHOOL FOR STATUTORY APPROVING OFFICERS –October 19-24, 2014 at the South Thompson Inn, Kamloops**

This week long MATI residential program enters its fifth year and provides participants with a comprehensive review of the duties and responsibilities of the Statutory Approving Officer along with best practices for carrying on this function. The program brochure and online registration will be available in June. For more information please contact Elizabeth Brennan at [ebrennan@lgma.ca](mailto:ebrennan@lgma.ca)

**CLERKS AND CORPORATE OFFICERS FORUM – October 15-17, 2014 Kelowna**

The changing role of the Clerk/Corporate Officer will place continued demands on the skills required by those individuals occupying these positions. This forum has been designed to focus on innovations and best practices which will help Clerks and Corporate Officers to meet tomorrow's challenges with confidence. Detailed program and registration information will be available in June.

**LGMA ADMINISTRATIVE PROFESSIONALS CONFERENCE – October 1-3, 2014 Radisson Hotel Vancouver Airport, Richmond**

The 7th annual conference will be held in Vancouver at the Radisson Hotel Vancouver Airport, Richmond. This exciting two-day conference will provide excellent networking & information sharing opportunities for all levels of administrative professionals. Detailed program and registration information will be available in June. For more information please contact Randee Platz at [rplatz@lgma.ca](mailto:rplatz@lgma.ca) or Dawn Boyle at [dboyle@lgma.ca](mailto:dboyle@lgma.ca)

**WEBINARS**

In partnership with Paragon Strategic Services, Jan Enns Communications, and the Centre for Sustainability Whistler, the LGMA & CAMA are pleased to offer a selection of Webinars that will help meet your training needs and increase capacity in your organization, all from the comfort of your own office. For more information please visit

<http://www.lgma.ca/EN/main/programs/programs/webinars.html>

**EDUCATIONAL WORKSHOPS**

The LGMA regularly holds workshops to provide local government staff with up-to-date information on a variety of topics such as Approving Officers, Business Cases, Elections, Freedom of Information, Policy Analysis, and Records Management. Program offerings change each year. For more information please visit <http://www.lgma.ca/EN/main/programs/programs/workshops.html>

### **CIRCULAR SERVICE - JOB POSTINGS**

The LGMA, in partnership with CivicInfo BC, provides a weekly circular service as an efficient and effective method to distribute job postings to BC's local government sector. The service is available to both members and non-members. For more information please visit <http://www.lgma.ca/EN/main/careers/post-a-job.html> Circulars are seen by thousands of people working in BC municipal and regional government. The postings are also available online at [www.civicinfo.bc.ca](http://www.civicinfo.bc.ca). To have a job listed please send the posting to <http://www.lgma.ca/EN/main/careers/post-a-job.html>

### **TEAMWORKS**

This is an innovative program that gives local governments access to additional, specialized resources, adding a new level of service to the long local government tradition of informally sharing knowledge and best practices. *TeamWorks* can provide expertise in a wide variety of local government fields including: Strategic Planning, Civic Beautification, Council/Staff Relations, Information Technology, Human Resources, Transportation, Engineering & Public Works, Financial Management, Change Management, Land Use Planning, Environmental and Emergency Programs. For more information please visit <http://www.lgma.ca/EN/main/resources/teamworks.html>

### **TEMPORARY ASSIGNMENT DATABASE**

The LGMA maintains a database of individuals with expertise in local government who are available for short term contract assignments. Contact the LGMA office at 250-383-7032 or [office@lgma.ca](mailto:office@lgma.ca).

### **PENSION CONSULTING**

The LGMA, in partnership with a pension specialist, Jerry Woytack, provides support for personal pension and retirement planning counselling services for its members. This consultant brings with him expertise and service experience in the Municipal, College, Public Service, and Teachers' pension plans of British Columbia. Current LGMA members who are at least 50 years old and have held membership for at least 3 years are eligible to apply for a free one-hour session. Please visit <http://www.lgma.ca/EN/main/membership/benefits-services/pension-consulting-service.html>

### **CAREER TRANSITION CONSULTING**

The LGMA, in partnership with Right Management, a global professional consulting service, provides its members with an initial 2 hour confidential counselling session following termination. During the session there will be an opportunity to deal with the immediate emotional issues, discuss how to obtain legal and financial advice and review positive first steps involved in finding a new position. The LGMA has no direct involvement in the consultation nor does it receive any information about the consultation after it as occurred. The service is available to all regular members who have been members for at least 2 years and who are facing involuntary termination. For more information please visit <http://www.lgma.ca/EN/main/membership/benefits-services/career-transition-counselling-service.html>

### **MANUALS FOR SALE**

LGMA professionals have collaborated to create many manuals over the years to assist both the membership and other local government staff with specific, task-oriented, reference guides. Records Management, Elections, and Freedom of Information manuals as well as the Guide for Approving Officers are currently available for sale through the LGMA office. For more information please visit <http://www.lgma.ca/EN/main/resources/lgma-manuals-for-sale.html>

### **BOARD OF EXAMINERS - Certification Credit**

The Board of Examiners will grant credits for *MAT/ Leadership, Communication, and Managing People* for those participants who have taken the courses for college credit. For more information on Board of Examiners Certification. Please refer to the BOE website at [www.cscd.gov.bc.ca/lgd/gov\\_structure/board\\_examiners](http://www.cscd.gov.bc.ca/lgd/gov_structure/board_examiners)

**INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS - Certification Credit**

Credit for *MATI Foundation, Leadership, and Communication* will be accepted as 50 education points (Section I) toward the Certified Municipal Clerk designation granted by the International Institute of Municipal Clerks. Visit [www.iimc.com/Education/Certification/CMC\\_Brochure.pdf](http://www.iimc.com/Education/Certification/CMC_Brochure.pdf) for further information or contact IIMC's Director of Education & Research Dr. Mohammad Eftekhari at [mhe@iimc.com](mailto:mhe@iimc.com) or 909-944-4162.

**BOARD OF EXAMINERS - Scholarship Programs**

The Board of Examiners administers two scholarship programs: the Union of British Columbia Municipalities (UBCM) Commemorative Scholarship Program, and the Jeff McKelvey Scholarship Program. For more information please refer to the BOE website at [www.cscd.gov.bc.ca/lgd/gov\\_structure/board\\_examiners](http://www.cscd.gov.bc.ca/lgd/gov_structure/board_examiners)

**LGMA LOCAL CHAPTERS**

There are six independent-partner Local Government Chapter Associations representing all the areas of British Columbia. Chapter meetings are held in the spring and fall in order to provide regional membership with networking and professional development opportunities. Please view the LGMA website at <http://www.lgma.ca/EN/main/about/lgma-chapters.html> for information on the Chapter Executives, contact information, and meeting dates.

**TO CONTACT THE LGMA...**

**LOCAL GOVERNMENT MANAGEMENT ASSOCIATION  
OF BRITISH COLUMBIA**

7<sup>th</sup> Floor Central Bldg, 620 View St., Victoria, BC V8W 1J6  
Phone: 250-383-7032 Fax: 250-383-4879  
E-mail: [office@lgma.ca](mailto:office@lgma.ca) Website: [www.lgma.ca](http://www.lgma.ca)

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CITY CLERK'S DEPARTMENT  
Office of the City Clerk

VanRIMS No.: 08-2000-20

April 3, 2014

Mayor and Councillors of:  
Village of Anmore  
Village of Belcarra  
Bowen Island Municipality  
City of Burnaby  
City of Coquitlam  
Corporation of Delta  
City of Langley  
Township of Langley  
Village of Lions Bay  
District of Maple Ridge

City of New Westminster  
City of North Vancouver  
District of North Vancouver  
City of Pitt Meadows  
City of Port Coquitlam  
City of Port Moody  
City of Richmond  
City of Surrey  
District of West Vancouver  
City of White Rock

**RE: Changes to BC Ambulance Service Resource Allocations: Impact on City and Citizens**

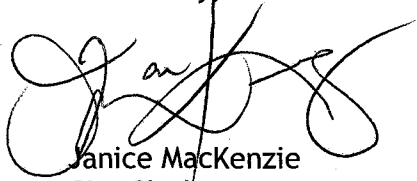
Vancouver City Council, at its meeting on Tuesday, April 1, 2014, approved the following:

- A. THAT the Mayor, on behalf of the City, write to the Minister of Health to express the City's grave concern with the unilateral decisions to change service delivery for the BC Ambulance Service, which have created a negative impact on response time, patient safety and an unprecedented downloading of costs and risk onto City first responders.
- B. THAT City staff bring forward on an official basis the cases illustrating these concerns to the Board of the Provincial Health Services Authority, which is the BC Emergency Health Services governance Board, and to senior officials in the Ministry of Health Services.
- C. THAT staff report back to Council in one month with progress on the resolution of these patient safety and risk issues and with next steps toward the long-overdue development of an effective, well-integrated, patient-centred emergency response service for our citizens provided by Vancouver Fire and Rescue Services and BC Ambulance Service working together.



D. THAT the motion be sent to Metro Municipalities and the Union of BC Municipalities for their consideration.

Yours truly,

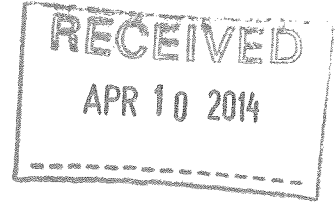
A handwritten signature in black ink, appearing to read 'Janice MacKenzie', written in a cursive style.

Janice MacKenzie  
City Clerk

**Lions Bay Reception**

VILLAGE OF LIONS BAY  
FILE TO I/C  
FILE TO PROPERTY FILE .....  
OTHER .....

**From:** Mandy Koonts  
**Sent:** Thursday, April 10, 2014 3:18 PM  
**To:** Lions Bay Reception  
**Subject:** FW: Wildfire information portals  
**Attachments:** Staying Informed about Wildfire 2014.pdf; Wildfire Information Process Sheet 2014.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



Incoming correspondence please.

Mandy Koonts  
Municipal Coordinator  
  
(604) 921-9333 ext. 103



**From:** INFOCO HPR P FLNR:EX [mailto:FORHPRP.INFOCO@gov.bc.ca]  
**Sent:** Thursday, April 10, 2014 2:38 PM  
**Subject:** FYI: Wildfire information portals

Hello. My name is Donna MacPherson, and I'm an Information Officer for the Coastal Fire Centre. For those of you who don't know our work, we are a branch of the provincial government who manage wildfires, outside of fire department jurisdiction, on the south coast of B.C.

Some local governments have expressed frustration gathering useful information about wildfires which, while not directly impacting homes and properties within their jurisdictional area, are causing concerns to their citizens. We have developed a public fact sheet, "Staying Informed about Wildfire", that outlines the various ways to find information about wildfires we respond to. We have also included a Process Sheet which contains more information for you and your co-workers.

