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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 18, 2017 at 7:00 PM  
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

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**AGENDA**

1. **Call to Order**
2. **Approval of Agenda**
3. **Public Participation (2 minutes per person totalling 10 minutes maximum)**
4. **Public Delegation Requests Accepted by Agenda Deadline (10 minutes maximum)**
5. **Review & Approval of Minutes of Prior Meetings**
  - A. Regular Council Meeting – April 4, 2017 (Page 5)  

THAT the Regular Council Meeting Minutes of April 4, 2017 be approved as circulated.
6. **Business Arising from the Minutes**
7. **Unfinished Business**
  - A. Follow-Up Action Items from Previous Meetings

#	Meeting Date	Description of Action Item	Person Responsible
1	January 10, 2017	A list outlining what Council would like to see on the Howe Sound Community Forum agenda	Karl
2	January 10, 2017	2017 Parking Plan Initiatives	Karl & Staff
3	February 7, 2017	Councillor McLaughlin to be kept up to date as the organizing contact person for the Pulling Together Canoe Journey	Ron
4	February 7, 2017	CAO to follow up with the Fire Chief on some of the items listed under incidents in the Village	Peter
5	February 21, 2017	Canada Day Celebration – begin organization	Ron
6	February 21, 2017	Volunteer Week (April 23-29) – begin organization (April 26th 4:30-6:30 in the	Staff

## Agenda – Regular Meeting of Council – April 18, 2017

Village of Lions Bay

Page 2 of 4

		Hall)	
7	March 21, 2017	CAO to ensure Metro Feasibility Study was added to the IRR list	Peter
8	March 21, 2017	Organize Public Information Meeting for Zoning Bylaw in Broughton Hall on April 6 <sup>th</sup> at 7:00pm	Peter
9	March 21, 2017	Correspondence G1: Invasive Species – PW Manager to respond	Nai
10	March 21, 2017	Correspondence 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	Peter
11	March 21, 2017	Correspondence R1: Filming on the North Shore – Councillor McLaughlin to respond with thanks for the email	Ron
12	April 4, 2017	Correspondence G3: VEX IQ Challenge – Mayor to contact family to advise of \$150 donation.	Karl
13	April 4, 2017	Correspondence G5: E-Comm 911 Board of Directors Designate 2017-18 Term – Mayor Buhr to respond	Karl
14	April 4, 2017	Correspondence R1: Leslie Nolin – Secondary Suite Fees – Mayor Buhr to respond	Karl
15	April 4, 2017	Resolutions: Event Parking Relief – CAO DeJong to communicate the parking relief to the requestor	Peter

**8. Reports**

## A. Staff

- i. CFO: Public Presentation of Budget – On Table
- ii. PWM: 2016 Annual Drinking Water Quality Report (Page 13)  
THAT the information report “2016 Drinking Water Quality Report” be received.

## B. Mayor

## C. Council

- i. Councillor McLaughlin: Thank you to ESS Volunteers – Verbal

## D. Committees

## E. Emergency Services

- i. Lions Bay Fire Rescue Monthly Report (Page 93)

**9. Resolutions****10. Bylaws**

- A. 2017-2021 Five Year Financial Plan Bylaw No. 522, 2017 – First and Second Reading (Page 95)

THAT the 2017-2021 Five Year Financial Plan Bylaw No. 502, 2017 be read a first and second time.

- B. Tax Rate Bylaw No. 523 – First and Second Reading (Page 101)

THAT the Tax Rates Bylaw No. 523, 2017 be read a first and second time.

- C. Driveway Crossings Bylaw No. 521 – Adoption (Page 105)

THAT Driveway Crossings Bylaw No. 521, 2017 be adopted.

- D. Road Closure Bylaw No. 517 – Adoption (If MOTI approval received) (Page 115)

(1) THAT Road Closure Bylaw No. 517, 2017, be adopted.

(2) THAT staff proceed with obtaining a survey for an easement on the south side of the lot to be created by the closure of the applicable portion of road (the “Lands”), in order to accommodate the stairs on the north side of 51 Brunswick Beach Road providing access to the resident around her house and providing access to both lots down to the Esplanade.

(3) THAT staff proceed with the legal steps necessary to provide for the easement and for the registration of the Lands in the Land Title Office, in the name of the Municipality.

(4) THAT staff continue to work with the resident of 51 Brunswick Beach Road regarding the clearing of the existing encroachments from the Lands and the provision of alternate arrangements for the structures and any new encroachment agreement required as a result thereof.

(5) THAT staff report back to Council on options for the intended process by which the Lands may be acquired.

- E. Building Bylaw No. 234, 1994, Amendment Bylaw No. 524, 2017 – First and Second Reading (Page 123)

THAT Building Bylaw No. 234, 1994, Amendment Bylaw No. 524, 2017 be introduced and read a first and second time.

F. Zoning and Development Bylaw No. 520, 2017 – Second Reading (Page 129)

1. THAT the Request for Decision report titled “Zoning and Development Bylaw No. 520, 2017 - Consideration of Second Reading (as amended) and Scheduling of the Public Hearing” dated April 12, 2017 be received;
2. AND THAT the recommended amendments in the April 12, 2017 report be endorsed;
3. AND THAT Zoning and Development Bylaw No. 520, 2017 be read a second time as amended;
4. AND FURTHER THAT a public hearing regarding Zoning and Development Bylaw No. 520, 2017 be held at 7:00 p.m. on Thursday, May 4, 2017 at Broughton Hall, 400 Centre Road, Lions Bay.

**11. Correspondence**

A. List of Correspondence to Thursday, April 13, 2017 (Page 181)

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

**12. New Business**

**13. Public Questions & Comments (2 minutes on any topic discussed in this meeting)**

**14. Closed Council Meeting**

THAT the meeting be closed to the public on the basis of matters to be considered under the following sections 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:

- 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;

**15. Reporting Out From Closed Portion of Meeting**

**16. Adjournment**



## 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 4, 2017 at 7:00 PM COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

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#### **MINUTES**

In Attendance:

Council: Mayor Karl Buhr  
Councillor Fred Bain  
Councillor Ron McLaughlin

Regrets: Councillor Jim Hughes

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

Delegations: 1

Public: 6

**1. Call to Order**

Mayor Buhr called the meeting to order at 7:02 p.m.

**2. Approval of Agenda**

Moved/Seconded

THAT item 8Di – Core Services Report Recommendation be added; and

THAT item 8Dii – 2017-2021 Five Year Financial Plan Recommendation be added; and

THAT item 8Diii – 2018 Lions Bay Beach Park Upgrades Recommendation be added; and

THAT item 9B – Event Parking Relief be added; and

THAT item 12A – Policy No. 1702: Temporary Use Permits for Short Term Rentals be added; and

THAT item 12B – Policy No. 1703: Community Amenity Contributions Policy be added; and

THAT sections 90(1)(i) and 90(2)(b) be added as additional grounds for closing the meeting; and

THAT the agenda be approved.

**CARRIED**

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

A. Opportunity for persons who consider they are affected by Road Closure Bylaw No. 517, 2017, to make representations to Council (Time Limit Waived)

The Mayor called 3 times for any such persons to take the opportunity to speak, but no one came forward.

B. Guillermo Schwartz

At the March 7th Council Meeting, Council passed Tree Application #75 with the proviso that the neighbour, Mr. Schwartz, could maintain the topped trees along his driveway. Recognizing that the resolution was being reconsidered, Mr. Schwartz wished to clarify whether or not he was able to proceed, noting that he hires a professional arborist to do the work and that it is done every three years at his cost. Council advised him that the matter was being reconsidered and he could stick around to find out if he liked.

*Audio: 00:10*

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

A. Mark Ignos

Mr. Ignos spoke about his tree application #75 which he was advised would never be approved. He followed the appropriate steps in order to canvass the neighbours about such application, and hired an arborist to ensure the application was reasonable. Mr. Ignos queried why Mr. Schwartz's, who did not attend the Tree Committee meeting, was allowed to speak with no notice to the applicant. Staff advised Mr. Ignos that the application which was brought before Council at the March 7<sup>th</sup> meeting did not include the arborist report, which included several recommendations which were different to what was in the application that Council had seen. Council was advised that the CAO report on this matter is further along in the meeting and the item would be discussed at that time.

*Audio: 00:28*

**5. Review & Approval of Minutes of Prior Meetings**

A. Regular Council Meeting – March 21, 2017  
 Moved/Seconded

THAT the Regular Council Meeting Minutes of March 21, 2017 be approved as circulated.

**CARRIED**

**6. Business Arising from the Minutes**

None

**7. Unfinished Business**

A. Follow-Up Action Items from Previous Meetings

The Follow-Up Action Items from Previous Meetings item was removed from the agenda due to time constraints.

Moved/Seconded

THAT the Follow-Up Action Items from Previous Meetings be tabled until next meeting.

**CARRIED**

**B. Reconsideration of Tree Application #75 – 445 Timbertop**

Council discussed at length the confusion behind Tree Application #75 and advised the applicant to re-tape the trees in question, work with staff to arrange a second Trees, Views and Landscapes Committee Meeting where the arborist, the applicant and opponents would be in attendance, and finally, resubmit a new recommendation to Council with the arborists report attached.

Moved/Seconded

THAT Council rescind its decision of March 7, 2017 and invite the applicants to work with staff to re-submit an application to top the previously topped trees on the top of the bank, adjacent to the driveway at 445 Timbertop, along with the balance of recommendations reflected in the arborist report. This should also include an ongoing maintenance requirement and deposit to cover future reductions and trimming.

THAT the issue of topping, and future maintenance requirements and deposits therefore, be sent back to staff for potential amendments to Trees, Views and Landscapes Bylaw No. 393, as amended, after consultation with the Tree Committee.

THAT, in the interim, Council implement a policy that no topping will be permitted, unless the trees in question have already been previously topped - even where previously topped, strong consideration should be given for complete removal.

**CARRIED**

*Audio: 00:52*

**8. Reports**

**A. Staff**

None

**B. Mayor**

None

**C. Council**

Councillor McLaughlin discussed the lunch options for the Pulling Together Canoe Journey. It was noted that the Canoe Journey date had been changed to Wednesday, July 12<sup>th</sup>.

*Audio: 00:58*

**D. Committees**

i. Core Services Report Recommendation

This item was brought forward from the April 4, 2017 Council Strategy Committee Meeting.

Moved/Seconded

- (1) THAT staff reorganize the General Ledger accounts to match the CSLR categories (this will enable better tracking of activities);
- (2) THAT staff review provision of boulevard vegetation management provided (would likely require change to bylaws re: maintenance of boulevards);
- (3) THAT staff review and assess level of service for trails including insurance coverage for volunteers, increased liability insurance for Village, and prepare a work program/standard of care;
- (4) THAT staff prepare for the addition of one full time equivalent employee (FTE) and truck during the 2018 budget process by adding that cost now to the 5 year financial plan; and
- (5) THAT the Core Services report be published prominently to the Village website.

**CARRIED**

*Audio: 01:01*

ii. 2017-2021 Five Year Financial Plan Recommendation

This item was brought forward from the April 4, 2017 Council Strategy Committee Meeting.

Moved/Seconded

THAT Council receive the 2017-2021 Five Year Financial Plan; and

THAT staff adjust the estimated amount to be received for the proposed sale of the Road Closure land and that the 2017-2021 Five Year Financial Plan Bylaw be brought to the April 18, 2017 Regular Council Meeting for first and second reading.

**CARRIED**

Moved/Seconded

THAT the separate Fire Protection tax rates for the 2017 Tax Rate Bylaw be removed and that the Bylaw only have tax rates for General Municipal purposes.

**CARRIED**

Moved/Seconded

THAT staff change the Property Class Multiple for Recreation/Non-Profit to equal the Residential Class Multiple for purposes of preparing the 2017 Tax Rate Bylaw.

**CARRIED**

CFO Rooke presented a verbal report comparing the Village's business tax rate to the rates of similar municipalities.

Moved/Seconded

THAT the Village's Property Tax Class Multiple for business remain unchanged for the purposes of the 2017 Tax Rate Bylaw; and

THAT staff prepare a report for Council during the 2018 budget process reviewing the Village's business tax rates and utility rates.

**CARRIED**

iii. 2018 Lions Bay Beach Park Upgrades Recommendation

This item was brought forward from the April 4, 2017 Council Strategy Committee Meeting.

Moved/Seconded

THAT staff provide a consultation plan for the future Beach Park upgrades by the June 6, 2017 Regular Council meeting and put a placeholder of \$100,000 for the 2018 budget year.

**CARRIED**

E. Emergency Services

None

*Audio: 01:10*

**9. Resolutions**

A. UBC Memorandum of Understanding

Moved/Seconded

THAT Council approve the Memorandum of Understanding (MOU) between the Village of Lions Bay and the University of British Columbia (UBC) pertaining to long-term study of the hydrology of Lions Bay's water catchments, substantively in the form reviewed and endorsed by the Infrastructure Committee;

AND FURTHER, THAT Council authorise the Mayor and the CAO/Corporate Officer to execute the MOU when it is returned for signature by UBC;

AND FURTHER THAT Council direct staff to forward the MOU to FCM's Green Municipal Fund to explore potential grant opportunities.

**CARRIED**

B. Event Parking Relief

Due to the Public Information Meeting regarding the Zoning Bylaw on April 6<sup>th</sup>, the All Candidates Meeting for the Provincial Election on April 27<sup>th</sup> and the Howe Sound Community Forum on May 5<sup>th</sup>, it has been preferred that the parking restrictions be relieved. CAO DeJong to communicate the parking relief to the requestor.

Moved/Seconded

THAT staff not enforce Parking Bylaw No. 413 during events to be held at the Broughton Hall on April 6<sup>th</sup> and 27<sup>th</sup>, 2017, both from 7-9pm and on May 5<sup>th</sup>, 2017 from 8am to 6pm, other than with respect to required clearances for fire hydrants and designated parking for emergency responders around the Klatt building.

**CARRIED**

*Audio: 01:18*

**10. Bylaws**

A. Trees, Views and Landscapes Bylaw No. 393, 2007, Amendment Bylaw No. 518, 2017 - Adoption

Moved/Seconded

THAT Trees, Views and Landscapes Bylaw No. 393, 2007, Amendment Bylaw No. 518, 2017 be adopted.

**CARRIED**

B. Board of Variance Bylaw No. 502, 2016, Amendment Bylaw No. 519, 2017 – Adoption  
 Moved/Seconded

THAT Board of Variance Bylaw No. 502, 2016, Amendment Bylaw No. 519, 2017 be adopted.

**CARRIED**

C. Driveway Crossings Bylaw No. 521, 2017 – Third Reading to be Rescinded and Re-read  
 Moved/Seconded

THAT the 3<sup>rd</sup> reading of Driveway Crossings Bylaw No. 521, 2017 be rescinded.

**CARRIED**

Moved/Seconded

THAT Driveway Crossings Bylaw No. 521, 2017 be amended in accordance with the tracked changes version attached to this report.

**CARRIED**

Section 4.1.11 was struck as it shows identically in section 6.2.

Moved/Seconded

THAT Driveway Crossings Bylaw No. 521, 2017 be re-read a 3<sup>rd</sup> time, as amended.

**CARRIED**

*Audio: 01:29*

**11. Correspondence**

Moved/Seconded

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

- G1: Update from MLA Jordan Sturdy – no response
- G2: West Vancouver Affordability Efforts – no response
- G3: Vex IQ Challenge – Mayor to contact family to advise of \$150 donation

Moved/Seconded

THAT Council endorse \$150 to the VEX IQ Team, Karen Shao and Edward Shao, towards their world VEX IQ challenge in Louisville, Kentucky and that the team send a letter back to Council with their experience.

**CARRIED**

- G4: Response from Minister re Provincial Private Moorage Program – no response
- G5: E-Comm 911 Board of Directors Designate 2017-18 Term – Mayor Buhr to respond
- R1: Leslie Nolin – Secondary Suite Fees – Mayor Buhr to respond
- R2: Marek Sredzki – Lions Bay Issues – Mayor responded, no further response

**CARRIED**

*Audio: 01:43*

**12. New Business**

**A. Policy No. 1702: Temporary Use Permits for Short Term Rentals**

Council reviewed Policy No. 1702 which will be discussed at the Public Information Meeting regarding the Zoning Bylaw on April 6, 2017.

Moved/Seconded

THAT the Information Report “Policy No. 1702: Temporary Use Permits for Short Term Rentals” be received.

**CARRIED**

**B. Policy No. 1703: Community Amenity Contributions Policy**

Council reviewed Policy No. 1703 which will be discussed at the Public Information Meeting regarding the Zoning Bylaw on April 6, 2017.

Moved/Seconded

THAT the Information Report “Policy No. 1703: Community Amenity Contributions Policy” be received.

**CARRIED**

**13. Public Questions & Comments (2 minutes on any topic discussed in this meeting)**

None

**14. Closed Council Meeting**

Moved/Seconded

THAT the meeting be closed to the public on the basis of matters to be considered under the following sections 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:

- 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

**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 9:07 p.m.*

*The meeting was re-opened to the public at 9:33 p.m.*

**15. Reporting Out From Closed Portion of Meeting**

None

**16. Adjournment**

Moved/Seconded

THAT the meeting be adjourned.

**CARRIED**

*The meeting was adjourned at 9:34 p.m.*

\_\_\_\_\_  
Mayor

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

Date Approved by Council:	
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## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

<b>Type</b>	<b>Information Report</b>		
<b>Title</b>	<b>2016 Annual Drinking Water Quality Report</b>		
<b>Author</b>	<b>Naizam Jaffer</b>	<b>Reviewed By:</b>	<b>Peter DeJong</b>
<b>Date</b>	<b>April 8, 2017</b>	<b>Version</b>	<b>1</b>
<b>Issued for</b>	<b>April 8, 2017 Regular Council Meeting</b>		

### **Recommendation:**

THAT the Information Report, "2016 Annual Drinking Water Quality Report" be received.

### **Attachments:**

(1) Village Of Lions Bay Drinking Water Quality Annual Report For 2016

### **Key Information:**

The *British Columbia Drinking Water Protection Act* and the *British Columbia Drinking Water Protection Regulation* (the "Act" and the "Regulation") mandate municipalities make public an annual report containing the results of their respective drinking water monitoring programs.

