



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

**REGULAR MEETING OF THE COUNCIL
OF THE VILLAGE OF LIONS BAY
HELD ON TUESDAY, MARCH 21, 2017 at 7:00 PM
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

MINUTES

In Attendance:

Council: Mayor Karl Buhr
Councillor Fred Bain
Councillor Jim Hughes
Councillor Ron McLaughlin

Staff: Chief Administrative Officer Peter DeJong
Chief Financial Officer Pamela Rooke
Public Works Manager Nai Jaffer
Office Coordinator Shawna Gilroy (Recorder)

Guests: Planning Consultant, Steven Olmstead (via Conference Call)

Delegations: 0

Public: 4

1. Call to Order

Mayor Buhr called the meeting to order at 7:00 p.m.

2. Approval of Agenda

Moved/Seconded

THAT item 8C – Verbal Updates from Councillor McLaughlin be added, and the agenda be approved as amended.

CARRIED

3. Public Participation (2 minutes per person totalling 10 minutes maximum)

None

4. Public Delegation Requests Accepted by Agenda Deadline (10 minutes maximum)

None

5. Review & Approval of Minutes of Prior Meetings

A. Regular Council Meeting – March 7, 2017

Moved/Seconded

THAT the Regular Council Meeting Minutes of March 7, 2017 be approved as circulated.

CARRIED

6. Business Arising from the Minutes

A. Trees, Views & Landscapes Committee: Tree Application #75

As a result of additional information that Council did not have an opportunity to consider, Councillor McLaughlin proposed reconsideration of the previously approved tree application #75 (445 Timbertop) from the March 7, 2017 Regular Council Meeting.

Moved/Seconded

THAT Council reconsider the matter [Item 8Di on the March 7, 2017 agenda] pursuant to section 35 of the Procedure Bylaw, and that staff bring back a report regarding Tree Application #75 to the next Regular Council Meeting.

CARRIED

Audio: 00:13

B. Follow-Up Action Items from Previous Meetings

The following items were amended or removed from the Follow-Up Action List:

- 1: change person responsible to be Karl.
- 6: change person responsible to be Staff – Volunteer Week celebration will take place on April 26th from 4:30-6:30pm.
- 7: strike item
- 8: strike item
- 9: strike item

7. Unfinished Business

None

8. Reports

A. Staff

i. Visual presentation of (incomplete) new website as at March 21, 2017

CAO DeJong presented a draft version of the new website.

Moved/Seconded

THAT the visual presentation of the new website be received for information.

CARRIED

Audio: 00:49

B. Mayor

Mayor Buhr discussed the feasibility study letter he received regarding the GVWD water supply system. CAO DeJong to ensure that the feasibility study was added to the IRR list.

C. Council

i. Verbal Updates from Councillor McLaughlin

Councillor McLaughlin provided updates on the following items:

- Seniors Directory
- Pulling Together Canoe Journey
- TransLink
- Howe Sound Clean Air Society

D. Committees

None

E. Emergency Services

i. Lions Bay Fire Rescue Monthly Report

Council reviewed the monthly Fire Rescue report.

Moved/Seconded

THAT the Lions Bay Fire Rescue monthly report be received.

CARRIED

Audio: 00:57

9. Closure of Council Meeting

Moved/Seconded

THAT the meeting be closed 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:

i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

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

b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

The meeting was closed to the public at 8:00 p.m.

The meeting was re-opened to the public at 8:24 p.m.

The CAO: Request for Decision re. CWWF Agreement was moved from the closed agenda to the open agenda under item 12A.

Audio: 01:24

10. Bylaws

A. Trees, Views & Landscapes Bylaw No. 393, 2007, Amendment Bylaw No. 518, 2017 – First, Second, Third Reading

Moved/Seconded

THAT Trees, Views and Landscapes Bylaw No. 393, 2007, Amendment Bylaw No. 518, 2017 be introduced and given three readings.

CARRIED

B. Board of Variance Bylaw No. 502, 2016, Amendment Bylaw No. 519, 2017 – First, Second, Third Reading

Moved/Seconded

THAT Board of Variance Bylaw No. 502, 2016, Amendment Bylaw No. 519, 2017 be given first, second and third reading.

CARRIED

C. Road Closure Bylaw No. 517, 2017 – First, Second, Third Reading

Moved/Seconded

THAT Road Closure Bylaw No. 517, 2017 and the Notice of Intention to Close Road, be amended to add the alternative spelling of Chrystal Falls Road (Crystal Falls Road), where applicable;

AND THAT Road Closure Bylaw No. 517, 2017 be introduced and given first, second and third reading.

CARRIED

Moved/Seconded

THAT Notice of Intention to close that portion of Chrystal Falls Road (aka Crystal Falls Road) measuring 569.3 square meters and described as “Parcel A - Road Dedicated by Plan 3149 (Chrystal Falls Road)” on the road closure plan attached as Schedule “A” to Road Closure Bylaw No. 517, 2017 be published pursuant to Section 40(3) of the *Community Charter*.

CARRIED

Moved/Seconded

THAT persons who consider they are affected by the bylaw be provided with an opportunity for to make representations to council at the regular Council meeting on April 4, 2017.

CARRIED

Moved/Seconded

THAT staff send Road Closure Bylaw No. 517, 2017, as at 3rd reading, to the Minister of Transportation and Infrastructure for approval pursuant to section 41(3) of the *Community Charter*.

CARRIED

Audio: 01:34

Planning Consultant, Steven Olmstead, joined the meeting via conference call at 8:34 p.m.