I want to emphasize there is no change in the emergency notification process, should our fire professionals feel that a wildfire might impact local government fire jurisdictional areas or require activation of a local Emergency Operations Centre. In the case of public safety, communication channels have been developed with local government to quickly disperse crucial information.

If you have received this email, please consider if you are the best recipient, and if others in your organization would like to be added to our distribution list. This list will be utilized over the summer to share information about routine fire activity along with information about prohibitions or bans or other notices. If you would like your email address removed from our distribution list, please let us know as well.

Also, if your organization has an Emergency Coordinator or a Communications Officer that might work with the Wildfire Management Branch during an emergency, please ensure they receive this email. I would appreciate pre-identifying these people, along with their contact information, should a situation arise outside of core work hours.

If you have any further questions, please contact myself or Marg Drysdale, at the contact information included on the fact sheet.

Donna MacPherson  
Coastal Fire Information Officer  
Wildfire Management Branch

Coastal Fire Centre  
665 Allsbrook Rd  
Parksville BC V9P 2T3  
desk 250.951.4229  
media 250.951.4209  
cell 250.927-1446  
fax 250.951.4227  
[www.bcwildfire.ca](http://www.bcwildfire.ca)



# Coastal Fire Centre Wildfire Management Branch Forest Lands and Natural Resource Operations

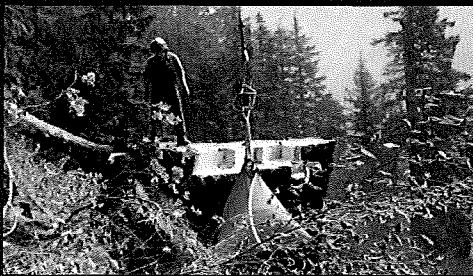
## Staying Informed, 2014



### OUR AREA

The Coastal Fire Centre covers about 12.8 million hectares of land, and contains over 75% of the population of B.C. It has relationships with over 185 Fire Departments and 16 Regional Districts, as well as First Nations communities, forest industry, and private land holders. Much of the terrain is very steep and rugged, with accessibility issues such as limited road access, requiring transportation by air/water.

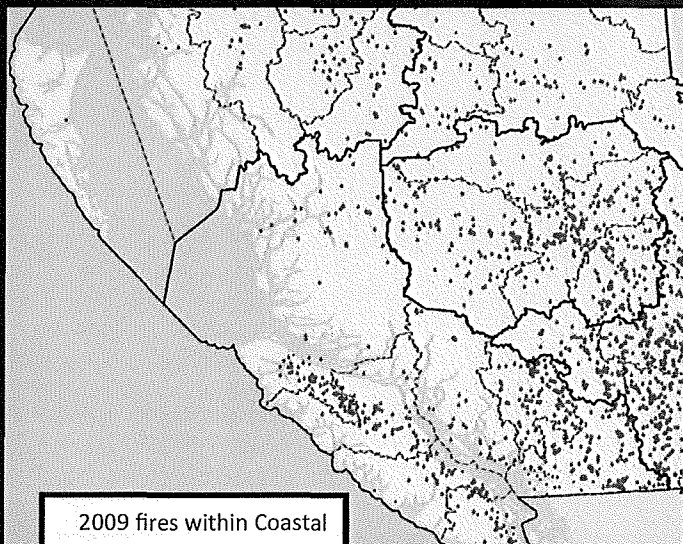
Interest in Coastal fires is as varied as the people within it. Most fires escape any notice, while relatively small ones near communities can cause interest that has less to do with the danger from the fire than from viewer's concerns, curiosity or perceptions.



The Coastal Fire Centre responds to an average of 287 wildfires each year, and wildfire response is coordinated at the Coastal Fire Centre located in Parksville, B.C.. Fire response takes place in the zones and bases throughout the fire centre area.

How do concerned people find out about wildfires? How do they get their questions answered?

If the wildfire takes place on land that is within fire department jurisdiction, public communication about these fires is the responsibility of the regional district or municipality who are responding to the fire. However, just as the Wildfire Management Branch may assist, if asked, with fire response, they may also assist local government with public communication if requested to do so.



If the wildfire is on land within the Coastal Fire Centre's jurisdiction, the local zone and bases will respond to the fire, and the fire centre will coordinate resources and personnel as needed. Public communication about these fires falls to the fire centre as well, as the zones and bases will be busy responding to the fire itself. Fire centre communication staff assist this process to ensure a flow of information can reach interested parties.

Methods to find information are outlined on the reverse of this document.



# Staying Informed, 2014



## FIRES AFFECTING COMMUNITIES

Where a fire is, is not as important as where it might go.

It takes professional evaluation to determine the risk a wildfire poses to a community or home. Depending on terrain, current and forecasted weather and fire behaviour, some fires pose little risk, while others may pose more.

If a fire occurs and it is determined it could affect a community, operational communication will occur between local government and the fire centre as soon as possible. This communication is to assist local government prepare their emergency response plans and also to coordinate response between the agencies.

## FIRES OF CONCERN TO COMMUNITIES

The Wildfire Management Branch maintains several communication portals for public information about fires in their jurisdictional area. Each one provides different types of information, and offer a variety of communication methods, to help keep communities informed.

### BCWILDFIRE.CA

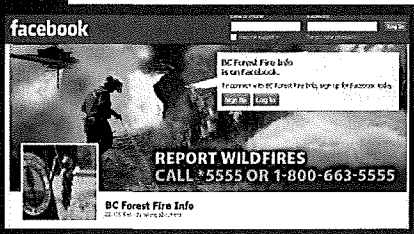


The Wildfire Management Branch maintains a website that contains a wealth of information about wildfire.

The **Wildfire of Note** page contains information about wildfires that have impacted communities or caused heightened public concern. These pages are updated by Fire Information Officers as new relevant information is obtained and confirmed. Find it by choosing "Wildfires of Note" from the main page.

The **All Current Wildfires** page contains information of all active wildfires, or all fires from that fire season. This information is automatically updated once a day (at 0200) but more frequent updates are being considered. If you have Google Earth installed on your computer, a file can be downloaded from this page location. Find it by choosing "Current Wildfire Situation".

### BCFORESTFIREINFO



The Wildfire Management Branch maintains a facebook page that contains content about wildfires and reacts to public questions.

### @BCGOVFIREINFO

The Wildfire Management Branch also maintains a twitter feed for breaking information.

## BY PHONE

If you'd like to speak to one of our Coastal Fire Centre communications staff, please contact one of the numbers below. These phone lines are available Monday to Friday, 0830-1600 daily. Extended hours of operation may occur should fire behaviour or other activity warrant a more immediate response.

Coastal Fire Centre  
 Donna MacPherson, Communications Specialist  
 Marg Drysdale, Communications Assistant (seasonal)  
 Coastal Agency and Media line

250 951-4222  
 250 951-4229  
 250 951-4238  
 250 951-4209



Ministry of Forests,  
Lands and Natural  
Resource Operations COASTAL FIRE CENTRE

## Wildfire Information Process Sheet

The Coastal Fire Centre strives to provide timely, accurate information to local government, media and interested members of the public about wildfires within its area of jurisdiction. This can pose challenges due to the high population base and large numbers of regional districts, fire departments, Emergency Management Regions, and media outlets within its boundaries. Various communications portals are maintained, and can be accessed as needed to provide information about wildfires.

### Wildfire Management Branch webpage

BCWildfire.ca

This website contains both fire specific and general information about wildfires in B.C. This website is managed by Wildfire Management Branch communications staff, and improvements are underway that will modernize and clarify navigation functions in the future.

**Wildfire of Note** – provides information about wildfires that have impacted communities or have caused inordinate concern.

**All Current wildfires** – provides fire statistics and locations in both text and map formats. This information is currently automatically updated at daily 0200 hrs, but more frequent updates are being considered.



### Social Media

The Wildfire Management Branch has maintained social media portals since the summer of 2009, and these are utilized to provide both fire and program information. Protocols have been developed to link with Emergency Management BC's social media sites during emergency events.

These portals are monitored 0800 – 1600, Monday to Friday during off season; from 0800-2000 seven days a week from May to October; and 24 hours a day during times of extreme activity.

#### Facebook

BCForestFireInfo

This site provides an interactive social media site for public engagement and to provide fire and program information. Monitored daily by Fire Centre communications staff.

#### Twitter

@BCGovFireInfo

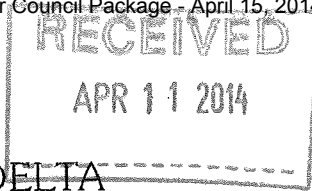
This social media account delivers fire information as well as program information as needed, and is monitored daily by fire centre communications staff.

## By Phone

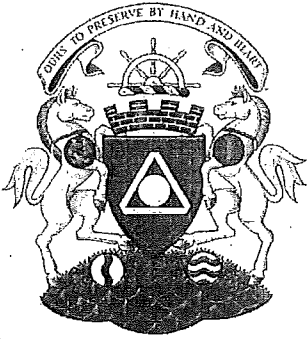
The Coastal Fire Centre has two dedicated communications staff: one regular full time position and one seasonal auxiliary position. These staff work closely with fire operations and other program areas to answer public queries and prepare information materials.

These phone lines are maintained 0830-1600 Monday to Friday. Extended hours of operation may occur should fire behaviour or other activity warrant a more immediate response.

Coastal Fire Centre	Main phone line	250 951-4222
Donna MacPherson	Fire Information Officer	250 951-4229
Marg Drysdale	Fire Information Assistant (seasonal)	250 951-4238
Coastal Media Line	Monitored as an when required	250 951-4209



From the office of:  
The Mayor,  
Lois E. Jackson



THE CORPORATION OF DELTA

VILLAGE OF LIONS BAY  
FILE TO I/C .....  
FILE TO PROPERTY FILE .....  
OTHER .....

April 7, 2014

Mayor Greg Moore, Chair  
Metro Vancouver Board of Directors  
4330 Kingsway  
Burnaby, BC V5H 4G8

Dear Chair Moore,

**Re: Draft Covenants Related to Southlands Regional Growth Strategy Amendment Application**

The following draft covenants have been prepared to provide assurances and certainty as to the intended future uses of the lands to be transferred to Delta. The commitments are:

- Agricultural Area Covenant: Use only for soil based agriculture, including community based agriculture, and to the greatest extent possible ensure lands are actively farmed.
- Conservation Area Covenant: Use only for environmental preservation and passive park, including trails where appropriate; manage lands with conservation as primary objective.
- Market Square Covenant: Use only as a public park/square, including public buildings and parking, landscaping, gardens and open space, and other uses consistent with the Market Square concept.
- Public Open Space Area Covenant: Use only for public open space, greenways and trails and to otherwise leave lands undeveloped.