In 2016, staff conducted over 450 water sample tests from our drinking water distribution system, which were obtained from 6 sampling stations and from the two water treatment plants. Samples were tested on-site for turbidity and chlorine residual, while additional samples were sent to Vancouver Coastal Health's laboratories where it was tested for total coliform bacteria and E.coli. In addition, tests for metals and general chemistry biannually.

Key points in the report include:

- Total water consumption for the Village was 351,318 m<sup>3</sup>, an 86,115 m<sup>3</sup> decrease from the prior year
- The Village experienced 3 separate instances where the Magnesia Creek intake became blocked due to minor debris torrents resulting in a complete to partial loss of supply from this source for over 54 days
- The Village's Harvey Creek water treatment plant was disabled by a lightning strike resulting in a loss of water supply for 31 days

While the turbidity events and the lightning strike impacted our ability to provide water, it did not impact the quality of the Village's supply.

Based upon the testing results from this year's program, the Village's drinking water met the provincial requirements as outlined in the *Act* and *Regulation*.

**Follow Up Action:**

None required

**Communication Plan:**

Staff will post the Village Of Lions Bay Drinking Water Quality Annual Report For 2016 on the Village's website as required by the *Act* and the *Regulation*.



# VILLAGE OF LIONS BAY DRINKING WATER QUALITY ANNUAL REPORT

**FY 2016**

# TABLE OF CONTENTS

## Contents

INTRODUCTION _____	1
GENERAL DESCRIPTION _____	2
LICENSES _____	2
CONSUMPTION RATES _____	2
SOURCE WATER _____	4
ISSUES _____	4
CHALLENGES _____	4
TESTING & RESULTS _____	5
WATER TREATMENT _____	7
CHALLENGES & TURBIDITY EVENT RESPONSE _____	7
TESTING & RESULTS _____	8
DISTRIBUTION SYSTEM _____	9
TESTING & RESULTS _____	9
WORK PROGRAM - 2016 _____	11
WORK PROGRAM - 2017 _____	12
OPERATOR TRAINING _____	13

## Appendices

**APPENDIX A: WATER QUALITY SAMPLING SITE LOCATIONS AND TEST FREQUENCY**

**APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS**

**APPENDIX C: TURBIDITY V. CHLORINE RESIDUAL GRAPHS**

**APPENDIX D: METALS & WATER CHEMISTRY TEST RESULTS**

**APPENDIX E: BOIL WATER ADVISORIES ISSUED**

**APPENDIX F: EMERGENCY RESPONSE PLAN**

**APPENDIX G: VANCOUVER COASTAL HEALTH PERMIT TO OPERATE**

**APPENDIX H: EOCP FACILITY CLASSIFICATION**

**APPENDIX I: EOCP OPERATOR CERTIFICATES**

# INTRODUCTION

## INTRODUCTION

This report comprises the 2016 Drinking Water Quality Annual Report prepared by the Village of Lions Bay. It provides pertinent information about the Village's drinking water to support the Village's application for its annual Operating Permit, issued by the Medical Health Officer. The purpose of the report is to provide Village water consumers with drinking water sampling test results for 2016, as well as to present background information on Village-specific issues concerning water supply, treatment, and measures being taken to protect and enhance drinking water quality as per requirements under the *Drinking Water Protection Regulation* and the *Drinking Water Protection Act*.

Although the Village is a member of Metro Vancouver, its water supply is not sourced from the Greater Vancouver Water District (GVWD). The Village of Lions Bay owns and operates its own water supply, treatment, and distribution system, and has the water from its system analyzed for the presence of microbiological pathogens (and other indicator organisms), and metals by laboratories approved by the Medical Health Officer. Testing for chlorine residuals and turbidity levels are conducted by trained in-house staff.

# GENERAL DESCRIPTION

## GENERAL DESCRIPTION

The Village of Lions Bay supplies potable water to its customers via a waterworks system comprised of 2 intakes located on Harvey and Magnesia Creeks, 2 water treatment plants (which provide UV disinfection and chlorination) located downstream from the respective intakes, 5 storage tanks, 18 PRV stations, and 13 kilometers of water mains. A population of approximately 1,334 is served through 551 service connections.

## LICENSES

The Village of Lions Bay held 6 water licenses in 2016, issued by the Ministry of Environment. Of these licenses, 5 are currently being utilized. Table 1 lists the licenses and quantity of water associated with each.

**Table 1. Village Water Licenses**

License No	Imperial Quantity	Metric Quantity	Stream Name
C059405	10,000,000.00 gal/year	45,460.90000 m3/year	Magnesia Creek
C065267	4,380,000.00 gal/year	19,911.87420 m3/year	Magnesia Creek
C065316	7,300,000.00 gal/year	33,186.45700 m3/year	Magnesia Creek
C042330	18,250,000.00 gal/year	82,966.14250 m3/year	Alberta Creek *
C119916	9,125,000.00 gal/year	41,483.07125 m3/year	Harvey Creek
C119917	54,750,000.00 gal/year	248,898.42750 m3/year	Harvey Creek

\*Alberta Creek is not currently utilized by the Village

In 2016, a total volume of 351,317.76 m<sup>3</sup> of water was supplied to residents from the Magnesia and Harvey Creek surface water sources. This represents a year over year decrease of 19% when compared to 2015 and a 54.5% decrease from 2017.

**Table 2. Total Treated Water Production from Magnesia and Harvey Creek**

Year	2016	2015	2014
m3	351,318	437,433	772,301

## CONSUMPTION RATES

Summer 2016 on the south coast saw a return to average temperatures and slightly higher-than-average rainfall. As a result, the Village's Outdoor Water Use Bylaw conservation levels did not drop below the level one stage.

The Public Works Department's leak detection program identified a total of 12 private side leaks and one municipal side leak.

Table 3 provides a month by month comparison with average Village daily consumption rates (USG) and the percentage change year over year.

## GENERAL DESCRIPTION

Table 3. Average Daily Consumption Rates 2015 vs. 2016

Month	2015 (USG)	2016 (USG)	Percentage change
January	381,273	200,312	47% ↓
February	382,268	198,256	48% ↓
March	391,763	196,146	50% ↓
April	390,755	235,808	40% ↓
May	357,663	295,110	17% ↓
June	401,600	155,573	61% ↓
July	349,890	353,757	1% ↑
August	292,394	326,024	12% ↑
September	254,540	269,984	6% ↑
October	273,092	203,117	26% ↓
November	197,812	174,518	12% ↓
December	175,062	229,071	31% ↑

# SOURCE WATER

## SOURCE WATER

The Village of Lions Bay's watershed areas include Magnesia Creek drainage (421 hectares), Harvey Creek drainage (635 hectares), Alberta Creek drainage (51 hectares), and Rundle Creek drainage (20 hectares). The Village's total water supply is drawn from the Magnesia Creek and Harvey Creek watersheds. The Public Works Department is responsible for water acquisition, supply, treatment, and distribution to the Village's residents.

The Village is systematically working toward a "4-barrier" approach to mitigate source water quality issues that include the potential for waterborne disease, seasonal raw water turbidity fluctuations, and bacterial regrowth in its distribution system. The barriers are as follows: primary (UV) and secondary (chlorine) treatment, water quality monitoring (daily, weekly, and biannually), water main cleaning/flushing (biannually), and watershed protection (in progress).

## ISSUES

Adequate supply for both residential consumption and fire protection is the primary issue for the Village, as both creek flow levels vary throughout the year. Harvey Creek flow levels are the more volatile of the two, ranging from 1,279.2 gallons per minute (May 2) to 268.9 gallons per minute (October 14) entering the treatment plant in 2016. Conversely, Magnesia Creek flows appear more stable year round; however, Village crews manually limit the amount of water taken from Magnesia due to operational considerations downstream.

Between July 25 and September 02 of 2016, Public Works were able to measure the full flow of Magnesia Creek thanks to the installation of a new pressure reducing valve just upstream of the treatment plant. Over this period, high flows peaked at 998.1 gallons per minute (August 10) while low flows dropped to 211.9 gallons per minute (August 4).

## CHALLENGES

The Village draws all of its water from surface sources that are subject to fluctuating turbidity levels, and are designated as unstable terrain upslope. This fluctuation in raw water turbidity presents many challenges for the treatment of the water to ensure that turbidity and chlorine residuals throughout the entire supply system are not adversely affected. The water treatment plants are monitored remotely via a SCADA system, and are checked daily (Monday through Friday) by crews; each intake is checked at least weekly, unless safe work procedures prohibit entry to the intake road.

The watershed areas for the intakes are contained by steep, rocky, unstable terrain upslope on one side, and steep flowing creeks subject to debris torrents on the other. Access to the intakes is via narrow gravel roads which are subject to rock fall and tree throw hazards from above. Strict safe working guidelines for unstable terrain upslope prohibit crews from entering the watershed areas and water intakes if rainfall parameters are exceeded. This prevents crews from being able to investigate

## SOURCE WATER

decreased water flow or increased raw water turbidity levels during periods of heavy rain – the exact times most likely to cause either event.

In 2016 the Village of Lions Bay experienced four separate water outages, three caused by minor debris torrents which blocked the raw water intakes and one caused by a lightning strike to our Water Treatment Plant which resulted in a meltdown of some treatment plant controls. For the duration of these outages residents were put on water restrictions and kept up to date via alerts posted on the Village’s website and through an email notification system for those residents who elect to be notified in this manner.

**Table 4. 2016 Water Outages**

Start Date	Duration of outage (days)	Surface Water Supply System	Cause
<i>January 12, 2016</i>	28	Magnesia Creek	Minor debris torrent resulting in blocked intake.
<i>May 27, 2016</i>	31	Harvey Creek	Lightning strike disabled treatment plant controls.
<i>October 15, 2016</i>	11	Magnesia Creek	Minor debris torrent resulting in blocked intake.
<i>November 3, 2016</i>	15	Magnesia Creek	Minor debris torrent resulting in blocked intake.

### TESTING & RESULTS

The Village tests raw source water for turbidity from both creeks daily (work days). More extensive testing is undertaken biannually for general water chemistry, hardness, metals, and other contaminants including organic compounds. Table 5 presents the Village’s raw water turbidity test results for 2016.

**Table 5. 2016 Raw Water Turbidity Results**

	Harvey Creek	Magnesia Creek
Count	251	237
Maximum result (NTU)	3.42	8.69
Minimum result (NTU)	0.11	0.15
Average (NTU)	0.60	0.51
Number >5 NTU	0	2
Percentage > 5 NTU	0.40%	0.85%

Section 3.3 of the 2003 Guidelines for Canadian Drinking Water Quality Supporting Documentation titled “Turbidity, Criteria for Exclusion of Filtration in Waterworks Systems” contains a provision for exemption from its recommendation of filtration for all surface water supplies if the system’s average daily source water turbidity levels measured immediately prior to where disinfection is applied are around 1.0 NTU but do not exceed 5.0 NTU for more than 2 days in a 12-month period. As indicated in Table 4, raw water turbidity did not exceed 5 NTUs from Harvey Creek, and exceeded 5 NTUs twice from Magnesia Creek.

## SOURCE WATER

Elevated turbidity levels caused by debris slides and stream scouring upslope of the Village's intakes have resulted in boil water advisories issued by Vancouver Coastal Health in previous years. No boil water advisories were issued for 2016.

Appendix B contains all source raw water test results for 2016 while Appendix E contains copies of all boil water advisories issued for 2016 (none).

The Village further tests twice a year for metals and general chemistry of its treated and raw water, including hardness, pH, total suspended solids, turbidity, alkalinity, organic carbon, biochemical oxygen demand (BOD), and trihalomethanes. Appendix D contains the 2016 raw water metals and general chemistry test results.

# WATER TREATMENT

## WATER TREATMENT

The Village of Lions Bay does not have a filtration system. Raw water from Harvey and Magnesia Creek intakes is treated via a 2-stage process within their respective treatment plants – the primary stage is disinfection utilizing ultraviolet radiation (UV), and the secondary stage is chlorine injection. This 2-stage process is required because although UV is very effective at inactivating Giardia and Cryptosporidium, it does not introduce any disinfectant residual to the water, rendering it incapable of protecting the distribution system against contamination. Therefore, chlorination is used as the secondary stage of disinfection in order to establish a residual throughout the system.

The Village tests samples which are taken daily (Monday to Friday) for turbidity and chlorine residuals from 6 sampling stations located in the middle and ends of the distribution system, in addition to those taken from the 2 tanks located at the treatment plants. Once a week, further samples are taken from each of the aforementioned sites and sent to a Vancouver Coastal Health approved testing laboratory and tested for E. coli and total coliforms along with raw water samples before and after the UV reactors.

The Drinking Water Protection Regulation's water quality standards for potable water indicate that there can be no detectable E. coli per 100ml; and that total coliform bacteria samples (for more than 1 sample taken per month) must have at least 90% of samples with no detectable total coliform bacteria per 100ml and no 1 sample can have more than 10 total coliform bacteria per 100ml. No test samples taken weekly from the Village's 2 tanks or the 6 sampling stations exceeded these parameters in 2016.

## CHALLENGES & TURBIDITY EVENT RESPONSE

The challenges outlined in the Source Water Section of this report also impact the Village's water treatment plants. The performance of the primary UV treatment is affected by increased turbidity because water that has higher turbidity absorbs a significant amount of UV light, and will therefore have a correspondingly low UV transmittance (UVT) rate. The UV system automatically increases lamp intensity to counter the lower UVT. If turbidity exceeds 5 NTUs entering the plants, the UV system will send an alarm through SCADA to notify the Water Operator, and the UV reactor shuts down. During turbidity events in excess of 5 NTU, microbiological sampling and testing is increased at all sampling locations; chlorine residual sampling and testing is likewise increased; and the Village will contact Vancouver Coastal Health, who may issue a Boil Water Advisory. Appendix F contains the Village's Emergency Response Plan.

In times of severe weather, the Water Operator increases the frequency of testing and adjusts chlorine injection rates to compensate for any fluctuating chlorine demand caused by varying turbidity levels. The generally agreed minimum acceptable residual chlorine level for treated drinking water at all points in the distribution system is 0.2ppm; and the maximum is 4ppm.

# WATER TREATMENT

## TESTING & RESULTS

Table 6 presents an overview of the Village's treated water turbidity results at Harvey and Magnesia storage tanks located directly downstream of their respective treatment plants. Table 7 presents an overview of the chlorine residuals at the same storage tanks. Appendix C contains graphs of turbidity and chlorine residual test results.

**Table 6. 2016 Village Treated Water Turbidity at Tanks**

	<b>Harvey tank</b>	<b>Magnesia tank</b>
Count	251	236
Maximum NTU	4.06	2.97
Minimum NTU	0.11	0.14
Average NTU	0.67	0.47
Number >5 NTU	0	0
Percentage >5 NTU	0%	0%

**Table 7. 2016 Village Chlorine Residuals at Tanks**

	<b>Harvey tank</b>	<b>Magnesia tank</b>
Count	251	251
Maximum ppm	1.13	2.41
Minimum ppm	0.49	0.11
Average ppm	0.89	0.50
Number <0.2 ppm	0	0
Percentage <0.2 ppm	0%	0%

# DISTRIBUTION SYSTEM

## DISTRIBUTION SYSTEM

The Village of Lions Bay's distribution system serves a population of approximately 1,348 residents accounting for essentially 100% of the Village's annual water consumption. As the Village is located on a mountainside, water pressure within the Village's 13km of water mains is controlled by 18 PRV stations; 10 of which are located on the Harvey Creek supplied system, and 8 on the Magnesia Creek supplied system. These mains are constructed primarily of ductile iron (DI), however a variety of materials, including asbestos cement (AC), cast iron (CI), and PVC also exist within the Village. The oldest pipes in the Village's distribution system were installed between 1970 and 1971. Village Public Works crews are able to seamlessly switch the supply source of the water in the distribution system in the event that one source is compromised or offline, although water pressure is significantly reduced for residents of upper Sunset Drive if the Village is being supplied solely by Harvey Creek.

There are 8 storage tanks located on the system, 5 of which were in use in the potable water system in 2016. These 5 were Harvey tank (480,380 USG), Magnesia tank (120,095 USG), Phase 4 tank (24,019 USG), Phase 5 tank (30,024 USG), and the Highway tank (25,220 USG). In 2015, both Brunswick tank (42,000 USG) and Oceanview tank (100,000 USG) were filled with water to act as emergency fire reserves. These tanks do not contain potable water, and are isolated from the Village's potable water system.

In 2016, 351,318 m<sup>3</sup> or 92,808,397 US gallons of water was supplied to the Village from Magnesia and Harvey creeks through 591 service connections. This equates to a rough average of 959.8 m<sup>3</sup> or 253,575 US gallons consumed by the Village per day.

## TESTING & RESULTS

The Village tests samples which are taken daily (workdays) for turbidity and chlorine residuals from 6 sampling stations located in the middle and ends of the distribution system, in addition to those taken from the 2 tanks located at the treatment plants, to ensure all meet the generally accepted minimum residual of 0.2ppm for chlorine residual and are less than 5 NTU for turbidity. Once a week, further samples from each of the 6 sampling stations are sent to a Vancouver Coastal Health approved testing laboratory and tested for E. coli and total coliforms.

The Drinking Water Protection Regulation's water quality standards for potable water indicate that there can be no detectable E. coli per 100ml; and that total coliform bacteria samples (for more than 1 sample taken per month) must have at least 90% of samples with no detectable total coliform bacteria per 100ml and no 1 sample can have more than 10 total coliform bacteria per 100ml. No test sample results taken weekly from the Village's distribution and storage system exceeded these parameters in 2016.

## DISTRIBUTION SYSTEM

Tables 8 and 9 presents an overview of the Village's treated water turbidity results on each of the two water systems: Harvey and Magnesia. Tables 10 and 11 present an overview of the Village's chlorine residual results on the Harvey and Magnesia distribution systems respectively. Appendix A lists all sample site locations, the tests performed, and the frequency of testing at each. Appendix B contains all Village treated water test results for 2016.