D. Zoning and Development Bylaw No. 520, 2017 – First Reading

Council reviewed the draft Zoning Bylaw with the Planning Consultant, Steven Olmstead, and his Information Report querying several items; many of which were amended prior to first reading.

Moved/Seconded

THAT Council agree to allow audience member Ian Mackie to speak before Council regarding the draft Zoning Bylaw.

CARRIED

Mr. Mackie queried the purpose of the W-1 and W-2 zones, stating his concerns that this zoning would not be effective and would only invite litigation. He suggested that the municipality place its own buoys in key locations to prevent people from anchoring their boats in these locations. He also queried how the municipality would prevent people from obtaining foreshore leases.

CAO DeJong indicated that the municipality has obtained legal advice and spoken with government officials. The W-2 zone can prohibit mooring, other than in emergencies. CAO DeJong noted that the zoning bylaw will not permit docks or wharves along the Lions Bay coastline and that this zoning will prevent people from obtaining a foreshore lease from the Province without municipal approval. The municipality will also apply for Licences of Occupation for the surface of the water in front of its beach parks and that this measure, combined with the zoning provisions, will protect the municipality's interests.

Moved/Seconded

THAT the Information Report, "Revisions to draft Zoning Bylaw and Consideration of First Reading" dated March 15, 2017 be received.

CARRIED

Moved/Seconded

THAT the recommendations in the March 15, 2017 report be endorsed, including deletion of references to community care facilities, confirmation of the wording in section 7.9.1, and that the following amendments be made to the draft bylaw:

1. THAT definitions be added as follows:

emergency mooring means mooring for

- (a) safe harbour from inclement weather or marine conditions;
- (b) repairs to a vessel;
- (c) medical purposes.

houseboat means a special type of vessel that has been designed or modified for recreational residential use.

2. THAT section 12.1.1 (a) be amended to read:

- (a) Public or private **mooring to a mooring system** for vessels 12 metres or less in length;

3. THAT subsection (e) be added to section 12.1.1 as follows:

(e) emergency mooring.

4. THAT section 12.2.1 (a) be amended to read:

- (a) **Subject to a need for emergency mooring**, no person shall anchor, moor, or permit the mooring of a vessel that is more than 12 metres in length, **or a houseboat**, for periods greater than 72 hours every 30 days;

5. THAT subsection (d) be added to section 13.1.1 as follows:

(d) emergency mooring.

6. THAT “within a building” be removed from section 10.1.1.(d)

CARRIED

Moved/Seconded

THAT Zoning and Development Bylaw No. 520, 2017 be read a first time.

CARRIED

Moved/Seconded

THAT a public information meeting regarding Zoning and Development Bylaw No. 520, 2017 as at first reading be held at 7:00 p.m. on April 6, 2017 at Broughton Hall, 400 Centre Road, Lions Bay.

CARRIED

Steven Olmstead left the meeting at 9:31 p.m.

E. Driveway Crossings Bylaw No. 521, 2017 – First, Second, Third Reading
Moved/Seconded

THAT Driveway Crossings Bylaw No. 521, 2017 be introduced and read a first, second and third time.

CARRIED

Audio: 02:42

11. Correspondence
Moved/Seconded

THAT the following actions be taken with respect to the correspondence:

- G1: Invasive Species – PW Manager to respond
- G2: VCH Population Health – no response
- G3: Canadian Poverty Reduction Strategy – no response
- G4: MLA Pimm’s First Nations Stakeholder Advisory Committee Report – staff to identify the Notice of Interest’s (NOI) in Lions Bay, if any, and report to Council in due course
- G5: Sea to Sky Highway – Mayor Buhr (and MOTI) has responded
- G6: LMLGA Call for Resolutions and Nominations – no response
- G7: Youth and Child Exploitation – no response
- G8: Boycott of Woodfibre LNG’s Environmental Assessment – no response
- R1: Filming on the North Shore – Councillor McLaughlin to respond with thanks for the email.

CARRIED

Audio: 02:49

12. New Business

A. CAO: Request for Decision re. CWWF Agreement

This item was brought forward from the closed agenda to the open agenda earlier in the meeting.

Moved/Seconded

1. THAT the CAO be authorized to execute and return the Shared Cost Agreement between the Province and the Village of Lions Bay for the Water Storage Facility project; and
2. THAT staff begin preparation of a Request for Proposal for engineering and project management of the CWWF Water Storage Facility project; and

3. THAT staff begin to prepare the necessary paperwork to process the first draw on Infrastructure Master Plan Financing Loan Authorization Bylaw No. 508, 2016 for the municipality's share of the total projected costs of the Water Storage Facility project.

CARRIED

- 13. Public Questions & Comments (2 minutes on any topic discussed in this meeting)**
None

- 14. Closed Council Meeting**
Moved/Seconded

THAT the agenda be amended to remove item 14.

CARRIED

- 15. Reporting Out From Closed Portion of Meeting**
Pursuant to instructions provided to the CAO by Council, the Village has reached an agreement to acquire the parcel of land at 63 Brunswick Beach Road for consideration of \$750,000 with conditions precedent related to the sale of the road end between 51 and 53 Brunswick Beach Road. The reason for this acquisition is because of the extraordinary circumstances of this land becoming available for purchase, land which is seen by Council as central to its long term strategy options for water supply.

- 16. Adjournment**
Moved/Seconded

THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:56 p.m.

Mayor

Corporate Officer

Date Approved by Council:	April 4, 2017
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