We understand that the Metro Vancouver Board may establish conditions of approval of the requested Regional Growth Strategy amendment, and one such condition could be that Metro Vancouver be party to such covenants. Under such covenants, Delta would not be able to use the lands covered by the covenants for any purposes other than as agreed, without the explicit consent of Metro Vancouver.

There was discussion relating to the covenants at both the Regional Planning and Agriculture Committee Meeting on March 7, 2014 and the GVRD Board Meeting on March 28, 2014, and some Directors requested copies of the draft covenants. Please find attached covenants in draft form.

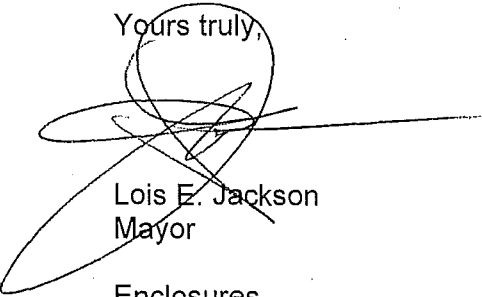
... 2



If the application is approved, Delta would register covenants substantially in accordance with the attached covenants regardless of whether Metro Vancouver wishes to be party to such covenants.

Please circulate the draft covenants to all Board members and ensure that they be made available to the Board and public as part of the regional Public Hearing process.

Yours truly,



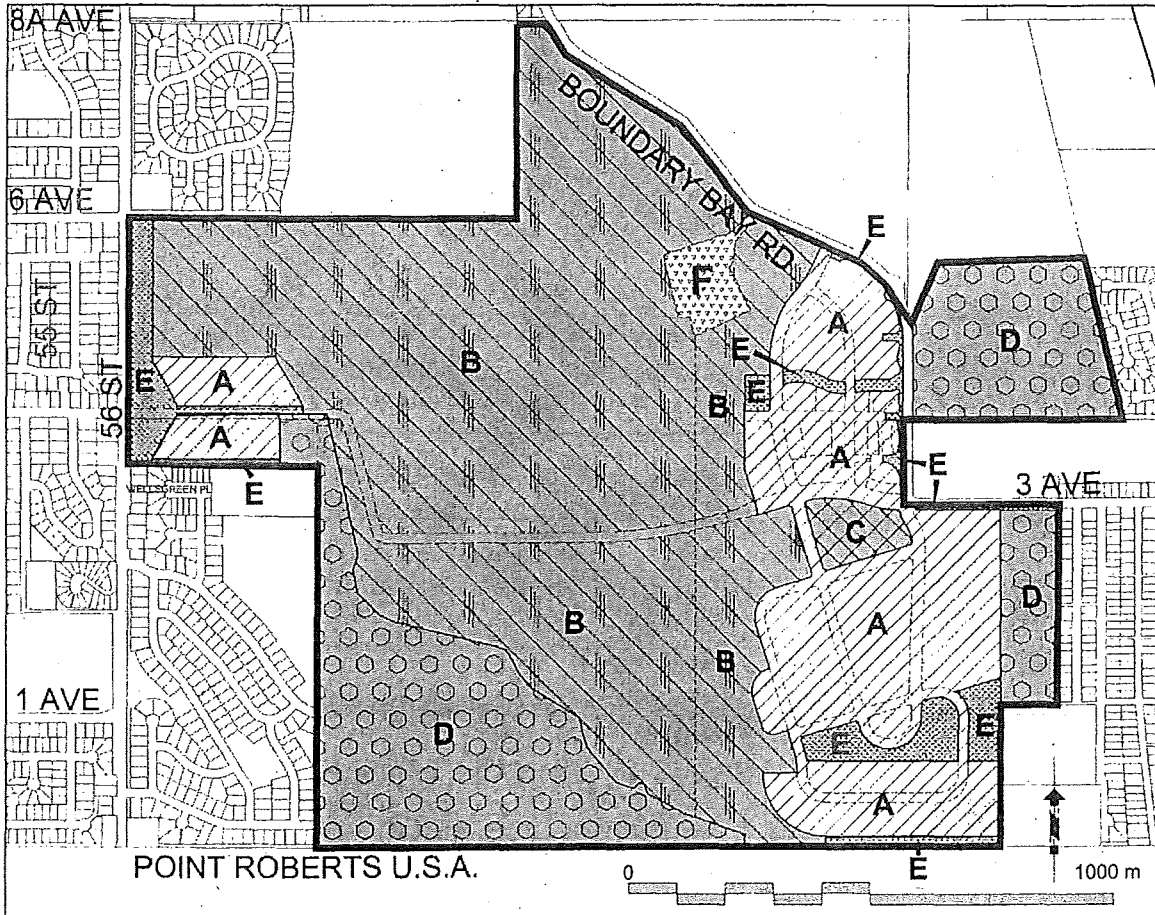
Lois E. Jackson  
Mayor

Enclosures

cc: ✓ Metro Vancouver Board of Directors  
Carol Mason, Chief Administrative Officer, Metro Vancouver  
Delta Council  
George V. Harvie, Chief Administrative Officer  
Jeff Day, Director of Community Planning and Development

Note re Agricultural Area Covenant

The attached is a proposed covenant relating to the lands identified as B on the plan below. This plan will not be attached to the registered version of the covenant. Instead, the legal description of the lots in question will be used to identify which lands the covenant relates to. As we do not have those legal descriptions right now, we cannot insert them. Where the covenant only applies to part of a lot, a reference plan will be used to identify the portion of the lot in question. However, we won't know whether this will be necessary until we receive the first subdivision plan of the Southlands.

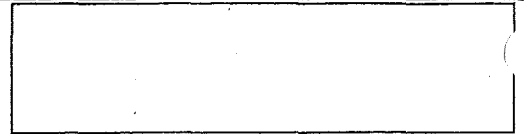


**LEGEND**

	Boundary of Owner's Land
	Development Land
	Amenity Land (Lands to be Transferred to Delta)
	Agricultural Amenity Land
	Market Square Land
	Conservation Land
	Park Land
	Homestead Parcel

LAND TITLE ACT  
FORM C (Section 233) CHARGE  
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.



1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Delta File: LS-13-576 (Southlands)

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [LEGAL DESCRIPTION]

STC? YES

3. NATURE OF INTEREST  
Covenant

CHARGE NO. ADDITIONAL INFORMATION  
Agricultural Area

4. TERMS: Part 2 of this instrument consists of (select one only)  
(a)  Filed Standard Charge Terms D.F. No. (b)  Express Charge Terms Annexed as Part 2  
A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):  
THE CORPORATION OF DELTA, A MUNICIPAL CORPORATION

6. TRANSFEREE(S): (including postal address(es) and postal code(s))  
GREATER VANCOUVER REGIONAL DISTRICT, A REGIONAL DISTRICT  
4330 KINGSWAY  
BURNABY  
V5H 4G8  
BRITISH COLUMBIA  
CANADA

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

See Form D

Execution Date		
Y	M	D

Transferor(s) Signature(s)

\_\_\_\_\_  
\_\_\_\_\_

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.



TERMS OF INSTRUMENT - PART 2

COVENANT

(Section 219 Land Title Act)

THIS AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_, 2014;

BETWEEN:

THE CORPORATION OF DELTA, a Municipal Corporation under the "*Community Charter*"  
4500 Clarence Taylor Crescent,  
Delta, British Columbia, V4K 3E2

(hereinafter called the "Grantor")

AND:

GREATER VANCOUVER REGIONAL DISTRICT  
a Regional District under the "*Local Government Act*"  
4330 Kingsway, Burnaby, British Columbia, V5H 4G8

(hereinafter called the "Grantee")

WHEREAS:

- A. The Grantor is the owner of the lands and premises situate in the Municipality of Delta, in the Province of British Columbia, and as described in Section 2 of Form C of the General Instrument Part I attached hereto (the "Lands");
- B. The Lands were and are intended to remain designated as Agricultural under Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010;
- C. The Grantor applied for an amendment to Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010 to redesignate certain other lands in the vicinity of the Lands from Agricultural to General Urban and from Agricultural to Conservation and Recreation, and adjust the Urban Containment Boundary accordingly;
- D. As part of its application, the Grantor committed to use the Lands only for agricultural purposes;
- E. In order to better define and delineate the commitments made by the Grantor, the parties have agreed to enter into this Agreement; and

- F. Section 219 of the Land Title Act provides, inter alia, that a covenant, whether of a negative or positive nature, may be registered as a charge against the title to land in favour of a Regional District or the Crown.

NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Section 219 of the Land Title Act, and in consideration of the premises and the mutual covenants and agreements contained herein and the sum of One Dollar (\$1.00) now paid to the Grantor by the Grantee (the receipt and sufficiency of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