**Table 8. 2016 Turbidity Results in Harvey Distribution System**

	<b>PRV-3</b>	<b>CAFÉ</b>	<b>LIONS BAY AVE</b>	<b>KELVIN GROVE</b>
Count	251	251	251	251
Maximum NTU	2.41	2.55	2.84	3.88
Minimum NTU	0.11	0.13	0.11	0.13
Average NTU	0.50	0.37	0.32	0.31
Number >5 NTU	0	0	0	0
Percentage >5 NTU	0%	0%	0%	0%

**Table 9. 2016 Turbidity Results in Magnesia Distribution System**

	<b>PRV-5</b>	<b>BRUNSWICK BEACH</b>
Count	251	251
Maximum NTU	1.79	1.44
Minimum NTU	0.12	0.14
Average NTU	0.34	0.34
Number >5 NTU	0	0
Percentage >5 NTU	0%	0%

As indicated in Tables 8 and 9 above, the Village's treated water turbidity on both distribution systems was on average less than  $\frac{1}{2}$  of 1 NTU and was not in excess of 5 NTU in any samples taken in 2016.

**Table 10. 2016 Chlorine Residual Results in Harvey Distribution System**

	<b>PRV-3</b>	<b>CAFÉ</b>	<b>LIONS BAY AVE</b>	<b>KELVIN GROVE</b>
Count	251	251	251	251
Maximum ppm	1.10	1.05	0.94	1.08
Minimum ppm	0.43	0.20	0.20	0.20
Average ppm	0.85	0.65	0.63	0.52
Number <0.2 ppm	0	0	0	0
Percentage <0.2 ppm	0%	0%	0%	0%

# DISTRIBUTION SYSTEM

**Table 11. 2016 Chlorine Residual Results in Magnesia Distribution System**

	<b>PRV-5</b>	<b>BRUNSWICK BEACH</b>
Count	251	251
Maximum ppm	1.21	1.12
Minimum ppm	0.28	0.20
Average ppm	0.83	0.62
Number <0.2 ppm	0	0
Percentage <0.2 ppm	0%	0%

As indicated in Tables 10 and 11 above, the Village's treated water chlorine residuals on both distribution systems was on average less than 1ppm; and was not below 0.2ppm in any samples taken in 2016. As indicated in the Water Treatment Section of this report, the Water Operator adjusts chlorine injection rates to compensate for any fluctuating chlorine demand caused by varying turbidity levels, and must ensure that all points in the system show minimum residuals. The generally agreed minimum acceptable residual chlorine level for treated drinking water at all points in the distribution system is 0.2ppm; the maximum is 4ppm.

Appendix C contains comparison graphs of turbidity and chlorine residual test results.

The Village further tests 10 locations twice a year for metals and general chemistry of its treated and raw water, including hardness, pH, total suspended solids, turbidity, alkalinity, organic carbon, biochemical oxygen demand (BOD), and trihalomethanes. First draw test results from samples taken in April for lead exceeded the limits set in the Guidelines for Canadian Drinking Water Quality of a maximum acceptable concentration of 0.010 mg/L measured at the tap in 1 location – at the Public Work Yard in Kelvin Grove. Given that lead test results have been consistently low in the distribution system, the most likely sources of lead found in these locations would be from lead in the private-side service lines, lead solder in plumbing, or brass fittings such as faucets. Both locations tested below the acceptable limit after flushing. In April and September, the Public Works Yard's first draw tests were above the acceptable limit but tested below the acceptable limit after flushing. Appendix D contains metals and general chemistry test results for 2016.

## **WORK PROGRAM - 2016**

In addition to the standard work program which includes system-wide flushing and leak detection, the Village's Public Works Department performed minor upgrades to 12 of the Village's pressure reducing valve (PRV) stations.

Capital upgrades funded by the New Building Canada Fund (NBCF) program included the installation of a PRV upstream of the Magnesia water treatment plant to mitigate infrastructure and safety concerns for staff working on or near this main and in the treatment plant; and the installation of a bypass at the Magnesia water treatment plant to ensure that regular maintenance or emergency work to the water

## DISTRIBUTION SYSTEM

plant can be undertaken without shutting down the entire supply system. Additional components of the NBCF grant program included road safety improvements to both access roads.

### **WORK PROGRAM - 2017**

The Village's Public Works Department will perform Village-wide hard water main flushing in April and October of 2017. This will augment the biennial leak detection program for all residences and commercial facilities throughout the Village.

Part of the NBCF grant is to install a new infiltration intake design to be retrofitted to the existing Magnesia intake to mitigate the impact of sediment debris that enters the system and reduces the amount of time staff must spend at the intake itself to manually clean out debris. The infiltration gallery could not be installed in 2016 due to above average streamflow and so will be attempted this summer during the low flow window in late August.

Further to this, the balance of the NBCF intended for the installation of an infiltration gallery at the Harvey Creek intake will be repurposed to address deficiencies discovered in the main structure of the intake weir. Approvals have been granted for this repurposing as well as an extension to the construction timelines.

Finally, the Village's application to the federal and provincial Clean Water and Wastewater program for the replacement of the Village's water storage facilities was successful. As a result, the Village has initiated preparatory research in the form of water modeling in order to determine the most suitable arrangement, location, and sizing of new potable water storage facilities in the community. It is anticipated that redundant storage facilities will be eliminated and that larger, more efficient storage facilities will be constructed in 2017.

# OPERATOR TRAINING

## OPERATOR TRAINING

The BC Drinking Water Protection Regulation outlines water system operator qualification standards. Water systems are classified by the Environmental Operators Certification Program (EOCP), based on the population served and the complexity of the system. The chief “operator(s)” of the system must, in turn, be certified by the EOCP at the matching classification level of the system. The Village’s water treatment and distribution system has been evaluated as a “Level 2” classification. The Village currently has one water distribution system operator (Alberto Urrutia) with Level 2 certification from the EOCP.

The Village recognizes the inherent value that operator education training and education provides and ensures that its operator participates annually in a variety of product orientation, workshops, and technical courses that become available annually. In 2016, the course undertaken to maintain the year’s mandatory Continuing Education Units (CEUs) was Confined Space Entry and Water Distribution II. In addition to this, two more Village Public Works employees were certified as Water Distribution 1 Operators through the EOCP.

The Village’s two water treatment facilities were assessed and classified as Class 1 water treatment plants. The Village’s lead operator, Alberto Urrutia, will begin coursework and write the certification exam in 2017 to match the treatment plants Class 1 designation.

Appendices H and I, respectively, contain the Village’s EOCP water system facility classifications and operator certifications.

## APPENDIX A: WATER QUALITY SAMPLING SITE LOCATIONS AND TEST FREQUENCY

# SAMPLE STATIONS AND TESTS

## SAMPLE STATIONS AND TESTS

Tests	Location	Source	Frequency
Chlorine Residual & Turbidity (Treated Water)	PRV-3	Harvey Creek	Daily (workdays)
	Harvey Tank	Harvey Creek	Daily (workdays)
	Lions Bay Café	Harvey Creek	Daily (workdays)
	Lions Bay Avenue	Harvey Creek	Daily (workdays)
	Kelvin Grove	Harvey Creek	Daily (workdays)
	PRV-5	Magnesia Creek	Daily (workdays)
	Magnesia Tank	Magnesia Creek	Daily (workdays)
	Brunswick Beach	Magnesia Creek	Daily (workdays)

Test	Location	Source	Frequency
Raw Water Turbidity	Harvey Intake	Harvey Creek	Daily (workdays)
	Magnesia Intake	Magnesia Creek	Daily (workdays)

Tests	Location	Source	Frequency
Treated Water Bacteriological (E. coli & total coliforms)	PRV-3	Harvey Creek	weekly
	Harvey Tank	Harvey Creek	weekly
	Lions Bay Café	Harvey Creek	weekly
	Lions Bay Avenue	Harvey Creek	weekly
	Kelvin Grove	Harvey Creek	weekly
	Harvey Raw Water	Harvey Creek	monthly
	Harvey UV Reactor	Harvey Creek	monthly
	PRV-5	Magnesia Creek	weekly
	Magnesia Tank	Magnesia Creek	weekly
	Brunswick Beach	Magnesia Creek	weekly
	Magnesia Raw Water	Magnesia Creek	monthly
	Magnesia UV Reactor	Magnesia Creek	monthly

Test	Location	Source	Frequency
Raw Water Turbidity	Harvey Intake	Harvey Creek	Daily (workdays)
	Magnesia Intake	Magnesia Creek	Daily (workdays)

## SAMPLE STATIONS AND TESTS

<b>Tests</b>	<b>Location</b>	<b>Source</b>	<b>Frequency</b>
Treated Water Metals & Chemical	Harvey Tank	Harvey Creek	2x annually
Composition	Lions Bay Café	Harvey Creek	2x annually
	Lions Bay Avenue	Harvey Creek	2x annually
	Kelvin Grove	Harvey Creek	2x annually
	Community Centre	Harvey Creek	2x annually
	Magnesia Tank	Magnesia Creek	2x annually
	Brunswick Beach	Magnesia Creek	2x annually

<b>Test</b>	<b>Location</b>	<b>Source</b>	<b>Frequency</b>
Raw Water Metals & Chemical	Harvey Intake	Harvey Creek	2x annually
Composition	Magnesia Intake	Magnesia Creek	2x annually

## APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

### Village of Lions Bay - Source Water NTU Results

	January		February		March	
	Harvey	Magnesia	Harvey	Magnesia	Harvey	Magnesia
1			0.46	0.44	0.88	0.29
2			0.29	0.46	1.23	0.75
3			0.25	0.50	0.51	0.77
4	0.11	0.23	0.37	0.60	0.4	0.39
5	0.15	0.23	0.45	0.74		
6	1.45	0.49				
7	0.64	0.30			0.39	0.34
8	0.68	0.58			1.04	0.21
9			0.95	0.64	0.48	1.73
10			0.44	0.55	1.14	4.39
11	0.46	0.30	0.62	0.30	0.59	2.00
12	0.37	N/A	0.66	0.75		
13	2.13	N/A				
14	0.38	N/A			0.65	0.76
15	0.41	N/A	0.67	0.39	0.5	0.4
16			0.66	0.53	1.04	0.54
17			0.34	0.46	0.34	0.28
18	0.58	N/A	0.88	0.45	0.55	0.24
19	0.47	N/A	0.37	0.52		
20	0.48	N/A				
21	0.97	N/A			0.77	0.37
22	3.42	N/A	0.51	0.23	0.61	1.01
23			0.31	0.28	0.61	1.14
24			0.33	0.36	0.61	0.27
25	0.94	N/A	0.73	0.32		
26	0.63	N/A	0.28	0.37		
27	0.84	N/A			0.14	0.35
28	2.59	N/A				
29	0.68	N/A	0.71	0.23	0.48	1.1
30					0.74	0.27
31					0.35	0.38

## APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

### Village of Lions Bay - Source Water NTU Results

	April		May		June	
	Harvey	Magnesia	Harvey	Magnesia	Harvey	Magnesia
1	0.41	0.52			0.19	0.44
2			0.34	0.52	0.41	0.43
3			0.67	0.33	0.30	0.48
4	0.30	0.43	0.64	0.3		
5	0.21	0.24	0.35	0.25		
6	0.62	0.47	0.34	0.22	0.82	0.91
7	1.20	0.35			0.30	0.55
8	0.63	0.31			0.34	0.54
9			0.54	0.25	0.48	0.24
10			0.37	0.19	0.41	0.28
11	0.20	0.28	0.15	0.21		
12	0.27	0.28	0.31	0.24		
13	0.17	0.20	0.36	0.35	0.33	0.16
14	0.22	0.29			0.31	0.24
15	0.21	0.25			0.18	0.32
16			0.2	0.2	0.22	0.16
17			0.32	0.48	0.32	0.46
18	0.26	0.26	0.3	0.25		
19	0.46	0.31	0.29	0.41		
20	0.28	0.45	0.26	0.25	0.55	0.36
21	0.43	0.77			0.30	0.24
22	0.70	0.37			0.46	0.20
23					0.72	0.86
24			0.88	0.24	0.37	0.43
25	0.70	0.28	0.42	0.24		
26	0.31	0.24	0.56	0.26		
27	0.33	0.26	0.32	0.5	0.27	0.19
28	0.33	0.22			0.24	0.23
29	0.43	0.27			0.20	0.24
30			0.35	0.41	0.18	0.25
31			0.35	1.55		

## APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

### Village of Lions Bay - Source Water NTU Results

	July		August		September	
	Harvey	Magnesia	Harvey	Magnesia	Harvey	Magnesia
1					0.78	0.19
2			0.40	0.21	0.64	0.31
3			0.45	0.32		
4	0.24	0.2	0.52	0.29		
5	0.36	0.16	0.53	0.29		
6	0.39	0.46			0.69	0.17
7	0.38	0.48			0.52	0.34
8	1.45	0.82	1.44	0.30	0.76	0.19
9			0.70	0.36	0.48	0.16
10			1.41	0.23		
11	0.63	0.25	0.35	0.25		
12	0.84	0.23	0.82	0.37	1.15	0.17
13	0.4	0.67			0.61	0.21
14	0.59	0.31			0.56	0.2
15	0.65	0.29	1.38	0.22	0.22	0.24
16			0.52	0.20	0.56	0.33
17			0.76	0.21		
18	0.86	1	0.25	0.19		
19	1.02	0.3	0.58	0.16	1.55	0.35
20	0.76	0.22			0.42	0.17
21	0.43	0.37			0.33	0.24
22	0.48	0.25	1.32	0.28	0.42	0.19
23			0.56	0.15	1.18	0.23
24			0.61	0.15		
25	1.26	0.23	0.47	0.18		
26	0.41	0.94	0.53	0.31	1.21	0.31
27	0.53	1.23			0.27	0.15
28	0.76	0.44			0.5	0.49
29	0.65	0.3	1.12	0.18	0.83	0.22
30			0.66	0.27	0.5	0.19
31			0.72	0.28		

## APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

### Village of Lions Bay - Source Water NTU Results

	October		November		December	
	Harvey	Magnesia	Harvey	Magnesia	Harvey	Magnesia
1			0.39	0.33	0.30	0.28
2			1.65	0.35	0.49	0.51
3	0.31	0.18	0.62	0.53		
4	1.07	0.18	2.03	0.44		
5	0.58	0.7			0.32	0.41
6	0.74	0.35			0.48	0.52
7	3.23	8.68	0.6	1.86	0.35	0.23
8			0.47	0.63	0.26	0.26
9			0.87	1.22	0.33	0.23
10			0.35	0.42		
11	1.17	0.37				
12	0.54	0.27			0.27	0.47
13	0.63	0.69			0.33	0.34
14	0.66	1.31	0.94	1.76	0.24	0.32
15			0.37	0.49	0.23	0.28
16			0.29	0.58	0.30	0.21
17	1.22	8.69	0.35	0.52		
18	0.65	1.3	0.36	0.59		
19	0.56	0.77			0.32	0.22
20	0.99	0.76			0.50	0.39
21	0.34	0.47	0.68	0.73	0.51	0.44
22			0.71	0.38	0.27	0.22
23			0.79	1.03	0.29	0.31
24	0.77	0.69	0.53	1.47		
25	0.80	0.4	0.66	0.79		
26	0.65	0.85			0.33	0.22
27	0.76	0.54				
28	1.19	0.67	0.76	0.35	0.57	0.19
29			0.65	0.28	0.49	0.55
30			0.93	0.81	0.30	0.47
31	0.4	0.61				

# APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

## Village of Lions Bay Distribution System NTU and CL<sup>2</sup> Results

Date	TREATED WATER JANUARY 2016															
	HARVEY							MAGNESIA								
	400 HAR. TANK		PRV-3		STORE/CAFÉ		LIONS BAY AVE.		KELVIN GROVE		100 MAG. TANK		PRV-5		BRUNSWICK B.	
	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)
1																
2																
3																
4	0.18	0.94	0.18	0.78	0.20	0.72	0.20	0.79	0.27	0.65	0.24	1.06	0.20	1.04	0.21	1.12
5	0.11	0.92	0.18	0.93	0.23	0.72	0.29	0.79	0.25	0.74	0.23	1.07	0.17	1.02	0.32	0.82
6	1.11	0.82	0.72	0.79	0.62	0.72	0.57	0.74	0.15	0.90	0.51	0.91	0.28	0.92	0.51	0.91
7	2.14	0.94	0.41	0.93	0.34	0.66	0.45	0.81	0.22	0.68	0.35	0.91	0.31	0.84	0.37	0.86
8	3.33	0.81	1.90	0.77	0.52	0.55	0.63	0.71	1.38	0.64	0.26	0.88	0.30	0.85	0.53	0.80
9																
10																
11	0.51	0.92	0.57	0.89	0.25	0.77	0.19	0.63	0.20	0.42	0.34	0.88	0.21	0.82	0.22	0.65
12	1.02	0.93	1.47	0.90	0.78	0.74	1.02	0.72	0.34	0.72	N/A	N/A	1.79	0.84	0.72	0.56
13	2.92	0.75	0.67	0.72	1.73	0.60	0.63	0.71	0.14	0.56	N/A	N/A	0.76	0.80	0.29	0.63
14	0.65	0.95	0.74	0.93	0.60	0.63	0.40	0.69	0.77	0.57	N/A	N/A	0.43	0.78	0.41	0.57
15	0.48	0.95	0.57	0.92	0.38	0.71	0.28	0.57	0.75	0.41	N/A	N/A	0.63	0.93	0.24	0.56
16																
17																
18	0.35	1.06	0.59	1.03	0.36	0.79	0.25	0.84	0.42	0.69	N/A	N/A	0.35	0.98	0.25	0.55
19	2.23	1.10	1.42	1.07	0.55	0.78	0.86	0.79	0.25	0.65	N/A	N/A	0.33	1.00	0.30	0.70
20	1.23	1.06	1.88	1.03	1.05	0.77	0.99	0.77	0.24	0.74	N/A	N/A	0.79	0.94	0.43	0.62
21	0.92	1.08	0.31	1.05	0.92	0.75	0.61	0.76	0.46	0.64	N/A	N/A	0.21	0.95	0.32	0.63
22	0.93	0.93	0.90	0.90	0.72	0.72	0.74	0.74	0.66	0.66	N/A	N/A	0.80	0.91	0.25	0.64
23																
24																
25	0.53	0.95	1.15	0.91	0.41	0.72	0.40	0.56	0.58	0.35	N/A	N/A	0.49	0.80	0.29	0.41
26	0.62	0.98	0.56	0.95	0.38	0.77	0.73	0.86	0.52	0.55	N/A	N/A	0.92	0.88	0.83	0.35
27	3.40	0.94	1.79	0.90	1.23	0.69	1.48	0.71	0.42	0.63	N/A	N/A	0.92	0.81	0.54	0.38
28	1.74	0.83	2.18	0.80	1.47	0.63	1.17	0.83	0.35	0.61	N/A	N/A	1.72	0.78	0.49	0.41
29	1.46	0.85	1.28	0.82	0.74	0.56	0.50	0.66	0.70	0.53	N/A	N/A	0.81	0.70	0.46	0.43
30																
31																

# APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

## Village of Lions Bay Distribution System NTU and CL<sup>2</sup> Results

Date		TREATED WATER FEBRUARY 2016															
		HARVEY						MAGNESIA									
		400 HAR. TANK		PRV-3		STORE/CAFÉ		LIONS BAY AVE.		KELVIN GROVE		100 MAG. TANK		PRV-5		BRUNSWICK B.	
Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)
1	0.32	0.91	0.47	0.87	0.34	0.68	0.41	0.52	0.37	0.36	0.67	1.08	0.52	0.86	0.42	0.25	
2	0.88	1.02	0.51	0.99	0.48	0.74	0.46	0.71	0.35	0.61	1.09	1.07	0.30	0.88	0.29	0.41	
3	0.59	1.08	0.82	1.05	0.60	0.83	0.52	0.73	0.45	0.65	1.08	1.26	0.67	0.97	0.36	0.50	
4	0.71	1.08	0.63	1.05	0.49	0.94	0.37	0.80	0.27	0.87	0.71	1.26	0.26	1.00	0.22	0.49	
5	1.94	1.06	1.05	1.03	0.71	0.83	1.17	0.86	0.24	0.79	1.48	1.29	1.07	0.96	0.35	0.52	
6																	
7																	
8																	
9	0.23	0.97	0.32	0.93	0.26	0.73	0.19	0.69	0.18	0.41	0.65	1.17	0.57	0.85	0.21	0.48	
10	0.42	0.91	0.46	0.88	0.25	0.68	0.82	0.72	0.39	0.57	0.37	1.23	0.30	1.21	0.22	0.45	
11	1.01	0.83	0.41	0.79	0.48	0.61	0.87	0.71	0.19	0.58	0.90	1.07	0.44	1.10	0.18	0.53	
12	0.98	0.95	1.44	0.84	0.64	0.75	0.59	0.69	0.29	0.58	0.57	1.09	0.48	1.05	0.71	0.87	
13																	
14																	
15	0.20	0.92	0.28	0.89	0.19	0.63	0.23	0.65	0.17	0.44	1.42	1.00	0.39	1.01	0.35	0.75	
16	3.03	0.88	0.51	0.85	0.57	0.64	0.37	0.61	0.28	0.58	0.69	0.86	0.53	0.85	0.46	0.62	
17	0.31	0.86	0.34	0.82	0.34	0.63	0.32	0.68	0.57	0.47	0.51	0.73	0.64	0.62	0.31	0.71	
18	2.18	0.96	1.27	0.94	0.51	0.66	0.84	0.74	0.45	0.54	0.38	0.74	0.30	0.66	0.36	0.70	
19	3.13	0.84	1.36	0.81	0.96	0.61	0.80	0.73	0.47	0.73	0.61	0.72	0.88	0.69	0.30	0.53	
20																	
21																	
22	0.35	0.91	0.25	0.87	0.17	0.61	0.16	0.72	0.29	0.26	0.29	0.96	0.29	0.95	0.26	0.48	
23	0.21	0.93	0.29	0.90	0.24	0.69	0.20	0.81	0.21	0.54	0.40	1.13	0.35	1.06	0.42	0.68	
24	4.06	1.03	0.68	1.00	0.77	0.72	0.54	0.86	0.66	0.52	0.29	1.10	0.24	1.04	0.35	0.72	
25	0.57	1.01	0.23	0.98	0.31	0.82	0.35	0.90	0.25	0.62	0.29	1.09	0.32	1.04	0.29	0.79	
26	1.21	1.04	2.09	1.02	0.80	0.85	0.41	0.94	0.40	0.91	1.11	1.05	0.64	1.05	0.41	0.89	
27																	
28																	
29	0.36	0.91	0.32	0.87	0.26	0.65	0.25	0.84	0.18	0.66	0.41	0.98	0.21	0.91	0.29	0.77	

# APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

## Village of Lions Bay Distribution System NTU and Cl<sup>2</sup> Results

Date		TREATED WATER MARCH 2016															
		HARVEY						MAGNESIA									
		400 HAR. TANK		PRV-3		STORE/CAFÉ		LIONS BAY AVE.		KELVIN GROVE		100 MAG. TANK		PRV-5		BRUNSWICK B.	
Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)
1	0.62	0.94	0.75	0.91	0.27	0.68	1.05	0.72	0.19	0.81	0.31	0.88	0.49	0.89	0.37	0.83	
2	3.61	0.81	2.41	0.77	1.16	0.57	1.26	0.69	0.19	0.54	0.64	0.77	0.28	0.75	0.45	0.78	
3	0.78	0.78	1.03	0.74	0.32	0.52	0.66	0.57	0.21	0.61	0.59	0.77	0.54	0.62	0.32	0.72	
4	0.41	0.84	0.67	0.89	0.26	0.57	0.31	0.55	0.22	0.50	0.35	0.67	0.31	0.60	0.23	0.60	
5																	
6																	
7	0.30	1.04	0.27	1.02	0.23	0.73	0.40	0.66	0.25	0.31	0.36	0.75	0.56	0.67	0.24	0.39	
8	2.03	0.81	0.85	0.77	1.36	0.74	0.49	0.73	0.50	0.73	0.87	0.86	0.38	0.74	0.43	0.45	
9	0.48	1.04	0.73	1.01	0.30	0.76	0.25	0.71	0.24	0.75	2.97	0.99	0.43	0.90	0.40	0.47	
10	0.44	0.91	0.61	0.87	0.27	0.82	0.20	0.78	0.21	0.69	0.69	1.02	0.41	0.93	0.31	0.44	
11	2.36	0.85	1.12	0.82	0.98	0.65	0.63	0.74	0.22	0.66	1.12	0.89	0.78	0.83	0.53	0.61	
12																	
13																	
14	1.19	0.98	0.41	0.95	0.42	0.72	0.28	0.72	0.23	0.43	0.72	1.00	0.54	0.93	0.54	0.59	
15	1.53	1.00	1.16	0.97	0.64	0.75	0.68	0.74	0.40	0.60	0.76	0.99	0.49	0.92	0.49	0.69	
16	3.94	1.03	0.47	0.99	0.59	0.86	0.84	0.79	0.22	0.53	0.80	1.01	0.92	0.91	0.49	0.75	
17	1.44	0.99	0.51	0.96	0.56	0.81	0.23	0.80	0.22	0.67	0.43	0.96	0.42	0.92	0.40	0.71	
18	1.18	0.98	0.95	0.95	0.29	0.73	0.24	0.79	0.31	0.66	0.47	0.97	0.36	0.89	0.60	0.73	
19																	
20																	
21	0.31	0.99	0.28	0.95	0.33	0.81	0.21	0.79	0.57	0.76	0.33	0.92	0.32	0.85	0.39	0.88	
22	0.51	0.82	0.95	0.78	0.58	0.64	0.46	0.77	0.24	0.85	0.86	0.91	0.47	0.89	0.66	0.68	
23	0.87	0.84	0.85	0.80	0.67	0.62	0.39	0.67	0.85	0.66	0.20	0.91	0.87	0.83	0.78	0.67	
24	0.33	0.80	0.22	0.71	0.19	0.54	0.18	0.54	0.17	0.51	0.24	0.94	0.23	0.84	0.37	0.67	
25																	
26																	
27	0.28	0.68	0.22	0.72	0.21	0.61	0.20	0.50	0.29	0.34	0.22	1.12	0.19	0.99	0.22	0.72	
28																	
29	0.18	0.80	0.30	0.76	0.17	0.68	0.16	0.59	0.14	0.46	0.63	1.13	0.26	1.07	0.24	0.83	
30	0.48	0.85	0.30	0.82	0.34	0.68	0.31	0.57	0.26	0.56	0.43	1.02	0.46	0.95	0.30	0.86	
31	0.22	0.93	0.31	0.89	0.26	0.78	0.18	0.68	0.64	0.75	0.40	0.96	0.29	0.89	0.55	0.88	

# APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

## Village of Lions Bay Distribution System NTU and CL<sup>2</sup> Results

Date		TREATED WATER APRIL 2016																
		HARVEY						MAGNESIA										
		400 HAR. TANK		PRV-3		STORE/CAFÉ		LIONS BAY AVE.		KELVIN GROVE		100 MAG. TANK		PRV-5		BRUNSWICK B.		
Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	
1	1.27	0.90	1.20	0.69	2.55	0.75	0.81	0.69	0.28	0.69	0.60	0.91	0.69	0.87	0.49	0.83		
2																		
3																		
4	0.34	0.95	0.25	0.91	0.20	0.83	0.80	0.23	0.22	0.63	0.42	0.71	0.39	0.67	0.25	0.52		
5	0.30	0.99	0.24	0.96	0.39	0.76	0.77	0.19	0.25	0.64	0.29	0.83	0.25	0.69	0.31	0.50		
6	1.09	1.03	0.54	0.99	0.32	0.79	0.69	0.30	0.21	0.70	0.45	0.93	0.51	0.83	0.35	0.49		
7	1.79	0.92	0.51	0.88	0.27	0.76	0.73	0.21	0.21	0.81	0.30	0.98	0.31	0.89	0.35	0.63		
8	1.66	0.93	1.00	0.90	0.36	0.79	0.77	0.31	0.18	0.89	0.34	1.08	0.48	0.97	0.46	0.66		
9																		
10																		
11	0.20	0.95	0.21	0.92	0.19	0.77	0.69	0.32	0.19	0.73	0.30	1.12	0.26	1.04	0.35	0.92		
12	0.18	0.96	0.31	0.88	0.25	0.77	0.68	0.15	0.24	0.63	0.32	1.21	0.24	1.11	0.23	0.86		
13	0.23	0.97	0.22	0.90	0.79	0.78	0.65	0.14	0.27	0.55	0.28	1.09	0.23	1.00	0.22	0.82		
14	0.21	0.96	0.20	1.00	0.19	0.80	0.57	0.19	0.17	0.62	0.20	1.10	0.18	1.05	0.22	0.88		
15	0.18	1.01	0.17	0.95	0.20	0.80	0.61	0.13	0.17	0.63	0.18	1.09	0.17	1.00	0.21	0.80		
16																		
17																		
18	0.17	1.02	0.35	0.98	0.22	0.82	0.85	0.19	0.23	0.69	0.25	0.89	0.16	0.84	0.22	0.83		
19	0.24	0.84	0.53	0.80	0.24	0.71	0.76	0.38	0.48	0.88	0.30	0.94	0.29	0.89	0.31	0.73		
20	0.25	0.92	0.22	0.82	0.15	0.63	0.73	0.11	1.91	0.66	0.24	0.94	0.21	0.89	0.34	0.77		
21	0.27	0.84	0.36	0.81	0.33	0.60	0.64	0.20	0.77	0.61	0.42	0.90	0.27	0.81	0.24	0.73		
22	0.64	0.74	0.58	0.71	0.25	0.52	0.53	0.21	0.63	0.47	0.39	0.84	0.27	0.74	0.31	0.75		
23																		
24																		
25	0.23	0.86	0.57	0.83	0.20	0.60	0.41	0.16	0.25	0.30	0.32	0.93	0.24	0.77	0.25	0.55		
26	0.22	1.03	0.28	1.00	0.30	0.74	0.61	0.20	0.24	0.88	0.35	0.91	0.24	0.84	0.31	0.59		
27	0.24	1.09	0.41	1.05	0.31	0.86	0.92	0.23	0.20	0.69	0.35	0.94	0.26	0.84	0.29	0.60		
28	0.21	1.11	0.31	1.07	0.20	0.85	0.84	0.16	0.24	0.74	0.31	0.97	0.21	0.92	0.29	0.59		
29	0.25	1.00	0.35	0.97	0.33	0.51	0.89	0.16	0.43	0.83	0.32	1.01	0.21	0.93	0.22	0.81		
30																		

# APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

## Village of Lions Bay Distribution System NTU and CL<sup>2</sup> Results

Date		TREATED WATER MAY 2016																	
		HARVEY									MAGNESIA								
		400 HAR. TANK		PRV-3		STORE/CAFÉ		LIONS BAY AVE.		KELVIN GROVE		100 MAG. TANK		PRV-5		BRUNSWICK B.			
Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)		
1																			
2	0.21	0.87	0.26	0.84	0.32	0.52	0.78	0.22	0.28	0.28	0.62	0.18	0.89	0.18	0.87	0.24	0.76		
3	1.35	0.84	0.37	0.80	0.22	0.57	0.68	0.24	0.52	0.52	0.64	0.31	0.96	0.21	0.89	0.24	0.79		
4	0.34	0.64	0.24	0.60	0.27	0.45	0.59	0.21	0.19	0.19	0.47	0.32	0.95	0.28	0.87	0.28	0.75		
5	0.22	0.78	0.42	0.74	0.20	0.56	0.52	0.21	0.21	0.21	0.38	0.32	0.97	0.20	0.85	0.21	0.75		
6	0.27	0.93	0.27	0.89	0.65	0.62	0.53	0.20	0.15	0.15	0.38	0.24	0.95	0.18	0.85	0.26	0.74		
7																			
8																			
9	0.15	1.05	0.18	1.02	0.24	0.60	0.89	0.25	0.19	0.19	0.53	0.22	1.00	0.19	0.97	0.23	0.75		
10	0.20	1.04	0.24	1.01	0.20	0.77	0.91	0.27	0.20	0.20	0.54	0.23	0.96	0.17	0.89	0.20	0.74		
11	0.11	1.03	0.11	1.01	0.15	0.66	0.82	0.14	0.14	0.14	0.81	0.16	0.88	0.13	0.81	0.16	0.75		
12	0.15	0.95	0.30	0.92	0.29	0.77	0.76	0.16	0.25	0.25	0.56	0.24	0.79	0.17	0.67	0.29	0.64		
13	0.21	0.96	0.26	0.93	0.44	0.65	0.75	0.16	0.19	0.19	0.64	0.49	0.87	0.44	0.82	0.72	0.62		
14																			
15																			
16	0.19	0.90	0.30	0.86	0.45	0.58	0.71	0.23	0.15	0.15	0.49	0.23	1.01	0.26	0.91	0.34	0.63		
17	0.25	0.93	0.20	0.84	0.20	0.71	0.73	0.17	0.23	0.23	0.46	0.50	1.08	0.23	0.91	0.37	1.04		
18	0.34	0.88	0.21	0.84	0.27	0.69	0.79	0.24	0.18	0.18	0.43	0.26	1.04	0.36	0.95	0.34	0.82		
19	0.41	0.91	0.17	0.87	0.13	0.70	0.70	0.17	0.29	0.29	0.46	0.26	0.96	0.28	0.95	0.21	0.85		
20	0.19	0.90	0.16	0.85	0.28	0.63	0.65	0.19	0.17	0.17	0.51	0.21	0.96	0.20	0.87	0.26	0.75		
21																			
22																			
23																			
24	0.21	0.89	0.20	0.85	0.18	0.68	0.72	0.12	0.18	0.18	0.41	0.24	0.87	0.24	0.84	0.28	0.73		
25	0.20	0.93	0.27	0.88	0.20	0.72	0.80	0.37	0.16	0.16	0.58	0.14	0.82	0.23	0.76	0.20	0.69		
26	0.27	0.92	0.62	0.88	0.31	0.75	0.72	0.18	0.19	0.19	0.60	0.53	0.71	0.26	0.68	0.26	0.68		
27	0.19	0.87	0.30	0.83	0.25	0.71	0.71	0.16	0.14	0.14	0.53	0.18	0.68	0.24	0.62	0.21	0.56		
28																			
29																			
30	0.34	0.70	0.36	0.59	0.33	0.46	0.40	0.14	0.21	0.21	0.21	0.28	0.55	0.35	0.49	0.16	0.45		
31	0.25	0.76	0.23	0.72	0.30	0.53	0.40	0.17	0.18	0.18	0.20	0.20	0.55	0.19	0.62	0.19	0.29		

# APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

## Village of Lions Bay Distribution System NTU and CL<sup>2</sup> Results

Date		TREATED WATER JUNE 2016															
		HARVEY						MAGNESIA									
		400 HAR. TANK		PRV-3		STORE/CAFÉ		LIONS BAY AVE.		KELVIN GROVE		100 MAG. TANK		PRV-5		BRUNSWICK B.	
Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)
1	0.56	0.87	0.76	0.82	0.66	0.57	0.42	0.18	0.42	0.20	0.29	0.27	0.67	0.40	0.70	0.21	0.34
2	0.23	0.78	0.26	0.77	0.28	0.60	0.55	0.16	0.36	0.40	0.36	0.56	0.59	0.27	0.74	0.45	0.47
3	0.23	0.87	0.47	0.83	0.28	0.58	0.57	0.15	0.40	0.28	0.40	0.25	0.68	0.18	0.70	0.29	0.41
4																	
5																	
6	0.26	0.87	0.35	0.82	0.23	0.57	0.70	0.20	0.42	0.21	0.42	0.35	0.64	0.26	0.76	0.16	0.42
7	0.21	0.91	0.27	0.87	0.26	0.66	0.70	0.22	0.42	0.27	0.42	0.32	0.73	0.19	0.78	0.14	0.55
8	0.36	0.90	0.15	0.87	0.39	0.59	0.79	0.24	0.41	0.20	0.41	0.27	0.78	0.26	0.78	0.24	0.53
9	0.23	0.88	0.27	0.84	0.20	0.67	0.63	0.20	0.46	0.17	0.46	0.21	0.95	0.26	0.79	0.18	0.53
10	0.32	0.94	0.29	0.92	0.24	0.69	0.76	0.24	0.51	0.27	0.51	0.27	1.07	0.32	0.96	0.40	0.62
11																	
12																	
13	0.17	0.84	0.29	0.80	0.44	0.58	0.55	0.16	0.42	0.19	0.42	0.18	1.04	0.18	0.98	0.17	0.81
14	0.15	0.87	0.34	0.85	0.21	0.57	0.54	0.20	0.41	0.30	0.41	0.37	1.09	0.71	0.99	0.18	0.85
15	0.20	0.78	0.44	0.76	0.19	0.59	0.51	0.16	0.48	0.17	0.48	0.31	1.06	0.25	1.04	0.18	0.88
16	0.25	0.71	0.54	0.67	0.23	0.48	0.52	0.14	0.47	0.14	0.47	0.20	1.02	0.18	0.98	0.17	0.82
17	0.21	0.69	0.31	0.67	0.20	0.44	0.41	0.15	0.32	0.13	0.32	0.33	1.08	0.22	1.03	0.21	0.80
18																	
19																	
20	0.18	0.74	0.20	0.70	0.23	0.45	0.54	0.20	0.23	0.14	0.23	0.43	1.02	0.22	0.93	0.21	0.80
21	0.14	0.72	0.48	0.68	0.19	0.55	0.51	0.17	0.42	0.14	0.42	0.22	1.01	0.25	0.91	0.20	0.78
22	0.18	0.73	0.39	0.69	0.30	0.47	0.58	0.25	0.30	0.14	0.30	0.25	1.01	0.17	0.96	0.17	0.77
23	0.16	0.81	0.32	0.76	0.24	0.60	0.56	0.21	0.32	0.18	0.32	0.39	1.06	0.23	1.00	0.20	0.79
24	0.50	0.67	0.54	0.63	0.28	0.43	0.53	0.31	0.39	0.15	0.39	0.43	1.01	0.32	0.94	0.30	0.78
25																	
26																	
27	0.22	0.65	0.22	0.73	0.26	0.54	0.56	0.24	0.48	0.42	0.48	0.33	1.03	0.31	0.93	0.29	0.64
28	0.20	0.66	0.24	0.60	0.23	0.43	0.36	0.24	0.73	0.18	0.73	0.17	0.90	0.25	0.81	0.27	0.65
29	0.16	0.91	0.22	0.74	0.34	0.37	0.49	0.38	0.42	1.67	0.42	0.38	0.81	0.40	0.58	0.26	0.69
30	0.20	0.75	0.27	0.81	0.22	0.34	0.56	0.23	0.49	0.58	0.49	0.27	0.74	0.25	0.72	0.34	0.51

# APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

## Village of Lions Bay Distribution System NTU and CL<sup>2</sup> Results

Date		TREATED WATER JULY 2016																
		HARVEY						MAGNESIA										
		400 HAR. TANK		PRV-3		STORE/CAFÉ		LIONS BAY AVE.		KELVIN GROVE		100 MAG. TANK		PRV-5		BRUNSWICK B.		
Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	
1																		
2																		
3																		
4	0.22	0.90	0.24	0.87	0.19	0.72	0.76	0.18	0.76	0.19	0.37	0.25	0.89	0.19	0.90	0.24	0.75	
5	0.19	0.82	0.33	0.79	0.42	0.66	0.70	0.15	0.70	0.18	0.51	0.29	0.89	0.17	0.85	0.21	0.69	
6	0.15	0.93	0.18	0.89	0.20	0.72	0.76	0.17	0.76	0.24	0.49	0.43	0.92	0.18	0.91	0.24	0.64	
7	0.15	0.88	0.24	0.85	0.22	0.67	0.74	0.13	0.74	0.19	0.52	0.20	0.96	0.37	0.89	0.20	0.71	
8	0.51	0.73	0.27	0.70	0.27	0.61	0.69	0.19	0.69	0.20	0.54	0.42	0.90	0.30	0.86	0.32	0.68	
9																		
10																		
11	0.46	0.61	0.48	0.56	0.27	0.26	0.23	0.26	0.23	0.68	0.46	0.43	0.67	0.35	0.56	0.33	0.30	
12	1.18	0.74	1.61	0.71	0.25	0.40	0.21	0.22	0.21	0.20	0.37	0.54	1.03	0.28	0.93	0.34	0.20	
13	0.51	0.87	0.76	0.83	0.25	0.54	0.51	0.27	0.51	0.19	0.27	0.60	1.07	0.33	1.09	0.26	0.47	
14	1.49	0.98	0.50	0.95	0.22	0.73	0.64	0.23	0.64	0.30	0.42	0.25	1.01	0.22	1.00	0.25	0.71	
15	1.06	0.90	0.44	0.86	0.31	0.55	0.79	0.20	0.79	0.20	0.37	0.29	0.87	0.21	0.86	0.22	0.72	
16																		
17																		
18	0.24	1.07	0.22	1.04	0.22	0.66	0.93	0.18	0.93	0.17	0.48	0.43	0.92	0.20	0.85	0.19	0.55	
19	1.40	0.98	0.51	0.96	0.19	0.75	0.88	0.35	0.88	0.17	0.55	0.31	0.92	0.22	0.89	0.31	0.57	
20	1.73	0.89	0.56	0.85	0.22	0.68	0.78	0.17	0.78	0.18	0.53	0.28	0.88	0.24	0.84	0.24	0.66	
21	0.20	0.90	0.33	0.87	0.16	0.71	0.72	0.22	0.72	0.15	0.44	0.64	0.92	0.25	0.88	0.25	0.63	
22	0.17	0.79	0.27	0.75	0.22	0.69	0.67	0.21	0.67	0.23	0.43	0.27	0.88	0.23	0.88	0.27	0.67	
23																		
24																		
25	0.25	0.85	0.18	0.81	0.28	0.64	0.71	0.20	0.71	0.30	0.40	0.17	0.91	0.15	0.86	0.19	0.70	
26	0.21	0.83	0.29	0.79	0.19	0.63	0.68	0.13	0.68	0.17	0.45	0.24	0.89	0.15	0.89	0.17	0.76	
27	0.16	0.84	0.33	0.81	0.63	0.59	0.74	0.23	0.74	0.21	0.44	1.11	0.76	0.81	0.73	0.31	0.68	
28	0.74	0.89	0.19	0.85	0.16	0.63	0.69	0.16	0.69	0.17	0.47	0.75	0.90	0.62	0.86	0.95	0.54	
29	0.77	0.83	0.20	0.80	0.25	0.68	0.71	0.21	0.71	0.17	0.43	0.40	0.99	0.29	0.95	0.48	0.70	
30																		
31																		

# APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

## Village of Lions Bay Distribution System NTU and Cl<sup>2</sup> Results

Date	TREATED WATER AUGUST 2016															
	HARVEY							MAGNESIA								
	400 HAR. TANK		PRV-3		STORE/CAFÉ		LIONS BAY AVE.		KELVIN GROVE		100 MAG. TANK		PRV-5		BRUNSWICK B.	
	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)
1																
2	0.31	0.82	0.21	0.79	0.15	0.65	0.13	0.67	0.13	0.36	0.21	1.08	0.23	1.09	0.22	0.81
3	0.18	0.76	0.21	0.72	0.18	0.66	0.16	0.68	0.16	0.45	0.31	1.00	0.21	1.04	0.27	0.81
4	0.20	0.84	0.26	0.80	0.20	0.60	0.18	0.62	0.25	0.46	0.24	0.95	0.23	0.92	0.29	0.77
5	0.57	0.84	0.17	0.81	0.18	0.60	0.14	0.62	0.15	0.46	0.25	0.88	0.19	0.81	0.41	0.71
6																
7																
8	0.30	0.88	0.34	0.85	0.29	0.62	0.14	0.75	0.15	0.46	0.34	0.79	0.21	0.80	0.68	0.68
9	0.17	0.90	0.28	0.86	0.22	0.66	0.17	0.71	0.16	0.52	0.26	0.75	0.17	0.77	0.59	0.57
10	0.75	0.88	0.33	0.85	0.20	0.68	0.22	0.78	0.26	0.56	0.38	0.79	0.21	0.77	0.26	0.60
11	0.30	0.85	0.28	0.79	0.25	0.77	0.16	0.70	0.34	0.64	0.30	0.90	0.29	0.80	0.33	0.53
12	0.51	0.90	0.54	0.86	0.29	0.72	0.22	0.71	0.21	0.60	0.26	0.88	0.26	0.85	0.25	0.63
13																
14																
15	0.25	0.89	0.16	0.85	0.16	0.68	0.16	0.74	0.15	0.58	0.22	0.90	0.19	0.86	0.27	0.72
16	0.18	0.80	0.14	0.77	0.16	0.60	0.13	0.69	0.30	0.54	0.17	1.02	0.30	0.90	0.30	0.75
17	0.17	0.84	0.21	0.81	0.14	0.66	0.20	0.74	0.16	0.53	0.20	1.01	0.22	1.01	0.28	0.75
18	0.17	0.95	0.17	0.93	0.19	0.66	0.16	0.70	0.15	0.53	0.26	0.83	0.18	0.85	0.22	0.82
19	0.16	1.09	0.27	1.06	0.18	0.87	0.13	0.85	0.14	0.73	0.28	0.85	0.22	0.80	0.27	0.75
20																
21																
22	0.15	0.97	0.24	0.93	0.20	0.76	0.29	0.83	0.15	0.64	0.19	0.71	0.16	0.70	0.22	0.63
23	0.12	0.94	0.18	0.90	0.15	0.72	0.13	0.78	0.15	0.67	0.20	0.70	0.23	0.63	0.22	0.55
24	0.11	0.90	0.33	0.87	0.22	0.76	0.13	0.77	0.13	0.62	0.22	0.78	0.15	0.76	0.25	0.53
25	0.12	0.96	0.18	0.93	0.13	0.75	0.20	0.78	0.13	0.66	0.16	0.81	0.20	0.77	0.19	0.61
26	0.17	0.88	0.13	0.85	0.19	0.71	0.12	0.80	0.13	0.62	0.24	0.82	0.21	0.76	0.30	0.57
27																
28																
29	0.23	0.78	0.18	0.74	0.17	0.60	0.12	0.71	0.13	0.50	0.19	0.79	0.21	0.75	0.29	0.51
30	0.16	0.81	0.53	0.77	0.44	0.69	0.13	0.63	0.15	0.54	0.23	0.85	0.27	0.77	0.28	0.55
31	0.17	0.87	0.17	0.84	0.34	0.68	0.18	0.73	0.15	0.51	0.17	0.86	0.17	0.91	0.26	0.55

# APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

## Village of Lions Bay Distribution System NTU and CL<sup>2</sup> Results

Date		TREATED WATER SEPTEMBER 2016															
		HARVEY						MAGNESIA									
		400 HAR. TANK		PRV-3		STORE/CAFÉ		LIONS BAY AVE.		KELVIN GROVE		100 MAG. TANK		PRV-5		BRUNSWICK B.	
Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)
1	0.30	0.87	0.44	0.83	0.23	0.63	0.15	0.69	0.16	0.52	0.30	0.90	0.19	0.80	0.27	0.59	
2	0.18	0.75	0.28	0.72	0.19	0.59	0.15	0.64	0.17	0.47	0.30	0.92	0.17	0.83	0.30	0.55	
3																	
4																	
5																	
6	0.16	0.80	0.18	0.76	0.38	0.62	0.14	0.47	0.13	0.21	0.17	0.96	0.29	0.87	0.20	0.61	
7	0.18	0.84	0.24	0.81	0.23	0.60	0.15	0.59	0.13	0.47	0.33	0.93	0.16	0.88	0.21	0.65	
8	0.22	0.82	0.22	0.79	0.32	0.70	0.20	0.56	0.15	0.63	0.17	0.86	0.17	0.82	0.27	0.65	
9	0.17	0.94	0.18	0.89	0.18	0.71	0.13	0.62	0.29	0.50	0.14	0.87	0.17	0.81	0.20	0.63	
10																	
11																	
12	0.15	1.12	0.18	1.10	0.15	0.85	0.12	0.91	0.13	0.55	0.14	0.88	0.14	0.84	0.23	0.61	
13	0.15	1.03	0.32	1.01	0.18	0.93	0.14	0.92	0.18	0.69	0.14	0.93	0.41	0.87	0.21	0.67	
14	0.14	1.08	0.17	1.05	0.25	0.86	0.15	0.94	0.14	0.80	0.17	1.00	0.84	0.95	0.37	0.75	
15	0.13	1.02	0.15	0.99	0.15	0.88	0.16	0.94	0.16	0.76	0.20	0.97	0.15	0.94	0.45	0.74	
16	0.18	1.00	0.19	0.97	0.43	0.83	0.18	0.86	0.16	0.79	0.23	0.93	0.19	0.90	0.26	0.80	
17																	
18																	
19	0.17	0.86	0.24	0.81	0.16	0.67	0.18	0.66	0.15	0.46	0.18	0.96	0.17	0.90	0.23	0.69	
20	0.25	0.75	0.19	0.72	0.18	0.58	0.14	0.52	0.15	0.37	0.22	0.87	0.22	0.85	0.30	0.63	
21	0.21	0.88	0.24	0.85	0.21	0.64	0.15	0.53	0.14	0.35	0.21	0.85	0.25	0.84	0.22	0.64	
22	0.14	0.92	0.34	0.89	0.30	0.74	0.15	0.62	3.88	0.44	0.36	0.91	0.41	0.86	0.28	0.57	
23	0.32	1.09	0.19	1.07	0.41	0.76	0.17	0.68	0.74	0.66	0.30	0.93	0.35	0.91	0.35	0.63	
24																	
25																	
26	0.17	0.74	0.19	0.70	0.24	0.54	0.22	0.50	0.18	0.23	0.23	0.79	0.17	0.74	0.22	0.57	
27	0.19	0.79	0.20	0.76	0.15	0.58	0.18	0.42	0.16	0.32	0.20	0.82	0.17	0.72	0.26	0.50	
28	0.20	0.84	0.18	0.80	0.18	0.66	0.16	0.53	0.15	0.27	0.37	0.92	0.18	0.98	0.53	0.53	
29	0.24	0.85	0.17	0.82	0.17	0.72	0.15	0.65	0.15	0.41	0.23	0.95	0.19	0.91	0.27	0.50	
30	0.15	0.93	0.17	0.90	0.20	0.80	0.18	0.68	0.16	0.47	0.35	0.98	0.16	0.98	0.31	0.62	

# APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

## Village of Lions Bay Distribution System NTU and CL<sup>2</sup> Results

Date		TREATED WATER OCTOBER 2016																
		HARVEY							MAGNESIA									
		400 HAR. TANK		PRV-3		STORE/CAFÉ		LIONS BAY AVE.		KELVIN GROVE		100 MAG. TANK		PRV-5		BRUNSWICK B.		
Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	
1																		
2																		
3	0.16	0.94	0.21	0.91	0.18	0.84	0.19	0.75	0.18	0.55	0.21	0.97	0.25	0.98	0.23	0.73		
4	0.23	0.88	0.27	0.85	0.23	0.73	0.16	0.66	0.22	0.42	0.19	0.96	0.19	0.94	0.27	0.72		
5	0.46	0.52	0.67	0.48	0.23	0.37	0.22	0.63	0.15	0.35	0.29	0.82	0.22	0.86	0.28	0.70		
6	0.62	0.49	0.53	0.43	0.26	0.20	0.27	0.35	0.23	0.34	0.54	0.66	0.35	0.59	0.28	0.69		
7	0.66	0.54	1.10	0.46	0.34	0.77	0.23	0.23	0.22	0.76	1.86	0.60	0.34	0.64	0.35	0.51		
8																		
9																		
10																		
11	3.01	0.72	0.69	0.68	0.61	0.45	0.54	0.37	0.36	0.42	0.76	0.84	0.60	0.78	0.67	0.40		
12	0.47	0.79	0.41	0.75	0.37	0.52	0.33	0.30	0.24	0.27	0.51	0.92	0.47	0.85	0.61	0.56		
13	0.46	0.91	0.38	0.88	0.30	0.70	0.30	0.37	0.28	0.42	0.42	1.09	0.50	1.00	0.42	0.44		
14	0.96	0.8	0.39	0.76	0.32	0.57	0.24	0.44	0.39	0.31	0.56	0.99	0.35	0.95	0.42	0.46		
15																		
16																		
17	1.66	0.65	1.15	0.61	0.87	0.46	2.84	0.22	0.69	0.39	1.57	1.54	0.83	0.54	0.57	0.35		
18	2.09	0.78	1.31	0.75	1.03	0.47	0.91	0.21	3.64	0.71	2.13	0.76	0.77	0.58	1.44	0.28		
19	1.52	0.84	1.19	0.80	0.63	0.59	0.81	0.20	0.51	0.64	2.26	0.62	0.78	0.59	0.98	0.28		
20	1.35	0.94	0.93	0.90	0.55	0.69	0.58	0.23	0.38	0.40	2.06	0.56	0.54	0.78	1.17	0.43		
21	1.18	0.86	0.88	0.83	0.46	0.59	0.67	0.37	0.33	0.49	1.46	0.87	0.47	0.70	0.50	0.61		
22																		
23																		
24	0.42	0.78	0.38	0.74	0.34	0.49	0.39	0.37	0.46	0.58	0.76	0.95	0.27	0.53	0.26	0.50		
25	1.51	0.78	0.71	0.74	0.30	0.47	0.28	0.91	0.22	0.44	0.75	1.02	0.61	0.29	0.24	0.23		
26	1.30	0.75	0.36	0.70	0.53	0.46	0.47	0.30	0.23	0.26	1.22	1.01	0.70	0.93	0.35	0.24		
27	1.46	0.70	0.66	0.66	0.36	0.48	1.68	0.26	0.27	0.42	1.31	0.92	0.29	0.28	0.44	0.64		
28	1.50	0.82	0.81	0.58	0.56	0.43	0.72	0.29	0.35	0.42	1.47	0.93	0.37	0.37	0.84	0.53		
29																		
30																		
31	0.44	0.94	0.41	0.91	0.34	0.68	0.34	0.44	0.36	0.78	0.67	0.98	0.23	0.54	0.51	0.45		

# APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

## Village of Lions Bay Distribution System NTU and CL<sup>2</sup> Results

Date		TREATED WATER NOVEMBER 2016															
		HARVEY						MAGNESIA									
		400 HAR. TANK		PRV-3		STORE/CAFÉ		LIONS BAY AVE.		KELVIN GROVE		100 MAG. TANK		PRV-5		BRUNSWICK B.	
Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)
1	1.18	0.87	0.42	0.84	0.23	0.62	0.39	0.28	0.19	0.29	0.69	0.97	0.24	0.57	0.53	0.48	
2	0.91	0.86	0.33	0.83	0.24	0.61	0.35	0.42	0.20	0.24	0.66	0.93	0.22	0.55	0.51	0.53	
3	2.67	0.64	1.38	0.60	0.87	0.40	0.33	0.28	0.21	0.31	0.57	0.90	0.58	0.59	0.41	0.55	
4	0.52	0.87	0.67	0.77	0.55	0.60	0.30	0.24	0.32	0.23	0.59	0.85	0.40	0.59	0.41	0.58	
5																	
6																	
7	0.34	0.83	0.35	0.79	0.31	0.51	0.41	0.27	0.31	0.25	0.56	0.89	0.33	0.70	0.33	0.25	
8	0.98	0.79	0.67	0.75	0.50	0.55	0.38	0.54	0.29	0.28	1.29	0.87	0.48	0.72	0.24	0.23	
9	1.52	1.04	1.47	1.01	0.83	0.70	0.29	0.69	0.21	0.25	1.03	0.79	0.55	0.76	0.31	0.24	
10	1.23	0.96	0.29	0.90	0.27	0.69	0.27	0.39	0.23	0.27	0.80	0.93	0.27	0.86	0.24	0.24	
11																	
12																	
13																	
14	0.47	0.94	0.36	0.90	0.36	0.68	0.49	0.19	0.17	0.35	0.52	1.07	0.21	0.87	0.23	0.50	
15	0.72	0.82	0.41	0.78	0.80	0.53	0.54	0.22	0.23	0.47	0.69	1.04	0.30	0.74	0.18	0.51	
16	0.54	0.95	0.40	0.90	0.31	0.52	0.46	0.21	0.23	0.20	0.54	1.10	0.38	0.73	0.21	0.41	
17	0.40	0.98	0.42	0.94	0.26	0.51	0.40	0.24	0.26	0.46	0.46	1.49	0.30	0.78	0.27	0.34	
18	0.44	1.00	0.40	0.70	0.24	0.60	0.26	0.33	0.18	0.28	0.97	0.93	0.26	0.74	0.26	0.30	
19																	
20																	
21	0.39	0.84	0.43	0.80	0.32	1.05	0.38	0.19	0.17	0.29	0.81	0.62	0.20	0.70	0.36	0.51	
22	1.07	0.75	1.39	0.71	0.36	0.45	0.43	0.20	0.20	0.21	0.66	0.57	0.28	0.57	0.44	0.44	
23	2.20	0.76	0.49	0.71	0.33	0.42	0.39	0.33	0.27	0.25	0.57	0.71	0.26	0.54	0.49	0.29	
24	0.57	0.78	0.42	0.73	0.35	0.41	0.34	0.47	0.28	0.20	0.54	0.94	0.27	0.53	0.37	0.26	
25	1.49	0.84	0.60	0.78	0.30	0.34	0.28	0.25	0.26	0.45	0.70	0.89	0.30	0.49	0.38	0.30	
26																	
27																	
28	0.67	0.93	0.42	0.89	0.23	0.54	0.21	0.25	0.22	0.83	0.48	1.03	0.20	0.58	0.34	0.32	
29	2.04	1.02	0.54	0.97	0.30	0.58	0.20	0.27	0.26	0.43	0.46	1.09	0.23	0.69	0.43	0.57	
30	1.38	1.03	1.45	0.99	0.25	0.59	0.38	0.28	0.51	0.36	0.43	1.10	0.21	0.72	0.45	0.70	

# APPENDIX B: SOURCE & DISTRIBUTION WATER TESTING RESULTS

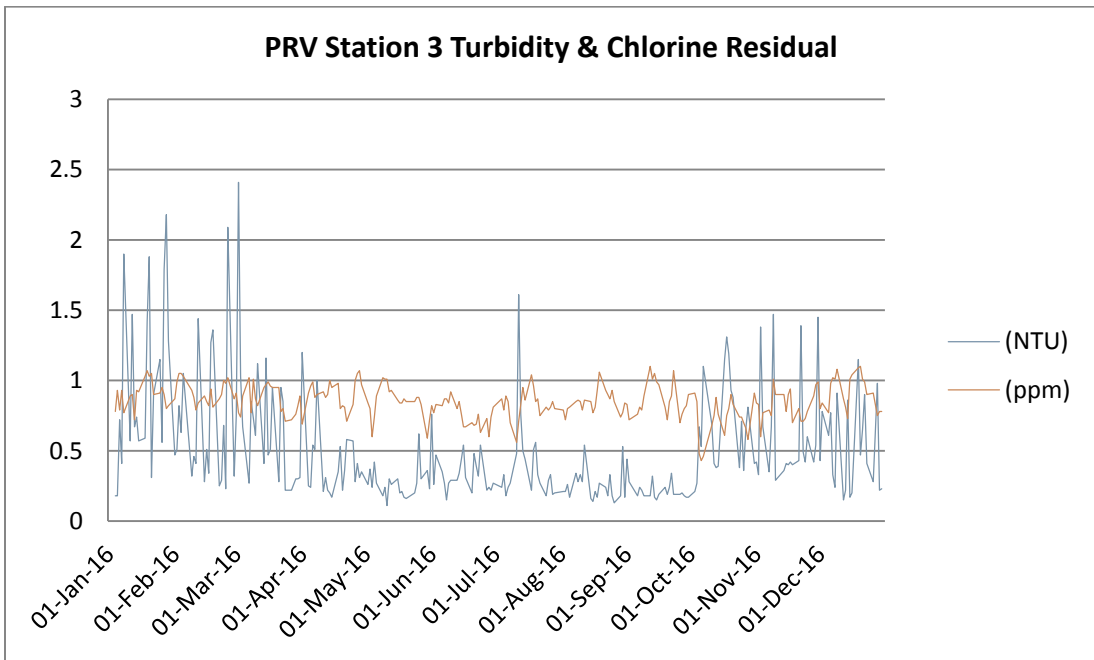
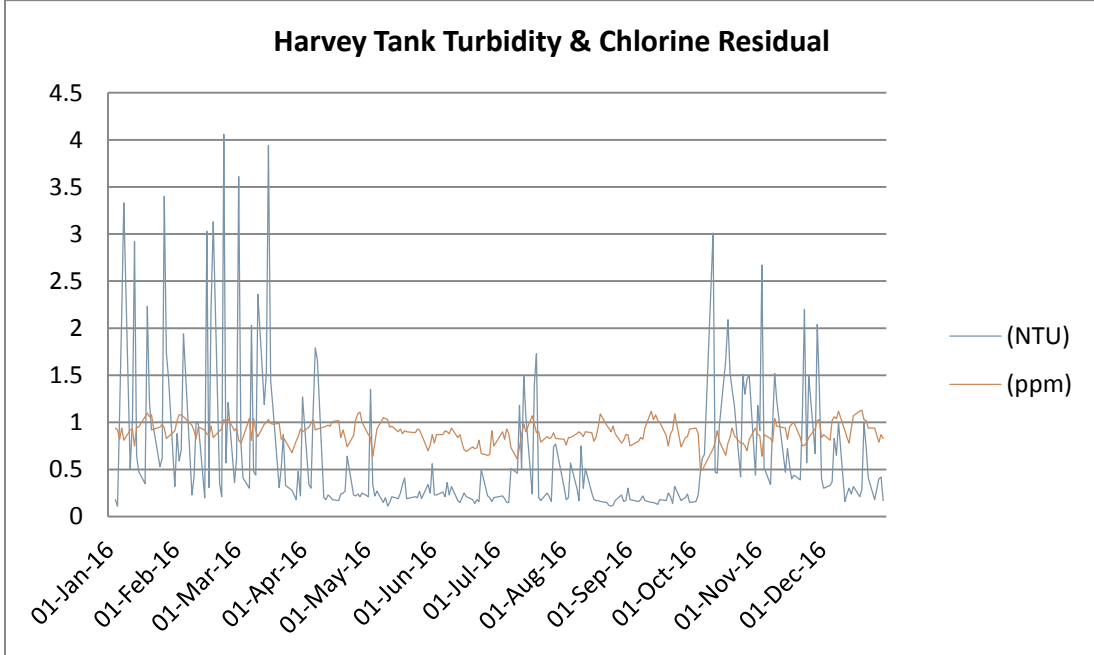
## Village of Lions Bay Distribution System NTU and CL<sup>2</sup> Results

Date		TREATED WATER DECEMBER 2016															
		HARVEY						MAGNESIA									
		400 HAR. TANK		PRV-3		STORE/CAFÉ		LIONS BAY AVE.		KELVIN GROVE		100 MAG. TANK		PRV-5		BRUNSWICK B.	
Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)	Turbidity (NTU)	CL2 Res. (ppm)
1	0.40	0.84	0.43	0.80	0.26	0.63	0.25	0.37	0.18	0.37	0.53	1.08	0.21	0.77	0.96	0.69	0.70
2	0.30	0.87	0.78	0.84	0.28	0.50	0.40	0.31	0.21	0.29	0.84	1.03	0.28	0.68	0.49	0.70	
3																	
4																	
5	0.33	0.81	0.61	0.77	0.21	0.41	0.19	0.32	0.14	0.53	0.41	0.91	0.24	0.56	0.38	0.65	
6	0.37	1.02	0.77	0.98	0.23	0.59	0.32	0.31	0.18	0.35	0.53	0.94	0.18	0.60	0.35	0.66	
7	0.83	1.06	0.33	1.02	0.32	0.55	0.25	0.29	0.17	0.38	0.28	0.90	0.17	0.70	0.36	0.62	
8	0.65	1.04	0.24	1.01	0.37	0.75	0.29	0.42	0.19	1.08	0.45	0.97	0.33	0.86	0.30	0.63	
9	1.00	1.12	0.91	1.08	0.50	0.81	0.25	0.59	0.37	0.68	0.60	0.95	0.23	0.91	0.29	0.67	
10																	
11																	
12	0.16	0.91	0.15	0.87	0.24	0.67	0.16	0.70	0.48	0.54	0.31	0.90	0.23	0.83	0.25	0.72	
13	0.24	0.84	0.22	0.81	0.67	0.63	0.24	0.71	0.15	0.65	0.38	0.84	0.25	0.77	0.30	0.73	
14	0.30	0.78	0.86	0.73	0.39	0.53	0.20	0.65	0.38	0.61	0.27	0.82	0.29	0.68	0.29	0.70	
15	0.24	0.94	0.17	1.01	0.28	0.58	0.18	0.63	0.19	0.53	0.20	0.82	0.14	0.68	0.26	0.69	
16	0.32	1.07	0.20	1.04	0.33	0.73	0.20	0.53	0.31	0.55	N/A	N/A	0.21	0.71	0.29	0.64	
17																	
18																	
19	0.21	1.12	1.15	1.09	0.49	0.87	0.23	0.81	0.14	0.46	0.23	0.84	0.14	0.97	0.35	0.59	
20	0.29	1.13	0.47	1.10	0.51	0.82	0.29	0.83	0.27	0.51	0.32	0.82	0.25	0.99	0.27	0.60	
21	0.99	1.03	0.65	1.01	0.42	0.76	0.33	0.79	0.38	0.93	0.67	0.78	0.18	0.95	0.44	0.61	
22	0.73	1.02	0.90	0.99	0.46	0.71	0.36	0.81	0.27	0.79	0.33	0.83	0.22	0.90	0.50	0.62	
23	0.41	0.94	0.41	0.90	0.60	0.64	0.32	0.82	0.19	0.67	0.52	0.88	0.28	0.88	0.39	0.66	
24																	
25																	
26	0.18	0.94	0.28	0.91	0.29	0.61	0.18	0.66	0.23	0.43	0.23	0.91	0.22	0.77	0.23	0.78	
27																	
28	0.40	0.79	0.98	0.75	0.31	0.64	0.33	0.65	0.19	0.30	0.30	0.92	0.21	0.80	0.64	0.79	
29	0.42	0.87	0.22	0.78	0.37	0.57	0.31	0.64	0.41	0.62	0.21	0.93	0.12	0.84	0.36	0.88	
30	0.17	0.83	0.23	0.78	0.24	0.82	0.27	0.71	0.36	0.67	0.18	0.91	0.22	0.74	0.29	0.90	
31																	

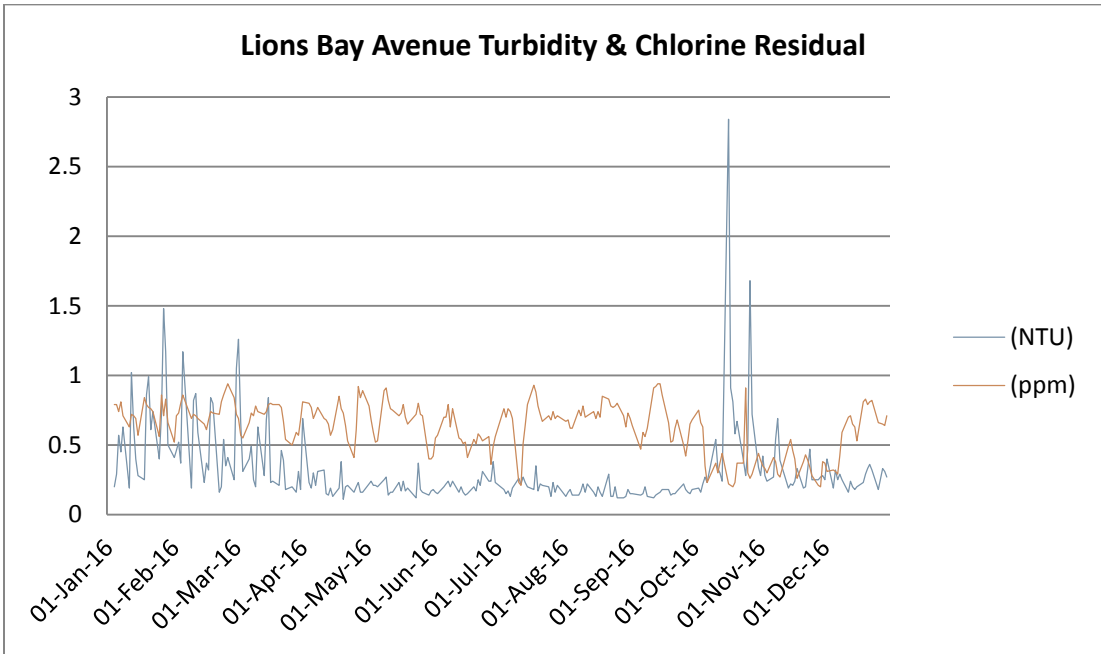
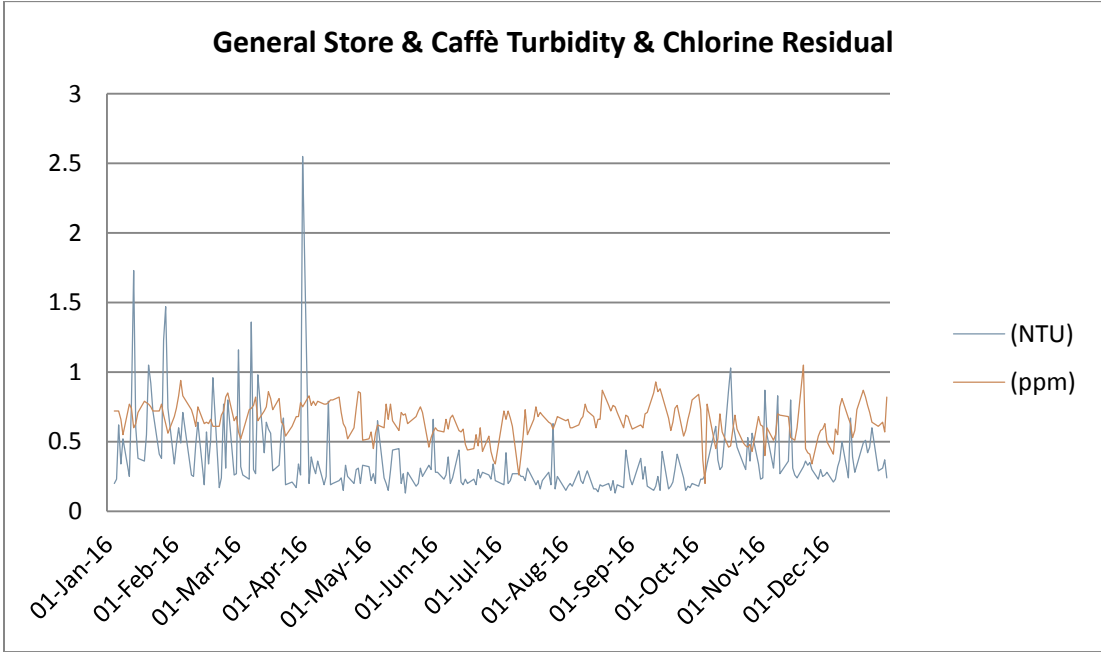
## APPENDIX C: TURBIDITY V. CHLORINE RESIDUAL GRAPHS