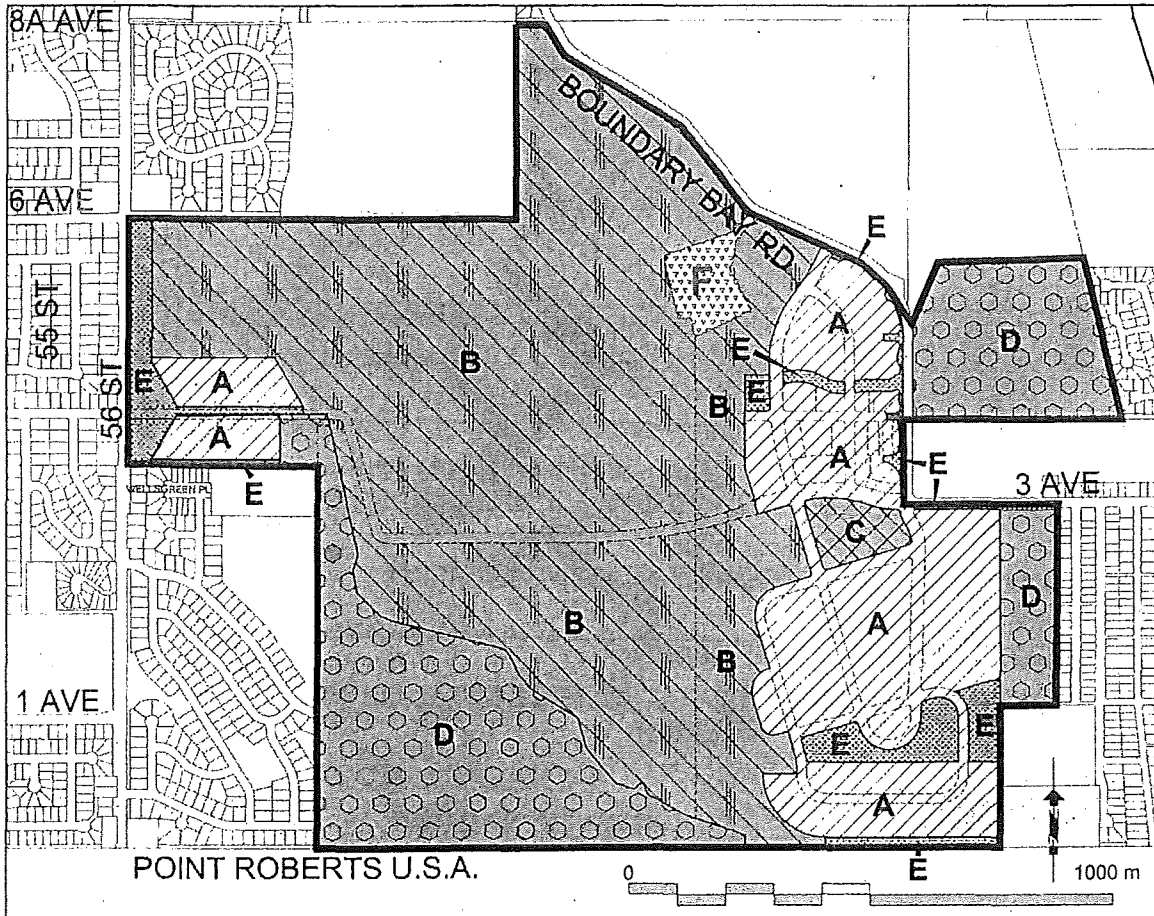
1. THE GRANTOR COVENANTS, ACKNOWLEDGES AND AGREES with the Municipality that the Lands shall not be built on or used except in accordance with the following conditions:
  - (a) the Grantor shall not use the Lands, or authorize them to be used, for anything other than soil based farming, which may include community-based or small-scale farming;
  - (b) the Grantor shall, to the greatest extent possible, ensure that the lands are actively used for soil based farming, which may include community-based or small-scale farming; and
  - (c) the Grantor shall not do or authorize anything to be done on the Lands that would detract from or otherwise interfere with the use of the Lands for soil based farming, which may include community-based or small-scale farming.
2. THE GRANTOR AND THE GRANTEE AGREE THAT, notwithstanding anything in Section 1 above:
  - (a) the Grantor may make improvements to the Lands that support soil based farming consistent with normal farm practices, which may include but is not limited to drainage and irrigation improvements, access roads and non-residential farm buildings or structures; and
  - (b) the Grantor may lease all or portions of the Lands to one or more third parties provided that the lease is for purposes consistent with this Agreement.
3. IT IS MUTUALLY UNDERSTOOD, agreed and declared by and between the parties hereto that:
  - (a) the Grantee has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Grantor other than those contained in this Agreement;
  - (b) nothing contained or implied herein shall:
    - (i) prejudice or affect the rights and powers of the Grantee in the exercise of its functions under any public or private statutes, bylaws, orders or regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Grantor;

- (ii) exempt the Grantor from any duty to comply with any applicable enactment of the federal, provincial or regional government or to obtain any approval or consent lawfully required by any of them or their respective agencies; or
  - (iii) cancel or modify the terms of any other covenant, right-of-way or agreement entered into between the parties or registered against the Lands or any portion thereof;
- (c) the covenants set forth herein shall charge the Lands pursuant to Section 219 of the *Land Title Act* and shall be covenants the burden of which shall run with the Lands;
- (d) no failure by the Grantee in exercising its rights hereunder or enforcing the Grantor's obligations hereunder and no waiver of any of the requirements herein shall in any way limit the Grantee in, or prevent the Grantee from, later exercising its rights herein or enforcing the Grantor's obligations in respect of any breaches of this Agreement which have occurred or which may occur, nor shall the Grantee be deemed to have waived or become estopped from thereafter exercising any of its rights or enforcing any of the Grantor's obligations under this Agreement;
- (e) in the event that any covenant or provision contained herein is determined to be unenforceable or void for any reason, then such covenant or provision shall be severable from this Agreement and the remaining covenants and provisions shall continue in full force and effect;
- (f) this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns;
- (g) wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic where the context or the parties so require, and where the Grantor consists of more than one person, the term "Grantor" shall mean all such persons jointly and severally; and
- (h) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

IN WITNESS WHEREOF the parties have executed this Agreement in the General Instrument - Part I, which is attached to and forms part of this Agreement.

Note re Conservation Area Covenant

The attached is a proposed covenant relating to the lands identified as D on the plan below. This plan will not be attached to the registered version of the covenant. Instead, the legal descriptions of the lots in question will be used to identify which lands the covenant relates to. As we do not have those legal descriptions right now, we cannot insert them. Where the covenant only applies to part of a lot, a reference plan will be used to identify the portion of the lot in question. However, we won't know whether this will be necessary until we receive the first subdivision plan of the Southlands.



LEGEND	
	Boundary of Owner's Land
	Development Land
	Amenity Land (Lands to be Transferred to Delta)
	Agricultural Amenity Land
	Market Square Land
	Conservation Land
	Park Land
	Homestead Parcel

LAND TITLE ACT  
FORM C (Section 233) CHARGE  
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Delta File: LS-13-576 (Southlands)

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [LEGAL DESCRIPTION]

STC? YES

3. NATURE OF INTEREST  
**Covenant**

CHARGE NO. ADDITIONAL INFORMATION  
**Conservation Area**

4. TERMS: Part 2 of this instrument consists of (select one only)  
(a)  Filed Standard Charge Terms D.F. No. (b)  Express Charge Terms Annexed as Part 2  
A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):  
**THE CORPORATION OF DELTA, A MUNICIPAL CORPORATION**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))  
**GREATER VANCOUVER REGIONAL DISTRICT, A REGIONAL DISTRICT**  
**4330 KINGSWAY**  
**BURNABY**  
**BRITISH COLUMBIA**  
**V5H 4G8**  
**CANADA**

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

See Form D

Execution Date

Y	M	D

Transferor(s) Signature(s)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.



TERMS OF INSTRUMENT - PART 2

COVENANT

(Section 219 Land Title Act)

THIS AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_, 2014;

BETWEEN:

THE CORPORATION OF DELTA, a Municipal Corporation under the "*Community Charter*"  
4500 Clarence Taylor Crescent,  
Delta, British Columbia, V4K 3E2

(hereinafter called the "Grantor")

AND:

GREATER VANCOUVER REGIONAL DISTRICT  
a Regional District under the "*Local Government Act*"  
4330 Kingsway, Burnaby, British Columbia, V5H 4G8

(hereinafter called the "Grantee")

WHEREAS:

- A. The Grantor is the owner of the lands and premises situate in the Municipality of Delta, in the Province of British Columbia, and as described in Section 2 of Form C of the General Instrument Part I attached hereto (the "Lands");
- B. The Grantor applied for an amendment to Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010 to redesignate the Lands from Agricultural to Conservation and Recreation;
- C. As part of its application, the Grantor committed to use the Lands only for environmental preservation and habitat and passive park;
- D. In order to better define and delineate the commitments made by the Grantor, the parties have agreed to enter into this Agreement; and
- E. Section 219 of the Land Title Act provides, inter alia, that a covenant, whether of a negative or positive nature, may be registered as a charge against the title to land in favour of a Regional District or the Crown.

NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Section 219 of the Land Title Act, and in consideration of the premises and the mutual covenants and agreements contained

herein and the sum of One Dollar (\$1.00) now paid to the Grantor by the Grantee (the receipt and sufficiency of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. THE GRANTOR COVENANTS, ACKNOWLEDGES AND AGREES with the Municipality that the Lands shall not be built on, used or occupied except in accordance with the following conditions:
  - (a) the Grantor shall not use the Lands, or authorize them to be used, for anything other than environmental preservation and habitat, or passive park, which may include trails or greenways; and
  - (b) the Grantor shall manage the lands for the primary purpose of environmental preservation and habitat and shall not do or authorize anything to be done on the Lands that would detract from or otherwise interfere with the use of the Lands for environmental preservation and habitat, provided that passive park uses, including trails or greenways, where environmental impacts can be mitigated, are permissible.
2. IT IS MUTUALLY UNDERSTOOD, agreed and declared by and between the parties hereto that:
  - (a) the Grantee has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Grantor other than those contained in this Agreement;
  - (b) nothing contained or implied herein shall:
    - (i) prejudice or affect the rights and powers of the Grantee in the exercise of its functions under any public or private statutes, bylaws, orders or regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Grantor;
    - (ii) exempt the Grantor from any duty to comply with any applicable enactment of the federal, provincial or regional government or to obtain any approval or consent lawfully required by any of them or their respective agencies; or
    - (iii) cancel or modify the terms of any other covenant, right-of-way or agreement entered into between the parties or registered against the Lands or any portion thereof;
  - (c) the covenants set forth herein shall charge the Lands pursuant to Section 219 of the *Land Title Act* and shall be covenants the burden of which shall run with the Lands;
  - (d) no failure by the Grantee in exercising its rights hereunder or enforcing the Grantor's obligations hereunder and no waiver of any of the requirements herein shall in any way limit the Grantee in, or prevent the Grantee from, later exercising its rights herein or enforcing the Grantor's obligations in respect of any breaches of this Agreement which have occurred or which may occur, nor shall the Grantee be deemed to have waived or become estopped from thereafter exercising any of its rights or enforcing any of the Grantor's obligations under this Agreement;

- (e) in the event that any covenant or provision contained herein is determined to be unenforceable or void for any reason, then such covenant or provision shall be severable from this Agreement and the remaining covenants and provisions shall continue in full force and effect;
- (f) this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns;
- (g) wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic where the context or the parties so require, and where the Grantor consists of more than one person, the term "Grantor" shall mean all such persons jointly and severally; and
- (h) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