# APPENDIX C: TURBIDITY V. CHLORINE RESIDUAL GRAPHS

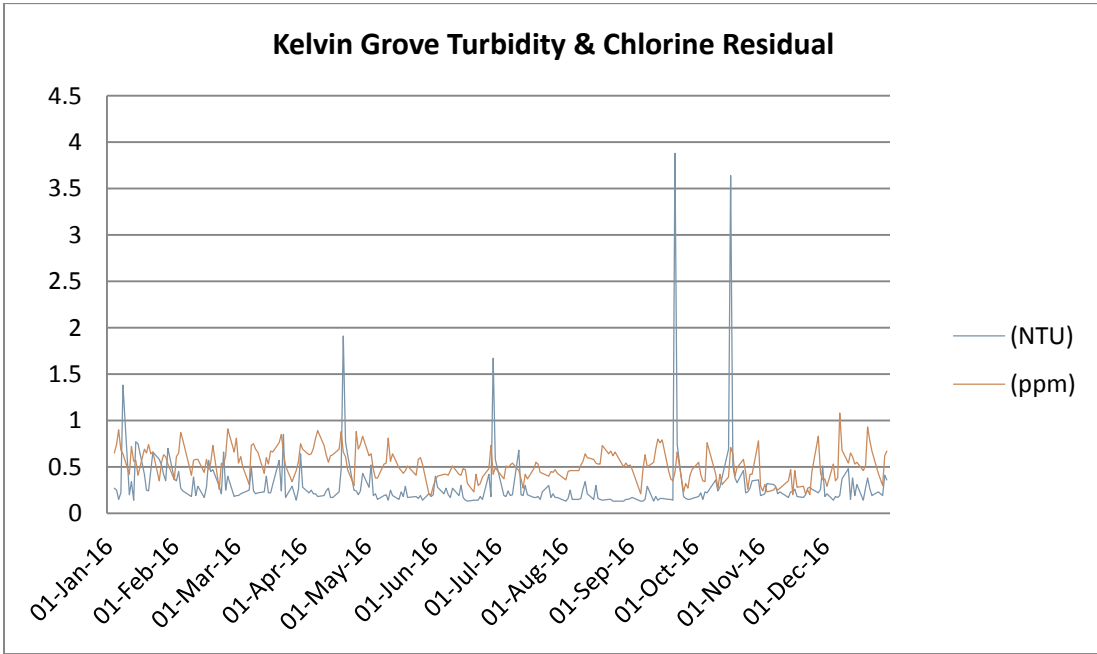
## Harvey Creek Water System Graphs



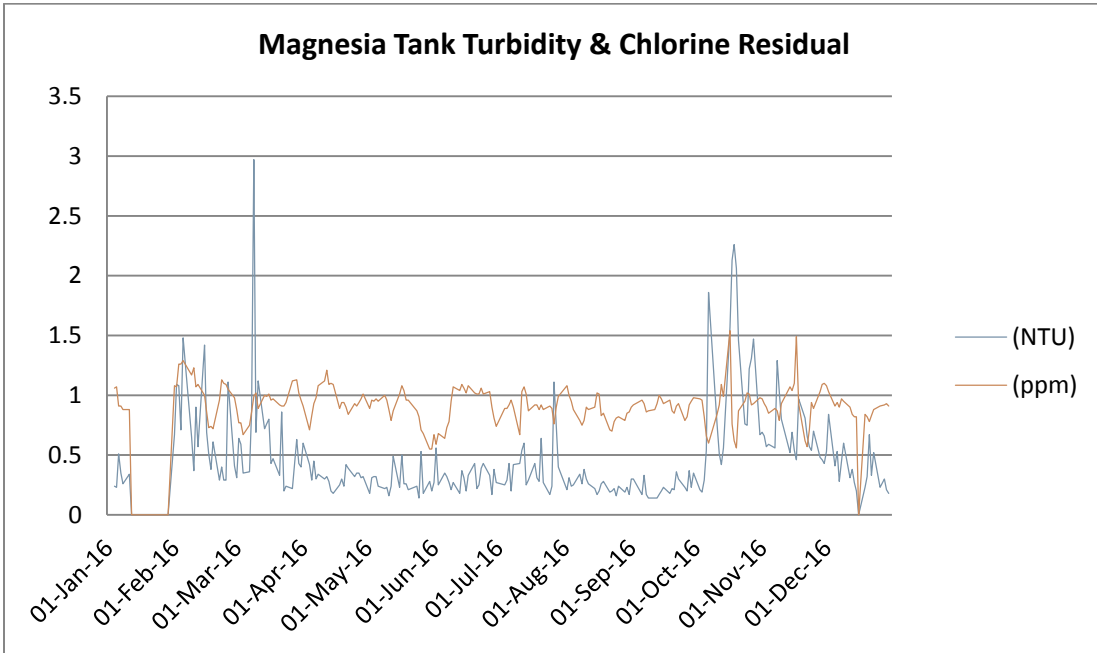
# APPENDIX C: TURBIDITY V. CHLORINE RESIDUAL GRAPHS



# APPENDIX C: TURBIDITY V. CHLORINE RESIDUAL GRAPHS

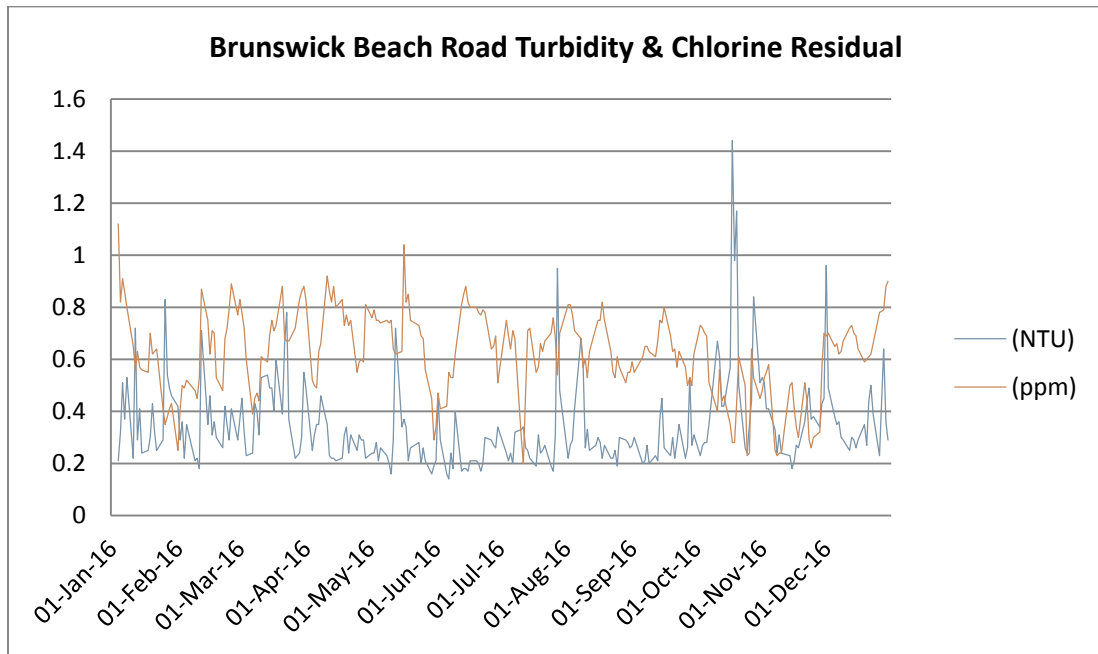
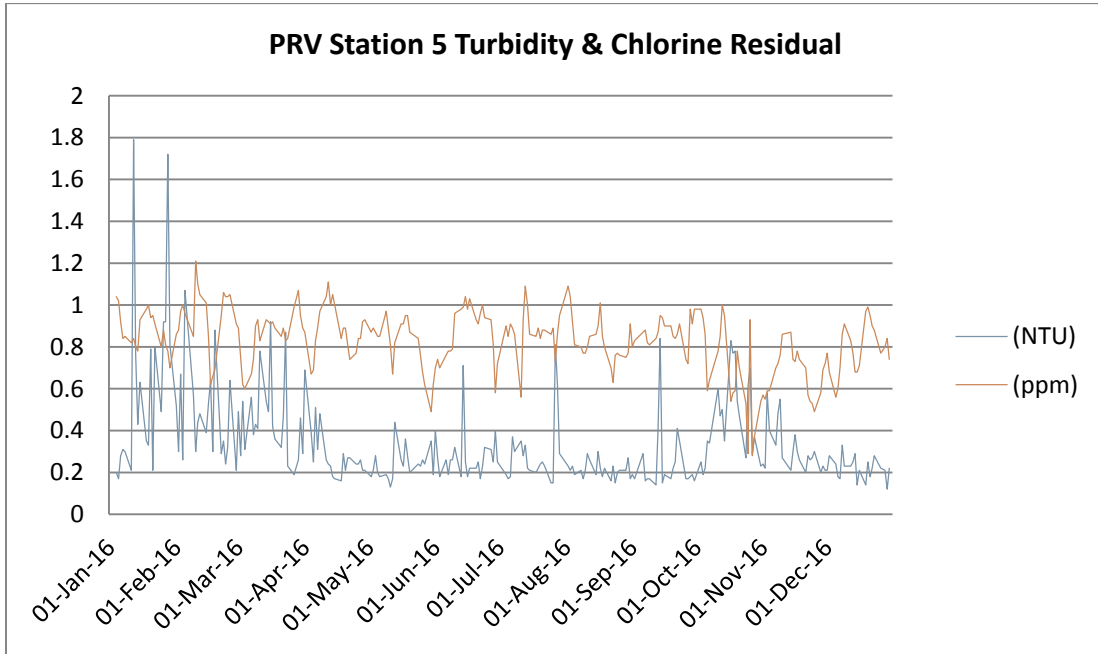


## Magnesia Creek Water System Graphs



Note: Zero readings in the middle of January and late December of 2016 are indicative of plant shut-downs due to intake blockages.

# APPENDIX C: TURBIDITY V. CHLORINE RESIDUAL GRAPHS



# APPENDIX D: METALS & WATER CHEMISTRY TEST RESULTS



VILLAGE OF LIONS BAY  
ATTN: Nikii Hoglund  
PO Box 141, 400 Center Road  
Lions Bay BC V0N 2E0

Date Received: 05-APR-16  
Report Date: 18-APR-16 14:43 (MT)  
Version: FINAL

Client Phone: 604-921-9833

# Certificate of Analysis

Lab Work Order #: L1752219  
Project P.O. #: NOT SUBMITTED  
Job Reference:  
C of C Numbers:  
Legal Site Desc:

  
\_\_\_\_\_  
Courtney Duncan  
Account Manager

[This report shall not be reproduced except in full without the written authority of the Laboratory.]

ADDRESS: 8081 Lougheed Hwy, Suite 100, Burnaby, BC V5A 1W9 Canada | Phone: +1 604 253 4188 | Fax: +1 604 253 6700  
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# ALS ENVIRONMENTAL ANALYTICAL REPORT

Version: FINAL

Sample ID	Description	Sampled Date	Sampled Time	Client ID	L1752219-1	L1752219-2	L1752219-3	L1752219-4	L1752219-5
					Water	Water	Water	Water	Water
		05-APR-16	10:30		05-APR-16	05-APR-16	05-APR-16	05-APR-16	05-APR-16
					10:30	10:30	08:05	08:05	12:50
					HARVEY TANK (FIRST DRAW)	HARVEY TANK (AFTER FLUSH)	STORE/CAFE (FIRST DRAW)	STORE/CAFE (AFTER FLUSH)	LIONS BAY AVE. (FIRST DRAW)
Grouping	Analyte								
<b>WATER</b>									
<b>Physical Tests</b>	Hardness (as CaCO3) (mg/L)	3.75	3.71	3.80	4.24	4.50			
	pH (pH)	6.83		6.82		6.90			
	Total Suspended Solids (mg/L)	<3.0		<3.0		<3.0			
	Turbidity (NTU)	0.17		0.27		0.15			
<b>Anions and Nutrients</b>	Alkalinity, Total (as CaCO3) (mg/L)	4.0		3.7		4.1			
	Total Organic Carbon (mg/L)	1.04		0.87		0.89			
<b>Total Metals</b>	Aluminum (Al)-Total (mg/L)	0.085	0.055	0.050	0.033	0.015			
	Antimony (Sb)-Total (mg/L)	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050			
	Arsenic (As)-Total (mg/L)	<0.00010	<0.00010	<0.00010	<0.00010	<0.00010			
	Barium (Ba)-Total (mg/L)	<0.020	<0.020	<0.020	<0.020	<0.020			
	Boron (B)-Total (mg/L)	<0.10	<0.10	<0.10	<0.10	<0.10			
	Cadmium (Cd)-Total (mg/L)	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020			
	Calcium (Ca)-Total (mg/L)	1.26	1.25	1.30	1.43	1.55			
	Chromium (Cr)-Total (mg/L)	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020			
	Copper (Cu)-Total (mg/L)	0.0123	0.0041	0.0178	0.185	0.728			
	Iron (Fe)-Total (mg/L)	0.031	<0.030	0.084	0.062	<0.030			
	Lead (Pb)-Total (mg/L)	<0.00050	<0.00050	<0.00050	0.00898	0.00075			
	Magnesium (Mg)-Total (mg/L)	0.15	0.14	0.13	0.16	0.15			
	Manganese (Mn)-Total (mg/L)	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020			
	Mercury (Hg)-Total (mg/L)	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020			
	Potassium (K)-Total (mg/L)	<0.10	<0.10	<0.10	<0.10	<0.10			
	Selenium (Se)-Total (mg/L)	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010			
	Sodium (Na)-Total (mg/L)	2.2	2.2	2.1	2.2	2.1			
	Uranium (U)-Total (mg/L)	<0.00010	<0.00010	<0.00010	<0.00010	<0.00010			
	Zinc (Zn)-Total (mg/L)	<0.050	<0.050	<0.050	0.139	<0.050			
	<b>Aggregate Organics</b>	BOD (mg/L)	<2.0		<2.0		<2.0		
<b>Trihalomethanes</b>		Bromodichloromethane (mg/L)	<0.0010		<0.0010		<0.0010		
	Bromoform (mg/L)	<0.0010		<0.0010		<0.0010			
	Dibromochloromethane (mg/L)	<0.0010		<0.0010		<0.0010			
	Chloroform (mg/L)	0.0418		0.0475		0.0506			
	Total THMs (mg/L)	0.0418		0.0475		0.0506			

\* Please refer to the Reference Information section for an explanation of any qualifiers detected.

## ALS ENVIRONMENTAL ANALYTICAL REPORT

Version: FINAL

Sample ID	Description	Sampled Date	Sampled Time	Client ID	L1752219-6	L1752219-7	L1752219-8	L1752219-9	L1752219-10
					L1752219-6 Water 05-APR-16 12:50 LIONS BAY AVE. (AFTER FLUSH)	L1752219-7 Water 05-APR-16 08:30 KELVIN GROVE (FIRST DRAW)	L1752219-8 Water 05-APR-16 08:30 KELVIN GROVE (AFTER FLUSH)	L1752219-9 Water 05-APR-16 07:25 COMMUNITY CENTRE (FIRST DRAW)	L1752219-10 Water 05-APR-16 07:25 COMMUNITY CENTRE (AFTER FLUSH)
Grouping	Analyte								
<b>WATER</b>									
<b>Physical Tests</b>	Hardness (as CaCO <sub>3</sub> ) (mg/L)		4.35	7.06	5.81	5.33	4.05		
	pH (pH)			7.23		6.85			
	Total Suspended Solids (mg/L)			<3.0		<3.0			
	Turbidity (NTU)			0.26		0.21			
<b>Anions and Nutrients</b>	Alkalinity, Total (as CaCO <sub>3</sub> ) (mg/L)			5.2		3.8			
<b>Organic / Inorganic Carbon</b>	Total Organic Carbon (mg/L)			1.03		0.90			
<b>Total Metals</b>	Aluminum (Al)-Total (mg/L)		0.050	0.015	0.058	0.044	0.051		
	Antimony (Sb)-Total (mg/L)		<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	
	Arsenic (As)-Total (mg/L)		<0.00010	<0.00010	<0.00010	<0.00010	<0.00010	<0.00010	
	Barium (Ba)-Total (mg/L)		<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	
	Boron (B)-Total (mg/L)		<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
	Cadmium (Cd)-Total (mg/L)		<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	
	Calcium (Ca)-Total (mg/L)		1.49	2.40	2.11	1.43	1.40		
	Chromium (Cr)-Total (mg/L)		<0.0020	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020	
	Copper (Cu)-Total (mg/L)		0.0064	0.201	0.0028	0.0941	0.0286		
	Iron (Fe)-Total (mg/L)		<0.030	0.045	0.052	0.040	0.079		
	Lead (Pb)-Total (mg/L)		<0.00050	0.0455	0.00074	0.00308	0.00070		
	Magnesium (Mg)-Total (mg/L)		0.15	0.26	0.13	0.43	0.14		
	Manganese (Mn)-Total (mg/L)		<0.0020	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020	
	Mercury (Hg)-Total (mg/L)		<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020	
	Potassium (K)-Total (mg/L)		<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
	Selenium (Se)-Total (mg/L)		<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	
	Sodium (Na)-Total (mg/L)		2.2	2.2	2.2	2.2	2.2		
	Uranium (U)-Total (mg/L)		<0.00010	<0.00010	<0.00010	<0.00010	<0.00010	<0.00010	
	Zinc (Zn)-Total (mg/L)		<0.050	0.111	<0.050	0.143	<0.050		
<b>Aggregate Organics</b>	BOD (mg/L)			<2.0		<2.0			
<b>Trihalomethanes</b>	Bromodichloromethane (mg/L)			<0.0010		<0.0010			
	Bromoform (mg/L)			<0.0010		<0.0010			
	Dibromochloromethane (mg/L)			<0.0010		<0.0010			
	Chloroform (mg/L)			0.0604		0.0482			
	Total THMs (mg/L)			0.0604		0.0482			

## ALS ENVIRONMENTAL ANALYTICAL REPORT

18-APR-16 14:43 (MT)