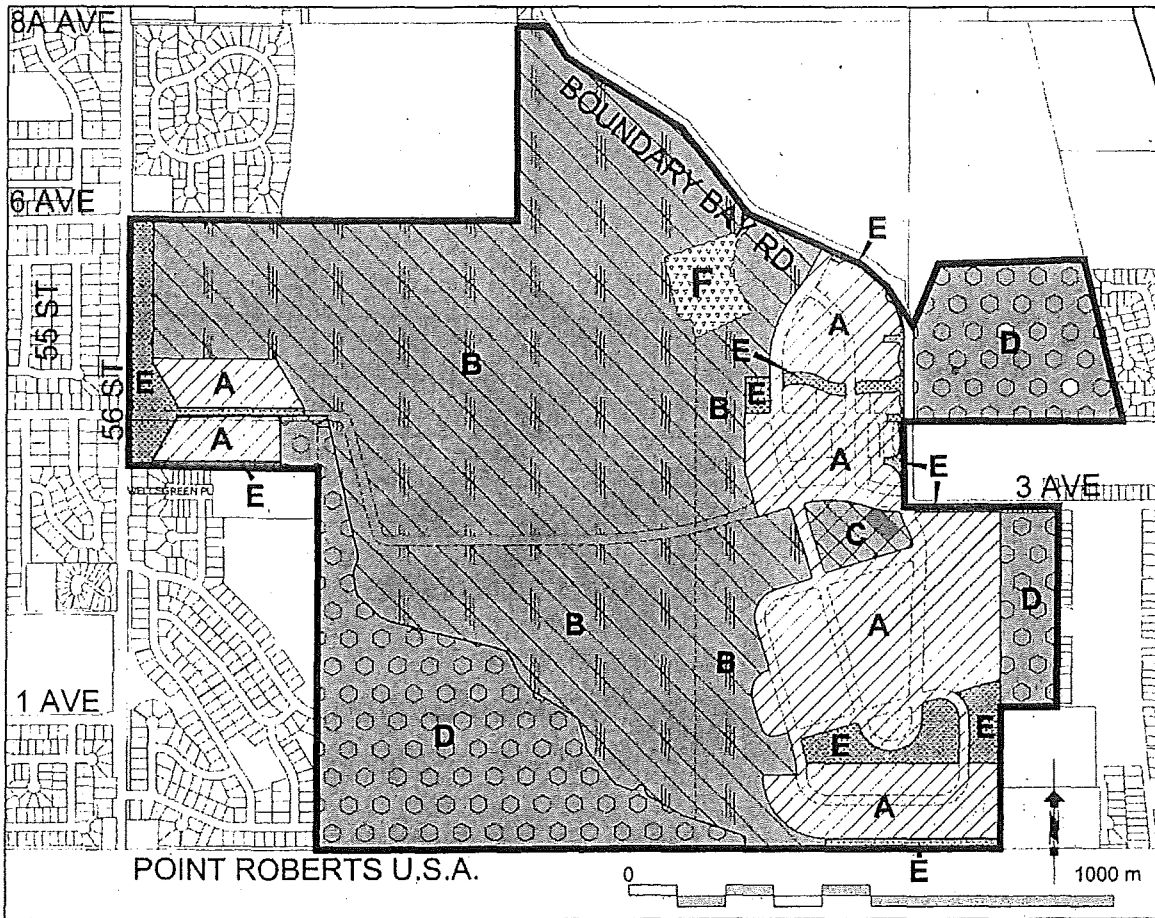
IN WITNESS WHEREOF the parties have executed this Agreement in the General Instrument - Part I, which is attached to and forms part of this Agreement.

Q:\Files\LEGAL\LS-11-576 - Century Group - Southlands OCP Amendment Application\Conservation Area Covenant 2014-04-04.docx

DRAFT

Note re Market Square Covenant

The attached is a proposed covenant relating to the lands identified as C on the plan below. This plan will not be attached to the registered version of the covenant. Instead, the legal descriptions of the lots in question will be used to identify which lands the covenant relates to. As we do not have those legal descriptions right now, we cannot insert them. Where the covenant only applies to part of a lot, a reference plan will be used to identify the portion of the lot in question. However, we won't know whether this will be necessary until we receive the first subdivision plan of the Southlands.



LEGEND	
	Boundary of Owner's Land
	Development Land
	Amenity Land (Lands to be Transferred to Delta)
	Agricultural Amenity Land
	Market Square Land
	Conservation Land
	Park Land
	Homestead Parcel

**LAND TITLE ACT**  
**FORM C (Section 233) CHARGE**  
**GENERAL INSTRUMENT - PART 1 Province of British Columbia**

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Delta File: LS-13-576 (Southlands)

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [LEGAL DESCRIPTION]

STC? YES

3. NATURE OF INTEREST  
**Covenant**

CHARGE NO.

ADDITIONAL INFORMATION  
**Market Square**

4. TERMS: Part 2 of this instrument consists of (select one only)

(a)  Filed Standard Charge Terms D.F. No.

(b)  Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

**THE CORPORATION OF DELTA, A MUNICIPAL CORPORATION**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

**GREATER VANCOUVER REGIONAL DISTRICT, A REGIONAL DISTRICT**  
**4330 KINGSWAY**  
**BURNABY**

**BRITISH COLUMBIA**  
**CANADA**

V5H 4G8

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

\_\_\_\_\_

See Form D

Execution Date

Y	M	D

Transferor(s) Signature(s)

\_\_\_\_\_

\_\_\_\_\_

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



TERMS OF INSTRUMENT - PART 2

COVENANT

(Section 219 Land Title Act)

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BETWEEN:

THE CORPORATION OF DELTA, a Municipal Corporation under the "*Community Charter*"  
4500 Clarence Taylor Crescent,  
Delta, British Columbia, V4K 3E2

(hereinafter called the "Grantor")

AND:

GREATER VANCOUVER REGIONAL DISTRICT  
a Regional District under the "*Local Government Act*"  
4330 Kingsway, Burnaby, British Columbia, V5H 4G8

(hereinafter called the "Grantee")

WHEREAS:

- A. The Grantor is the owner of the lands and premises situate in the Municipality of Delta, in the Province of British Columbia, and as described in Section 2 of Form C of the General Instrument Part I attached hereto (the "Lands");
- B. The Grantor applied for an amendment to Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010 to redesignate the Lands from Agricultural to General Urban, and add them to the Urban Containment Boundary;
- C. As part of its application, the Grantor committed to use the Lands in a manner that is consistent with a market square;
- D. In order to better define and delineate the commitments made by the Grantor, the parties have agreed to enter into this Agreement; and
- E. Section 219 of the Land Title Act provides, inter alia, that a covenant, whether of a negative or positive nature, may be registered as a charge against the title to land in favour of a Regional District or the Crown.

NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Section 219 of the Land Title Act, and in consideration of the premises and the mutual covenants and agreements contained herein and the sum of One Dollar (\$1.00) now paid to the Grantor by the Grantee (the receipt and sufficiency of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. THE GRANTOR COVENANTS, ACKNOWLEDGES AND AGREES with the Municipality that the Lands shall not be built on, used or occupied except in accordance with the following conditions:

- (a) the Grantor shall not use the Lands, or authorize them to be used, in any manner other than as market square and open space, which may include existing or new public buildings, a natural amphitheatre, landscaping, community gardens, agricultural support functions, public parking, a farmers' market, and public assembly uses, including events and programs consistent with a municipal park; and
- (b) the Grantor shall not do or authorize anything to be done on the Lands that would detract from or otherwise interfere with the use of the Lands for public purposes as stated in Section 1(a).

2. THE GRANTOR AND THE GRANTEE AGREE THAT, notwithstanding anything in Section 1 above:

- (a) the Lands contain a heritage building (known as Alexander/Gun House) which may be used for residential accommodation subject to zoning and other municipal requirements; and
- (b) the Grantor may lease all or portions of the Lands to one or more third parties without the consent of the Grantee provided that the lease is for purposes consistent with this Agreement.

3. IT IS MUTUALLY UNDERSTOOD, agreed and declared by and between the parties hereto that:

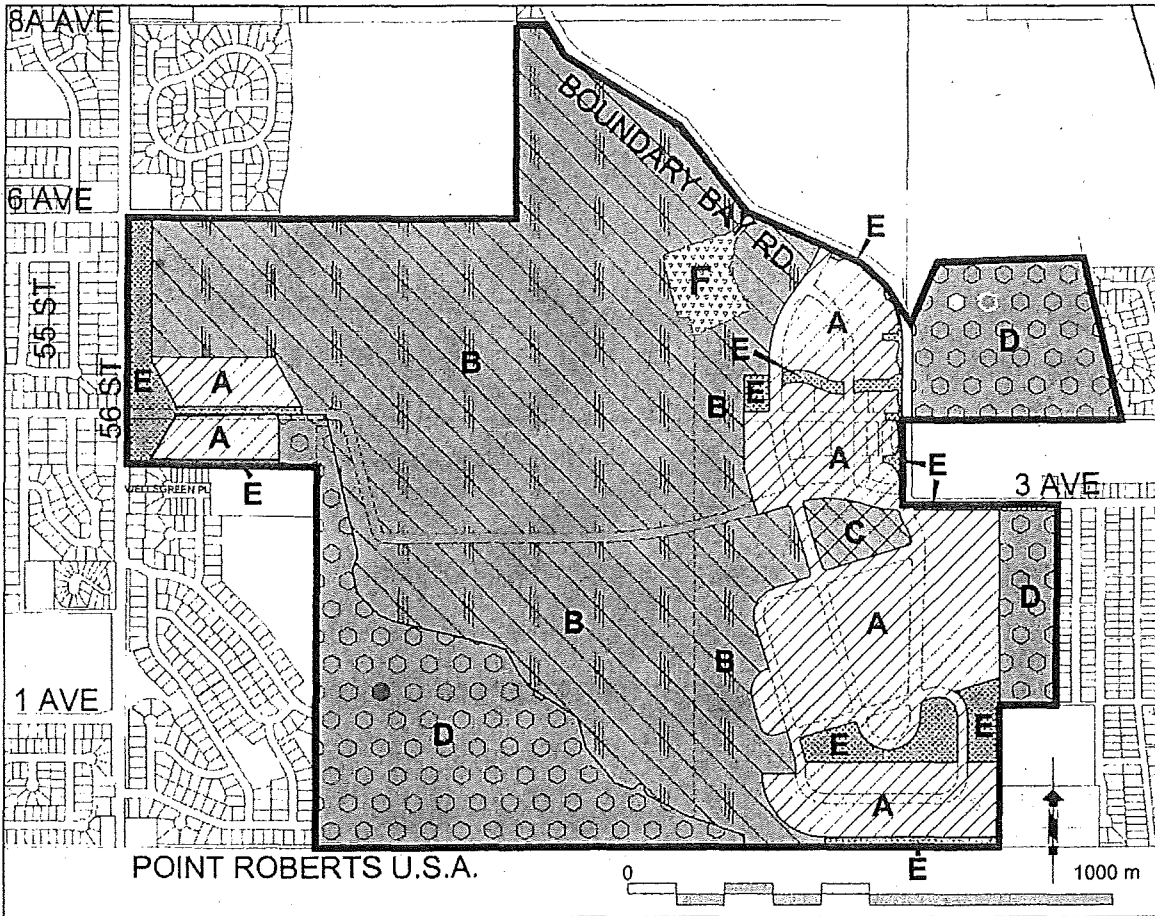
- (a) the Grantee has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Grantor other than those contained in this Agreement;
- (b) nothing contained or implied herein shall:
  - (i) prejudice or affect the rights and powers of the Grantee in the exercise of its functions under any public or private statutes, bylaws, orders or regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Grantor;
  - (ii) exempt the Grantor from any duty to comply with any applicable enactment of the federal, provincial or regional government or to obtain any approval or consent lawfully required by any of them or their respective agencies; or
  - (iii) cancel or modify the terms of any other covenant, right-of-way or agreement entered into between the parties or registered against the Lands or any portion thereof;

- (c) the covenants set forth herein shall charge the Lands pursuant to Section 219 of the *Land Title Act* and shall be covenants the burden of which shall run with the Lands;
- (d) no failure by the Grantee in exercising its rights hereunder or enforcing the Grantor's obligations hereunder and no waiver of any of the requirements herein shall in any way limit the Grantee in, or prevent the Grantee from, later exercising its rights herein or enforcing the Grantor's obligations in respect of any breaches of this Agreement which have occurred or which may occur, nor shall the Grantee be deemed to have waived or become estopped from thereafter exercising any of its rights or enforcing any of the Grantor's obligations under this Agreement;
- (e) in the event that any covenant or provision contained herein is determined to be unenforceable or void for any reason, then such covenant or provision shall be severable from this Agreement and the remaining covenants and provisions shall continue in full force and effect;
- (f) this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns;
- (g) wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic where the context or the parties so require, and where the Grantor consists of more than one person, the term "Grantor" shall mean all such persons jointly and severally; and
- (h) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

IN WITNESS WHEREOF the parties have executed this Agreement in the General Instrument - Part I, which is attached to and forms part of this Agreement.

Note re Public Open Space Area Covenant

The attached is a proposed covenant relating to the lands identified as E on the plan below. This plan will not be attached to the registered version of the covenant. Instead, the legal descriptions of the lots in question will be used to identify which lands the covenant relates to. As we do not have those legal descriptions right now, we cannot insert them. Where the covenant only applies to part of a lot, a reference plan will be used to identify the portion of the lot in question. However, we won't know whether this will be necessary until we receive the first subdivision plan of the Southlands.



LEGEND	
	Boundary of Owner's Land
	Development Land
	Amenity Land (Lands to be Transferred to Delta)
	Agricultural Amenity Land
	Market Square Land
	Conservation Land
	Park Land
	Homestead Parcel

**LAND TITLE ACT  
FORM C (Section 233) CHARGE  
GENERAL INSTRUMENT - PART 1 Province of British Columbia**

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.



1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Delta File: LS-13-576 (Southlands)

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [LEGAL DESCRIPTION]

STC? YES

3. NATURE OF INTEREST

**Covenant**

CHARGE NO.

ADDITIONAL INFORMATION

**Public Open Space Area**

4. TERMS: Part 2 of this instrument consists of (select one only)

(a)  Filed Standard Charge Terms D.F. No.

(b)  Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

**THE CORPORATION OF DELTA, A MUNICIPAL CORPORATION**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

**GREATER VANCOUVER REGIONAL DISTRICT, A REGIONAL DISTRICT**

**4330 KINGSWAY**

**BURNABY**

**BRITISH COLUMBIA**

**CANADA**

**V5H 4G8**

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

Y	M	D

See Form D

**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



TERMS OF INSTRUMENT - PART 2

COVENANT

(Section 219 Land Title Act)

THIS AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_, 2014;

BETWEEN:

THE CORPORATION OF DELTA, a Municipal Corporation under the "*Community Charter*"  
4500 Clarence Taylor Crescent,  
Delta, British Columbia, V4K 3E2

(hereinafter called the "Grantor")

AND:

GREATER VANCOUVER REGIONAL DISTRICT  
a Regional District under the "*Local Government Act*"  
4330 Kingsway, Burnaby, British Columbia, V5H 4G8

(hereinafter called the "Grantee")

WHEREAS:

- A. The Grantor is the owner of the lands and premises situate in the Municipality of Delta, in the Province of British Columbia, and as described in Section 2 of Form C of the General Instrument Part I attached hereto (the "Lands");
- B. The Grantor applied for an amendment to Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010 to redesignate the Lands from Agricultural to General Urban, and add them to the Urban Containment Boundary;
- C. As part of its application, the Grantor committed to use the Lands for public open space;
- D. In order to better define and delineate the commitments made by the Grantor, the parties have agreed to enter into this Agreement; and
- E. Section 219 of the Land Title Act provides, inter alia, that a covenant, whether of a negative or positive nature, may be registered as a charge against the title to land in favour of a Regional District or the Crown.

NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Section 219 of the Land Title Act, and in consideration of the premises and the mutual covenants and agreements contained

herein and the sum of One Dollar (\$1.00) now paid to the Grantor by the Grantee (the receipt and sufficiency of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. THE GRANTOR COVENANTS, ACKNOWLEDGES AND AGREES with the Municipality that the Lands shall not be built on, used or occupied except in accordance with the following conditions:
  - (a) the Grantor shall not use the Lands, or authorize them to be used for anything other than public park and open space, including trails or greenways, and public parking in areas to be designated by the Grantor; and
  - (b) do or authorize anything to be done on the Lands that would detract from or otherwise interfere with the use of the Lands for public purposes as stated in Section 1(a).
2. THE GRANTOR AND THE GRANTEE AGREE THAT, notwithstanding anything in Section 1 above the Grantor may lease all or portions of the Lands to one or more third parties without the consent of the Grantee provided that the lease is for purposes consistent with this Agreement.
3. IT IS MUTUALLY UNDERSTOOD, agreed and declared by and between the parties hereto that:
  - (a) the Grantee has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Grantor other than those contained in this Agreement;
  - (b) nothing contained or implied herein shall:
    - (i) prejudice or affect the rights and powers of the Grantee in the exercise of its functions under any public or private statutes, bylaws, orders or regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Grantor;
    - (ii) exempt the Grantor from any duty to comply with any applicable enactment of the federal, provincial or regional government or to obtain any approval or consent lawfully required by any of them or their respective agencies; or
    - (iii) cancel or modify the terms of any other covenant, right-of-way or agreement entered into between the parties or registered against the Lands or any portion thereof;
  - (c) the covenants set forth herein shall charge the Lands pursuant to Section 219 of the *Land Title Act* and shall be covenants the burden of which shall run with the Lands;
  - (d) no failure by the Grantee in exercising its rights hereunder or enforcing the Grantor's obligations hereunder and no waiver of any of the requirements herein shall in any way limit the Grantee in, or prevent the Grantee from, later exercising its rights herein or enforcing the Grantor's obligations in respect of any breaches of this Agreement which have occurred or which may occur; nor shall the Grantee be deemed to have waived or become estopped from

thereafter exercising any of its rights or enforcing any of the Grantor's obligations under this Agreement;

- (e) in the event that any covenant or provision contained herein is determined to be unenforceable or void for any reason, then such covenant or provision shall be severable from this Agreement and the remaining covenants and provisions shall continue in full force and effect;
- (f) this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns;
- (g) wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic where the context or the parties so require, and where the Grantor consists of more than one person, the term "Grantor" shall mean all such persons jointly and severally; and
- (h) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

IN WITNESS WHEREOF the parties have executed this Agreement in the General Instrument - Part I, which is attached to and forms part of this Agreement.

DRAFT

**Lions Bay Reception**

VILLAGE OF LIONS BAY  
FILE TO I/C  
FILE TO PROPERTY FILE  
OTHER

**From:** Brenda Broughton <bbroughton@telus.net>  
**Sent:** Monday, March 31, 2014 3:10 PM  
**To:** Grant McRadu; Lions Bay Reception; John Dudley; Council @ Lions Bay  
**Cc:** Public Works  
**Subject:** Re: Suggestion to avoid further burning at top of Oceanview Road

Dear John,

Thank you for sending this suggestion/recommendation along, with this information.

I have forwarded this to the Village Office.

Sincerely,

Brenda

----- Original Message -----

**From:** John Dudley  
**To:** Brenda Broughton ; Fred Bain ; Joanne Ronsley ; Ron McLaughlin ; Scott Ando ; admin@lionsbay.ca  
**Sent:** Monday, March 31, 2014 1:48 PM  
**Subject:** Suggestion to avoid further burning at top of Oceanview Road

When I served on the CATF with Ruth Simons in 2009 the subject of getting rid of green waste in the village was discussed. We were left with the impression that the trimmings, branches etc. would be taken to the area where the controlled burn took place last week and be chipped there using the village chipper. Unfortunately the chipping didn't happen and a huge pile was left, which eventually ended up in the first controlled burn.

The process has now been repeated with yet another controlled burn.

The village has owned an expensive chipper for several years now which is very much under utilized and I suggest that to avoid future burns this chipper be used on site where clearing is being done. and the chips be spread on our village trail system to cut down on weeding and deal with muddy areas.

I was working with the Volunteer Gardeners on Centre Road last year when we were clearing the bush to make room for the daffodils. We produced two large piles of branches etc. and the village chipper was brought along to get rid of them which did the job in less than half an hour.

We have several easily accessible spots to our trail system and I suggest that I show these locations on the village map, so that in future piles of chips be left there for our group of volunteers to spread.

Regards,

John Dudley

No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2014.0.4355 / Virus Database: 3722/7276 - Release Date: 03/31/14

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## Mandy Koonts

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**From:** Lions Bay Reception  
**Sent:** Thursday, April 03, 2014 1:19 PM  
**To:** 'Doug@SmartHotelSoftware.com'  
**Subject:** FW: National Health & Fitness Day

Mr. Ash,

Your inquiry will be forwarded for review as Incoming Correspondence at the April 15<sup>th</sup> Council meeting.

Fran McNichol - Administrative Assistant

[reception@lionsbay.ca](mailto:reception@lionsbay.ca)

### The Village of Lions Bay

**Municipal Services Team**  
400 Centre Road Box 141  
Lions Bay BC V0N 2E0 Canada

Phone: 604-921-9333 x100  
Fax:604-921-6643  
[www.lionsbay.ca](http://www.lionsbay.ca)



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**From:** Doug Ash [<mailto:Doug@SmartHotelSoftware.com>]  
**Sent:** Monday, March 24, 2014 3:10 PM  
**To:** Council @ Lions Bay; Mandy Koonts  
**Subject:** National Health & Fitness Day

I'm not sure if Lions Bay has endorsed the National Health & Fitness day. It is proposed for the first Saturday of June, each year and would be used to promote Health and Fitness in the village.

Has Lions Bay endorsed this idea?

Douglas Ash  
Office: 1 604 926 3215  
Mobile: 1 604 657 0509  
Toll Free: 1 866 864 3382  
[Doug@SmartHotelSoftware.com](mailto:Doug@SmartHotelSoftware.com)

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## Mandy Koonts

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**From:** Lions Bay Reception  
**Sent:** Thursday, April 03, 2014 1:50 PM  
**To:** 'Heather Mossakowski'  
**Subject:** RE: application for tree work at beach

Hi Heather,

Thank you for your comments with respect to the current Tree Cutting Permit Application and tree topping on Isleview Place. Your comments will be included in the feedback to the Tree Committee for the Application and to Incoming Correspondence to Council for the April 15<sup>th</sup> Council meeting.

Fran

Fran McNichol - Administrative Assistant

[reception@lionsbay.ca](mailto:reception@lionsbay.ca)

### The Village of Lions Bay

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**From:** Heather Mossakowski [mailto:heathermossakowski@hotmail.com]  
**Sent:** Wednesday, April 02, 2014 11:29 AM  
**To:** Lions Bay Reception  
**Subject:** Re: application for tree work at beach

To whom it may concern:

Our public beach park is there for the benefit of all to enjoy the beauty and be nurtured by all the trees around. In this day and age the professional tree experts do NOT top trees, preferring to do spiralling or windowing if deemed necessary. Why is the request to cut down two trees and leave STUMPS? Are they a danger to life or limb? You already have petitions signed by the children of this community also the public asking that trees in the beach park not to be removed but remain to benefit the community. Do you

really think stumps are a way to go!!! This is Lions Bay where we have nurtured the beauty and kept it unique so that one would feel the serenity of the surroundings to the enjoyment of all.

Sincerely,

Heather Mossakowski and Bernice LeBoutillier and friends.

P.S. Just was talking to residence of Isleview who are really upset at the topping of trees there and not even topped the proper way. Noticed this in other areas of the village too.

## Mandy Koonts

---

**From:** Lions Bay Reception  
**Sent:** Friday, April 04, 2014 12:40 PM  
**To:** 'jpstod@telus.net'  
**Cc:** Mandy Koonts  
**Subject:** FW: Tree-cutting on Isleview

Mr. Stoddart,

For clarification, most of your questions with regard to the tree cutting on Isleview can be addressed by Bylaw 393's opening statement: that it is "A Bylaw to manage the preservation and replacement of, and to regulate the pruning and removal of, trees on municipally owned lands." Trees on private property may be dealt with as the owner sees fit and does not require approval of the Municipality. If a resident wishes to cut, trim or remove trees on Municipal Land they must apply for a Tree Cutting Permit as outlined in Bylaw 393. The process includes vetting of the request with the Tree Committee and final approval from Council of the Tree Committees' recommendation.

It is the understanding of the Village Office, that the work undertaken to date on Isleview was carried out on private property with the approval of the property owner. Further work is under negotiations with the Ministry of Transportation, as they are the property owner for land where the additional tree work would take place. Michael Broughton, representing Strata BCS (Lions Bay Store Complex) is negotiating and overseeing the work, he would be your contact to express your concerns and to have the trees you have identified included in their considerations if they are on MOT land.

Fran McNichol - Administrative Assistant

[reception@lionsbay.ca](mailto:reception@lionsbay.ca)

### The Village of Lions Bay

**Municipal Services Team**  
400 Centre Road Box 141  
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**From:** John Stoddart <[jpstod@telus.net](mailto:jpstod@telus.net)>  
**Date:** Thu, 3 Apr 2014 23:39:27 +0000

**To:** Mandy Koonts<[office@lionsbay.ca](mailto:office@lionsbay.ca)>

**Subject:** Tree-cutting on Isleview

Attn. Mayor and Village Council:

A few months ago the village undertook tree trimming along Isleview, starting at the south end and focusing mainly on hydro line clearance. A day was spent on a stand of trees on village property on the east side of Isleview, adjacent to the southbound offramp. This stand, in the 35 years we've lived in Lions Bay, has grown from a small copse of new-growth evergreens to a substantial group that has obliterated our view of the West Ridge and the Lions. I have sounded out both neighbours and neither has any interest in retaining them.

When I approached the head of the tree cutting crew, who at that time was in a probationary position as a Lions Bay employee, about taking the trees out completely, since

- a) Nobody wanted them
- b) They had grown to block a fine view of our mountains
- c) They are dangerous. They stand in direct line of fire of the southeast wind that sweeps over the West Ridge in a gale and has brought over 400 trees down in the village in gales over the past 30 years.
- d) Pruning to keep the hydro lines clear would have to be repeated in another couple of years, unnecessary if the trees were removed completely.

He was unwilling to listen to these arguments. His only comeback was that the Village couldn't afford to cut all the trees on its property. I told him I wasn't concerned with all the trees on village property, just these ones. He had no answer.

Fast forward a couple of months and last Friday, (March 28th) trees along the west side of Isleview, across the road from the group described above, were severely pruned, apparently to give the village store and condominiums a broader view. This despite objections by at least one neighbour. I also note that trees on the east side of Lions Bay Avenue, between the road and railway tracks have recently been removed, presumably to open up a view of the Lions for property owners on the west side of the road, the same view that I have lost.

I would like a response from the village as follows:

- a) Was the cutting on Isleview and Lions Bay Avenue done by village work crews or arborists hired by the village?
- b) Did public notices go out with 30 days notice, as stipulated by 3.4.3 of the village bylaw. If so, to whom, or where were they posted, and when?
- c) Could someone explain the logic behind the denial of my request to cut the trees on the east side of Isleview, and granting of the request by parties who do not even live on Isleview to cut trees 50 metres away on the west side.

I look forward to an early response.

John Stoddart

50 Isleview Place

## Mandy Koonts

---

**From:** Mandy Koonts  
**Sent:** Friday, April 04, 2014 9:57 AM  
**To:** Lions Bay Reception  
**Subject:** FW: Tree cutting on private property.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Mandy Koonts**  
*Municipal Coordinator*

(604) 921-9333 ext. 103



---

**From:** Michael P Broughton [mailto:mbroughton2000@yahoo.com]  
**Sent:** Thursday, April 03, 2014 9:41 PM  
**To:** Grant McRadu; Council @ Lions Bay  
**Cc:** Mandy Koonts; michael broughton  
**Subject:** Tree cutting on private property.

Dear Council and Grant,

I understand that there has been a concern expressed regarding tree cutting on Isleview.

I wish to advise Village staff and Council that the tree work done in this area is on the private property of Jon and Michele Povill, at 225 Isleview Place. The work completed thus far, was done with a bucket truck and final tree work will be completed next week. Steve's Trees left the area looking so clean that I can understand that the residents thought that the work had been completed.

I met with Mr Povill this evening at 7 pm for an onsite review to confirm that the trees were on Mr Povill's property, as Mr Povill had given permission to the Strata BCS815, for this particular tree work that took place on Mr Povill's property.

Steve's Trees was hired to do the work and had a bucket truck when the initial tree work was done, he will be returning early next week to complete the work to reduce the stump heights to Mr. Povill's specification.

I have been working with Highways to obtain a tree permit in this area, which requires speaking to the residents and receiving written permission for any tree work on Ministry of Transportation land, prior to permitting occurring. While I have yet to speak to all of the residents, the two immediate residents, 40 Isleview and 55 Isleview, are very supportive of tree work in the area. I was pleased to contact the resident of 55 Isleview who I had spoken to previously and they were pleased to know that the work would be finished next week.

I left a telephone message at 50 Isleview to explain that the tree work would be completed next week and asked them to give me a call in order to clarify the completing step.

Yours truly,  
Michael Broughton

Michael Broughton EdD  
michael.broughton@telus.net  
Broughton Consulting Group  
broughtonconsulting@telus.net  
Box 184 - 190 Lions Bay Avenue  
Lions Bay, British Columbia Canada  
604.763.6530 c  
604.921.9229 o

**Lions Bay Reception**

**From:** Brenda Broughton <bbroughton@telus.net>  
**Sent:** Monday, April 07, 2014 12:49 PM  
**To:** John Robb; Scott Ando; Ron McLaughlin; Joanne Ronsley; Fred Bain; Brenda Broughton; Lions Bay Reception; Grant McRadu; Mandy Koonts  
**Cc:** 'Tracy Ganske'; 'WB - Jennie ( Luke, Lily ) Cipolla Jennie'; 'Stephanie Leavitt'; 'Larissa Mead-Wescott'; 'Jon Wescott'; 'Lori Atherton'; 'Nancy Richmond'; Kat  
**Subject:** Re: ByLaw 461

Dear John,

Thank you very much for this thoughtful note regarding Bylaw 461, and your request prior to final approval.

A suggestion made at the last meeting, was for the dog owners to perhaps get together with our Trailway leaders to discuss suggestions regarding trail use and off leash.

Again, thank you for this follow up communication.

Sincerely,

Brenda

----- Original Message -----

**From:** John Robb  
**To:** [councillor.ando@lionsbay.ca](mailto:councillor.ando@lionsbay.ca) ; [councillor.mclaughlin@lionsbay.ca](mailto:councillor.mclaughlin@lionsbay.ca) ; [councillor.ronsley@lionsbay.ca](mailto:councillor.ronsley@lionsbay.ca) ; [councillor.bain@lionsbay.ca](mailto:councillor.bain@lionsbay.ca) ; [mayor.broughton@lionsbay.ca](mailto:mayor.broughton@lionsbay.ca)  
**Cc:** 'Tracy Ganske' ; 'WB - Jennie ( Luke, Lily ) Cipolla Jennie' ; 'Stephanie Leavitt' ; 'Larissa Mead-Wescott' ; 'Jon Wescott' ; 'Lori Atherton' ; 'Nancy Richmond' ; 'Nancy Richmond' ; Kat  
**Sent:** Sunday, April 06, 2014 10:06 PM  
**Subject:** ByLaw 461

Dear Mayor & Council

Having only an hour earlier heard that the Council were about to ban dogs from the village, the kind of misinformation that you will no doubt be familiar with, I skipped the latest installment of bedtime Harry Potter to attend some of the Council Meeting this past week. At the meeting, I was very pleased to hear a delegation offering cooperation into developing amendments for the new Bylaw 461. My interest in this as a 15y resident, more than half as a property owner, is simple: in October our family added our first Lions Bay dog, a now 10 month large bundle of unconditional love and joy; and she needs to be able to run freely on a daily basis to maintain her....and consequently our....sanity.

While I was unaware of the content of the existing Bylaw 376, never mind its number, I can't claim to have been ignorant of the fact that most of the trails in Lions Bay were designated *on-leash* having discovered that fact when researching the village dog license requirements. However, like the majority of the otherwise law-abiding dog-owning residents I pretty much ignore that Bylaw since it is impractical. Honestly, I tried, but the first time I took Nikki on Marjorie's Meadows – 3 mins up, 2 mins down – I got the same look that I get often from the rest of the family, ie "this is another of your practical jokes, isn't it?". As the delegation to the Council Meeting pointed out, for their physical and mental health dogs need exercise and lots of it. Our Nikki is a Standard Poodle – they run the Iditarod, and keeping her *on-leash* on the trails in addition to being a serious tripping hazard especially if jogging, seems close to cruelty. The types of dogs that are typically owned by young(ish) families in our community need to be able to run fast and free - otherwise they become irritable and difficult and/or fat and lazy: in both case a burden on families and the community. Evidence in support of this was usefully provided by experts amongst the delegation this week.

Nonetheless, I don't believe that I am blinkered to some of the problems created by our pets in the community. I am frankly disgusted at the amount of pet waste on our grass verges, the same verges that my son and his friends play on. We as the *dog lobby* need to be more forceful with our neighbours who don't clean up after their pets. I am also aware that dogs can be scary. I experienced this first-hand with Councillor Ando and his son – Nikki bounded towards Ty and my reaction was that he would of course be happy to be enveloped by a huge cartoon dog. Then I saw how frightened he in fact was. It was a useful lesson - not everyone is comfortable with dogs even when the primary hazard is being licked to death. My wife has also met the Shepherd-cross on the trails that seems to have gathered some notoriety, and she too was scared of it given that it came across as aggressive, and the owner didn't appear to have much control of it. Again, I think our *dog lobby* should be neighbourly by helping such owners understand the situation. Yet the big puppy that scared Ty is the same one that forcefully and protectively tugged my son off the road by his sleeve when a car went whizzing past at way more than 40km per hour on Mountain. As an aside, I would submit that speeding cars in the village is far more of an issue for families than our pets, and that the village does a poor job of ensuring that these speed limits are enforced. But I'll otherwise let that one go for the moment.

It came as no surprise to me that the Village is neither planning to ban dogs, nor restrict ownership to dogs that need less exercise. By extension I believe that the Village accepts that dog ownership is part of family-, and hence, community-life in Lions Bay. Therefore, I believe that Bylaw 261 is in fact an opportunity to support healthy dog ownership within the village and reduce ongoing civil disobedience. Sadly, there is no allowable flat area in Lions Bay where owners can throw a ball for their dogs – hence the common use of the school field at the weekend (guilty a couple of times, sorry). But I believe that the majority of dog owners wish to respect the concerns of their non-dog-owning neighbours and would support a reasonable segregation of trails into *on-leash* and *off-leash*, so that people who don't want to encounter dogs *off-leash* would know where to go; and conversely our dogs would still get the exercise that they need for their health. To this end, I thought that the delegation made an offer to the Council for talks that I very much hope is accepted so that amendments can be made prior to the final reading of ByLaw 461. If a reasonable segregation of trails can be achieved I think that most Lions Bay owners would comply. However, if the status quo is maintained, I doubt any practical change will result.

Thanks

John

**John Robb**

420 Timbertop

604-512-3371

## Mandy Koonts

---

**From:** Brenda Broughton <bbroughton@telus.net>  
**Sent:** Monday, April 07, 2014 12:03 PM  
**To:** steve@dsny.com; Hari Suvarna; Scott Ando; Fred Bain; Ron Mclaughlin; joanne ronsley; Dave Butler; Grant McRadu; Lions Bay Reception; Mandy Koonts  
**Subject:** Re: GVRD

Dear Steve,

That would likely work well in my schedule at this time.

Thank you for advising that Council is welcome to visit.

Have a great day...and month !

Sincerely,

Brenda

----- Original Message -----

From: "Steve Vestergaard" <steve@dsny.com>  
To: "Brenda Broughton" <bbroughton@telus.net>; "Anne-Marie Koiner" <finance@lionsbay.ca>; "Scott Ando" <Councillor.Ando@lionsbay.ca>; "Fred Bain" <fb8392@telus.net>; "Ron Mclaughlin" <ronmclaughlin@telus.net>; "joanne ronsley" <jronsley@telus.net>; "Dave Butler" <building@lionsbay.ca>; <admin@lionsbay.ca>; <reception@lionsbay.ca>; <office@lionsbay.ca>  
Sent: Monday, April 07, 2014 11:31 AM  
Subject: Re: GVRD

> I'd be open to that - I'm traveling on a few trips until the end of  
> the month. Maybe early May when the weather warms up?

>

> Council is also welcome to visit.

>

> On 4/07/14 10:53 AM, Brenda Broughton wrote:

>> Dear Steve,

>>

>> Thank you for the further informatioin regarding the Electoral Area A  
>> query.

>>

>> I do not think that the Electoral Area A staff have ever been up to  
>> your property. Why don't you invite them for a tour. Yes, it may be  
>> that a new or different staff member has picked up your file.

>>

>> I sit on the Electoral Area A Committee.

>>

>> If you have a tour and you would like myself and a staff member to  
>> join you, please let us know, and we could join you as our schedules  
>> allow at that time.

>>  
>> Have a great day !  
>>  
>> Sincerely,  
>>  
>> Brenda  
>> ----- Original Message ----- From: "Steve Vestergaard"  
>> <steve@dsny.com>  
>> To: <bbroughton@telus.net>; "Anne-Marie Koiner"  
>> <finance@lionsbay.ca>; "Scott Ando" <Councillor.Ando@lionsbay.ca>; "Fred Bain"  
>> <fb8392@telus.net>; "Ron Mclaughlin" <ronmclaughlin@telus.net>;  
>> "joanne ronsley" <jronsley@telus.net>; "Dave Butler"  
>> <building@lionsbay.ca>; <admin@lionsbay.ca>; <reception@lionsbay.ca>;  
>> <office@lionsbay.ca>  
>> Sent: Monday, April 07, 2014 10:29 AM  
>> Subject: Re: GVRD  
>>  
>>  
>>> It was a really odd call. I haven't done any work in a year and  
>>> haven't applied for anything in. I should have no outstanding  
>>> business with the GVRD.  
>>>  
>>> I don't remember his name - he called me at the office and started  
>>> asking me a lot of questions about my intentions for my property,  
>>> who owns the bridge, who are easements registered to, when is power  
>>> going in, etc.?  
>>>  
>>> I asked what the purpose of the call was and he just said he was new  
>>> to the file. I asked where the information came from and he said  
>>> Lions Bay.  
>>>  
>>> I assumed that Lions Bay council had recently reached out to him.  
>>>  
>>> Thank you for your reply.  
>>>  
>>> On 4/07/14 8:19 AM, bbroughton@telus.net wrote:  
>>>> Dear Steve,  
>>>>  
>>>> I have no knowledge of any of this information, including no  
>>>> knowledge that you were ever interested in filming on your property.  
>>>>  
>>>> If you mentioned this to me I have forgotten.  
>>>>  
>>>> Regarding Battani Creek, that was a 2013 discussion I believe and  
>>>> resolved at that time.  
>>>>  
>>>> Can you please advise who you were speaking to at the GVRD.  
>>>>  
>>>> Thank you.  
>>>>  
>>>> Sincerely,  
>>>>

## Lions Bay Reception

**From:** bbroughton@telus.net  
**Sent:** Monday, April 07, 2014 8:19 AM  
**To:** steve@dsny.com; Hari Suvarna; Scott Ando; Fred Bain; Ron McLaughlin; joanne ronsley; Dave Butler; Grant McRadu; Lions Bay Reception; Mandy Koonts  
**Subject:** Re: GVRD

Dear Steve,

I have no knowledge of any of this information, including no knowledge that you were ever interested in filming on your property.

If you mentioned this to me I have forgotten.

Regarding Battani Creek, that was a 2013 discussion I believe and resolved at that time.

Can you please advise who you were speaking to at the GVRD.

Thank you.

Sincerely,

Brenda

Sent from my BlackBerry device on the Rogers Wireless Network

-----Original Message-----

**From:** Steve Vestergaard <steve@dsny.com>

**Date:** Sun, 06 Apr 2014 02:39:39

**To:** Brenda Broughton<bbroughton@telus.net>; Anne-Marie Koiner<finance@lionsbay.ca>; Scott Ando<Councillor.Ando@lionsbay.ca>; Fred Bain<fb8392@telus.net>; Ron McLaughlin<ronmclaughlin@telus.net>; joanne ronsley<jronsley@telus.net>; Dave Butler<building@lionsbay.ca>

**Reply-To:** steve@dsny.com

**Subject:** GVRD

Mayor Broughton:

I received an odd call from the GVRD last week. They said that they received a series of complaints from you as Mayor personally against me. These were brand new 2014 complaints, even though I've done no work on my driveway in a year. In other words, Lions Bay was contacting the new 2014 GVRD person to give them 2012 and 2013 grievances that have never been explained to me.

- that I might film movies on my private property. I can't believe you would spread that kind of gossip to another level of government. I've never filmed a movie and you were the only one I ever mentioned that aspiration to. If I choose to do that on my ten acre private property, I don't think I'd need your permission.
- that when I upgraded my road, fifty feet of the road was close to the creek and I didn't go to fisheries. The complaint seems odd when the road was expanded AWAY from the creek and the fifty feet was a part of a 1 KM road expansion and that fish can't get past the screen under the highway.
- they wanted to know who owns the bridge that the four neighbours paid for

- why did Lions Bay ban us from building the bridge on Glendale avenue and would we give Lions Bay free access to that bridge

- would I support being included in Lions Bay. I emphatically said "no" as every experience I've had with any council in 15 years has been negative.

I had the meeting where you said you wanted to work constructively with me as a "pioneer", but then the actions of council are completely opposite to that.

I'm a fairly reasonable person, but I can't help feeling Lions Bay doesn't always have my best interests at heart.

My last three emails to council were unanswered, except for an accidental reply from the mayor where she accidentally included me, saying that you didn't have to reply as I am not part of Lions Bay. I tried to get council's feedback on my second phase of my road and neither the Lions Bay office and building people, nor council would even reply to acknowledge receipt other than the Mayor's accidental acknowledgement.

I previously mentioned I had to sue the BC government and that I chose not to include Lions Bay as a co-defendent on the fire last year because they caused tens of thousands of damage. I won that case and was paid last week. I'm not afraid to protect my rights and I don't appreciate Lions Bay complaining about me to other levels of government. This is the second time this has happened. The last time was a complaint to lands and water when I improved the drinking water quality of my neighbours at my cost according to permits issued in the 1980's.

As you know, I am now a Lions Bay property owner through my ownership of the art gallery and real estate office and I want to be a good neighbour and work with council, but my request is that if you have a concern about anything that I do, that you call me and talk to me first personally before going to another level of government.

- I told them that I am supportive of you accessing and developing your six lots, but would expect some level of compensation and negotiation with the four neighbours north of Magnesia

- that I expect to proceed with phase two of my driveway and that I have had trouble getting directions from Lions Bay on who to apply to to get permission.

I want to work with council and would welcome another face to face meeting in a few weeks where you could share your concerns and I could share mine. I would request you deal with me face to face rather than going around me on future concerns.

Thank you.

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Steve Vestergaard  
CEO Destiny Media Technologies, Inc.  
Suite 750 , PO Box 11527  
650 West Georgia Street  
Vancouver, BC, V6B 4N7

604 609 7736 x222

Symbols: DSY-TSX, DSNY-OTCQX, Germany WKN 935410

>>>> Brenda

>>>> Sent from my BlackBerry device on the Rogers Wireless Network

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>

> Steve Vestergaard

> CEO Destiny Media Technologies, Inc.

> Suite 750 , PO Box 11527

> 650 West Georgia Street

> Vancouver, BC, V6B 4N7

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