Version: FINAL

Sample ID	Description	Sampled Date	Sampled Time	Client ID	L1752219-11	L1752219-12	L1752219-13	L1752219-14	L1752219-15
					Water	Water	Water	Water	Water
		05-APR-16	09:35	MAGNESIA TANK (FIRST DRAW)	05-APR-16	05-APR-16	05-APR-16	05-APR-16	05-APR-16
							11:55	11:55	07:45
					MAGNESIA TANK (FIRST DRAW)	MAGNESIA TANK (AFTER FLUSH)	BRUNSWICK BEACH (FIRST DRAW)	BRUNSWICK BEACH (AFTER FLUSH)	ELEMENTARY SCHOOL (FIRST DRAW)
Grouping	Analyte								
<b>WATER</b>									
<b>Physical Tests</b>	Hardness (as CaCO3) (mg/L)				9.10	7.93	10.1	9.33	9.86
	pH (pH)				6.94		7.11		7.21
	Total Suspended Solids (mg/L)				<3.0		<3.0		<3.0
	Turbidity (NTU)				0.18		0.22		0.35
<b>Anions and Nutrients</b>	Alkalinity, Total (as CaCO3) (mg/L)				5.1		5.6		5.7
<b>Organic / Inorganic Carbon</b>	Total Organic Carbon (mg/L)				0.77		0.67		0.56
<b>Total Metals</b>	Aluminum (Al)-Total (mg/L)				0.014	0.038	0.017	0.033	0.037
	Antimony (Sb)-Total (mg/L)				<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	Arsenic (As)-Total (mg/L)				<0.00010	<0.00010	<0.00010	<0.00010	0.00013
	Barium (Ba)-Total (mg/L)				<0.020	<0.020	<0.020	<0.020	<0.020
	Boron (B)-Total (mg/L)				<0.10	<0.10	<0.10	<0.10	<0.10
	Cadmium (Cd)-Total (mg/L)				<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
	Calcium (Ca)-Total (mg/L)				3.07	2.63	3.39	3.14	3.36
	Chromium (Cr)-Total (mg/L)				<0.0020	<0.0020	<0.0020	<0.0020	<0.0020
	Copper (Cu)-Total (mg/L)				0.571	0.0115	0.274	0.0046	0.0142
	Iron (Fe)-Total (mg/L)				0.124	<0.030	0.042	0.038	0.163
	Lead (Pb)-Total (mg/L)				0.00295	<0.00050	0.00273	<0.00050	0.00164
	Magnesium (Mg)-Total (mg/L)				0.35	0.33	0.40	0.36	0.36
	Manganese (Mn)-Total (mg/L)				<0.0020	<0.0020	<0.0020	<0.0020	<0.0020
	Mercury (Hg)-Total (mg/L)				<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
	Potassium (K)-Total (mg/L)				<0.10	<0.10	<0.10	<0.10	<0.10
	Selenium (Se)-Total (mg/L)				<0.0010	<0.0010	<0.0010	<0.0010	<0.0010
	Sodium (Na)-Total (mg/L)				2.4	2.6	2.7	2.6	2.6
	Uranium (U)-Total (mg/L)				<0.00010	<0.00010	<0.00010	<0.00010	<0.00010
	Zinc (Zn)-Total (mg/L)				0.265	<0.050	<0.050	<0.050	<0.050
<b>Aggregate Organics</b>	BOD (mg/L)				<2.0		<2.0		<2.0
<b>Trihalomethanes</b>	Bromodichloromethane (mg/L)				<0.0010		<0.0010		<0.0010
	Bromoform (mg/L)				<0.0010		<0.0010		<0.0010
	Dibromochloromethane (mg/L)				<0.0010		<0.0010		<0.0010
	Chloroform (mg/L)				0.0329		0.0374		0.0431
	Total THMs (mg/L)				0.0329		0.0374		0.0431

# ALS ENVIRONMENTAL ANALYTICAL REPORT

Version: FINAL

Sample ID	Description	Sampled Date	Sampled Time	Client ID		
L1752219-16	Water	05-APR-16	07:45	ELEMENTARY SCHOOL (AFTER FLUSH)		
L1752219-17	Surface Water	05-APR-16	10:35	HARVEY RAW WATER		
L1752219-18	Surface Water	05-APR-16	09:40	MAGNESIA RAW WATER		
Grouping	Analyte					
<b>WATER</b>						
<b>Physical Tests</b>	Hardness (as CaCO3) (mg/L)	10.0	3.36	7.44		
	pH (pH)		6.65	6.77		
	Total Suspended Solids (mg/L)		<3.0	<3.0		
	Turbidity (NTU)		0.15	0.17		
<b>Anions and Nutrients</b>	Alkalinity, Total (as CaCO3) (mg/L)		2.8	3.2		
	Total Organic Carbon (mg/L)		0.82	0.98		
<b>Total Metals</b>	Aluminum (Al)-Total (mg/L)	0.034	0.050	0.037		
	Antimony (Sb)-Total (mg/L)	<0.00050	<0.00050	<0.00050		
	Arsenic (As)-Total (mg/L)	0.00012	<0.00010	<0.00010		
	Barium (Ba)-Total (mg/L)	<0.020	<0.020	<0.020		
	Boron (B)-Total (mg/L)	<0.10	<0.10	<0.10		
	Cadmium (Cd)-Total (mg/L)	<0.00020	<0.00020	<0.00020		
	Calcium (Ca)-Total (mg/L)	3.41	1.11	2.45		
	Chromium (Cr)-Total (mg/L)	<0.0020	<0.0020	<0.0020		
	Copper (Cu)-Total (mg/L)	0.0132	0.0065	0.0033		
	Iron (Fe)-Total (mg/L)	0.166	<0.030	<0.030		
	Lead (Pb)-Total (mg/L)	0.00962	<0.00050	<0.00050		
	Magnesium (Mg)-Total (mg/L)	0.36	0.14	0.32		
	Manganese (Mn)-Total (mg/L)	<0.0020	<0.0020	<0.0020		
	Mercury (Hg)-Total (mg/L)	<0.00020	<0.00020	<0.00020		
	Potassium (K)-Total (mg/L)	<0.10	<0.10	<0.10		
	Selenium (Se)-Total (mg/L)	<0.0010	<0.0010	<0.0010		
	Sodium (Na)-Total (mg/L)	2.7	<2.0	<2.0		
	Uranium (U)-Total (mg/L)	<0.00010	<0.00010	<0.00010		
	Zinc (Zn)-Total (mg/L)	<0.050	<0.050	<0.050		
	<b>Aggregate Organics</b>	BOD (mg/L)		<2.0	<2.0	
<b>Trihalomethanes</b>		Bromodichloromethane (mg/L)				
	Bromoform (mg/L)					
	Dibromochloromethane (mg/L)					
	Chloroform (mg/L)					
	Total THMs (mg/L)					

\* Please refer to the Reference Information section for an explanation of any qualifiers detected.

## Reference Information

## QC Samples with Qualifiers &amp; Comments:

QC Type Description	Parameter	Qualifier	Applies to Sample Number(s)
Method Blank	Alkalinity, Total (as CaCO <sub>3</sub> )	B	L1752219-1, -11, -13, -15, -17, -18, -3, -5, -7, -9
Matrix Spike	Total Organic Carbon	MS-B	L1752219-17, -18
Matrix Spike	Total Organic Carbon	MS-B	L1752219-17, -18

## Qualifiers for Individual Parameters Listed:

Qualifier	Description
B	Method Blank exceeds ALS DQO. All associated sample results are at least 5 times greater than blank levels and are considered reliable.
MS-B	Matrix Spike recovery could not be accurately calculated due to high analyte background in sample.

## Test Method References:

ALS Test Code	Matrix	Test Description	Method Reference**
<b>ALK-TITR-VA</b>	Water	Alkalinity Species by Titration	APHA 2320 Alkalinity
		This analysis is carried out using procedures adapted from APHA Method 2320 "Alkalinity". Total alkalinity is determined by potentiometric titration to a pH 4.5 endpoint. Bicarbonate, carbonate and hydroxide alkalinity are calculated from phenolphthalein alkalinity and total alkalinity values.	
<b>BOD5-VA</b>	Water	Biochemical Oxygen Demand- 5 day	APHA 5210 B- "BIOCHEMICAL OXYGEN DEMAND"
		This analysis is carried out using procedures adapted from APHA Method 5210 B - "Biochemical Oxygen Demand (BOD)". All forms of biochemical oxygen demand (BOD) are determined by diluting and incubating a sample for a specified time period, and measuring the oxygen depletion using a dissolved oxygen meter. Dissolved BOD (SOLUBLE) is determined by filtering the sample through a glass fibre filter prior to dilution. Carbonaceous BOD (CBOD) is determined by adding a nitrification inhibitor to the diluted sample prior to incubation.	
<b>BOD5-VA</b>	Water	Biochemical Oxygen Demand- 5 day	APHA 5210 B- BIOCHEMICAL OXYGEN DEMAND
		This analysis is carried out using procedures adapted from APHA Method 5210 B - "Biochemical Oxygen Demand (BOD)". All forms of biochemical oxygen demand (BOD) are determined by diluting and incubating a sample for a specified time period, and measuring the oxygen depletion using a dissolved oxygen meter. Dissolved BOD (SOLUBLE) is determined by filtering the sample through a glass fibre filter prior to dilution. Carbonaceous BOD (CBOD) is determined by adding a nitrification inhibitor to the diluted sample prior to incubation.	
<b>CARBONS-TOC-VA</b>	Water	Total organic carbon by combustion	APHA 5310B TOTAL ORGANIC CARBON (TOC)
		This analysis is carried out using procedures adapted from APHA Method 5310 "Total Organic Carbon (TOC)".	
<b>HARDNESS-CALC-VA</b>	Water	Hardness	APHA 2340B
		Hardness (also known as Total Hardness) is calculated from the sum of Calcium and Magnesium concentrations, expressed in CaCO <sub>3</sub> equivalents. Dissolved Calcium and Magnesium concentrations are preferentially used for the hardness calculation.	
<b>HG-TOT-CVAFS-VA</b>	Water	Total Hg in Water by CVAFS LOR=50ppt	EPA 1631E (mod)
		This analysis is carried out using procedures adapted from "Standard Methods for the Examination of Water and Wastewater" published by the American Public Health Association, and with procedures adapted from "Test Methods for Evaluating Solid Waste" SW-846 published by the United States Environmental Protection Agency (EPA). The procedure involves a cold-oxidation of the acidified sample using bromine monochloride prior to reduction of the sample with stannous chloride. Instrumental analysis is by cold vapour atomic fluorescence spectrophotometry or atomic absorption spectrophotometry (EPA Method 245.7).	
<b>MET-T-CCMS-VA</b>	Water	Total Metals in Water by CRC ICPMS	EPA 200.2/6020A (mod)
		Water samples are digested with nitric and hydrochloric acids, and analyzed by CRC ICPMS.	
		Method Limitation (re: Sulfur): Sulfide and volatile sulfur species may not be recovered by this method.	
<b>MET-TOT-ICP-VA</b>	Water	Total Metals in Water by ICPOES	EPA SW-846 3005A/6010B
		This analysis is carried out using procedures adapted from "Standard Methods for the Examination of Water and Wastewater" published by the American Public Health Association, and with procedures adapted from "Test Methods for Evaluating Solid Waste" SW-846 published by the United States Environmental Protection Agency (EPA). The procedures may involve preliminary sample treatment by acid digestion, using either hotblock or microwave oven (EPA Method 3005A). Instrumental analysis is by inductively coupled plasma - optical emission spectrophotometry (EPA Method 6010B).	
<b>PH-PCT-VA</b>	Water	pH by Meter (Automated)	APHA 4500-H "pH Value"
		This analysis is carried out using procedures adapted from APHA Method 4500-H "pH Value". The pH is determined in the laboratory using a pH electrode	
		It is recommended that this analysis be conducted in the field.	
<b>PH-PCT-VA</b>	Water	pH by Meter (Automated)	APHA 4500-H pH Value
		This analysis is carried out using procedures adapted from APHA Method 4500-H "pH Value". The pH is determined in the laboratory using a pH electrode	
		It is recommended that this analysis be conducted in the field.	
<b>THM-HSMS-VA</b>	Water	VOC (THM) by Headspace GCMS	EPA SW-846, METHOD 8260

## Reference Information

This procedure is suitable for the analysis of trihalomethanes (chloroform, bromodichloromethane, dibromochloromethane, and bromoform) in chlorinated waters that have been treated to prevent the formation of trihalomethanes after sample collection. The analysis involves the headspace extraction of the sample prior to analysis by capillary column gas chromatography with mass spectrometric detection (GC/MS). The trihalomethanes analysis is carried out using procedures adapted from "Test Methods for Evaluating Solid Waste" SW-846, Method 8260, published by the United States Environmental Protection Agency (EPA).

**THM-SUM-CALC-VA**      Water      Total Trihalomethane-THM      CALCULATION

Total Trihalomethanes (where not conducted as part of a formation potential analysis) is equal to the sum of the individual parameter concentrations with non-detect results treated as zero.

**TSS-VA**      Water      Total Suspended Solids by Gravimetric      APHA 2540 D - GRAVIMETRIC

This analysis is carried out using procedures adapted from APHA Method 2540 "Solids". Solids are determined gravimetrically. Total Suspended Solids (TSS) are determined by filtering a sample through a glass fibre filter, TSS is determined by drying the filter at 104 degrees celsius.

Samples containing very high dissolved solid content (i.e. seawaters, brackish waters) may produce a positive bias by this method. Alternate analysis methods are available for these types of samples.

**TURBIDITY-VA**      Water      Turbidity by Meter      APHA 2130 "Turbidity"

This analysis is carried out using procedures adapted from APHA Method 2130 "Turbidity". Turbidity is determined by the nephelometric method.

**TURBIDITY-VA**      Water      Turbidity by Meter      APHA 2130 Turbidity

This analysis is carried out using procedures adapted from APHA Method 2130 "Turbidity". Turbidity is determined by the nephelometric method.

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\*\* ALS test methods may incorporate modifications from specified reference methods to improve performance.

*The last two letters of the above test code(s) indicate the laboratory that performed analytical analysis for that test. Refer to the list below:*

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Laboratory Definition Code	Laboratory Location
----------------------------	---------------------

VA	ALS ENVIRONMENTAL - VANCOUVER, BRITISH COLUMBIA, CANADA
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#### Chain of Custody Numbers:

#### GLOSSARY OF REPORT TERMS

*Surrogate - A compound that is similar in behaviour to target analyte(s), but that does not occur naturally in environmental samples. For applicable tests, surrogates are added to samples prior to analysis as a check on recovery.*

*mg/kg - milligrams per kilogram based on dry weight of sample.*

*mg/kg wwt - milligrams per kilogram based on wet weight of sample.*

*mg/kg lwt - milligrams per kilogram based on lipid-adjusted weight of sample.*

*mg/L - milligrams per litre.*

*< - Less than.*

*D.L. - The reported Detection Limit, also known as the Limit of Reporting (LOR).*

*N/A - Result not available. Refer to qualifier code and definition for explanation.*

*Test results reported relate only to the samples as received by the laboratory.*

**UNLESS OTHERWISE STATED, ALL SAMPLES WERE RECEIVED IN ACCEPTABLE CONDITION.**

*Analytical results in unsigned test reports with the DRAFT watermark are subject to change, pending final QC review.*



L1752219-COFC

<b>Report To</b>			<b>Report Format / Distribution</b>			<b>Service Requested</b> (Rush for routine analysis subject to availability)														
Company: Village of Lions Bay			<input type="checkbox"/> Standard <input type="checkbox"/> Other			<input checked="" type="radio"/> Regular (Standard Turnaround Times - Business Days)														
Contact: Nikii Hoglund			<input checked="" type="checkbox"/> PDF <input type="checkbox"/> Excel <input type="checkbox"/> Digital <input type="checkbox"/> Fax			<input type="radio"/> Priority (2-4 Business Days) - 50% Surcharge - Contact ALS to Confirm TAT														
Address: 400 Centre Rd Lions Bay, BC V0N 2E0			Email 1: aurrutia@lionsbay.ca			<input type="radio"/> Emergency (1-2 Bus. Days) - 100% Surcharge - Contact ALS to Confirm TAT														
Phone: 604 921 9833 Fax:			Email 2: works@lionsbay.ca			<input type="radio"/> Same Day or Weekend Emergency - Contact ALS to Confirm TAT														
Invoice To Same as Report? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<b>Client / Project Information</b>			<b>Analysis Request</b>														
Hardcopy of Invoice with Report? <input type="checkbox"/> Yes <input type="checkbox"/> No			Job #:			Please indicate below Filtered, Preserved or both (F, P, F/P)														
Company:			PO / AFE:			Hardness	pH	TSS	BOD	Turbidity	Alkalinity Total	Total Metals (First Draw)	Total Metals (After Flush)	Mercury	Total Organic Carbon	Trihalomethanes	Number of Containers			
Contact:			LSD:																	
Address:			Quote #:																	
Phone: Fax:			ALS Contact: Courtney Duncan															Sampler: Alberto Urrutia		
Lab Work Order # (lab use only)																				
<b>Sample #</b>	<b>Sample Identification</b> (This description will fit)		<b>Date</b> (dd-mmm-yy)	<b>Time</b> (hh:mm)	<b>Sample Type</b>															
	Harvey Tank		05-Apr-16	10:30	Water	X	X	X	X	X	X	X	X	X	X	X	8			
	Store / Café		05-Apr-16	8:05	Water	X	X	X	X	X	X	X	X	X	X	X	8			
	Lions Bay Ave.		05-Apr-16	12:50	Water	X	X	X	X	X	X	X	X	X	X	X	8			
	Kelvin Grove		05-Apr-16	8:30	Water	X	X	X	X	X	X	X	X	X	X	X	8			
	Community Centre		05-Apr-16	7:25	Water	X	X	X	X	X	X	X	X	X	X	X	8			
	Magnesia Tank		05-Apr-16	9:35	Water	X	X	X	X	X	X	X	X	X	X	X	8			
	Brunswick Beach		05-Apr-16	11:55	Water	X	X	X	X	X	X	X	X	X	X	X	8			
	Elementary School		05-Apr-16	7:45	Water	X	X	X	X	X	X	X	X	X	X	X	8			
	Harvey Raw Water		05-Apr-16	10:35	Surface Water	X	X	X	X	X		X	X	X			4			
	Magnesia Raw Water		05-Apr-16	9:40	Surface Water	X	X	X	X	X		X	X	X			4			
<b>Special Instructions / Regulations with water or land use (CCME-Freshwater Aquatic Life/BC CSR - Commercial/AB Tier 1 - Natural, etc) / Hazardous Details</b>																				
Failure to complete all portions of this form may delay analysis. Please fill in this form LEGIBLY.																				
By the use of this form the user acknowledges and agrees with the Terms and Conditions as provided on a separate Excel tab.																				
Also provided on another Excel tab are the ALS location addresses, phone numbers and sample container / preservation / holding time table for common analyses.																				
<b>SHIPMENT RELEASE (Client use)</b>						<b>SHIPMENT RECEPTION (lab use only)</b>						<b>SHIPMENT VERIFICATION (lab use only)</b>								
Released by:	Date (dd-mmm-yy)	Time (hh-mm)	Received by:	Date:	Time:	Temperature:	Verified by:	Date:	Time:	Observations: Yes / No ?										
			Shayan	Apr. 5	1515	16°C, 23°C														

Rush Processing  
Short Holding Time



VILLAGE OF LIONS BAY  
ATTN: Nai Jaffer  
PO Box 141, 400 Center Road  
Lions Bay BC V0N 2E0

Date Received: 27-SEP-16  
Report Date: 12-OCT-16 12:57 (MT)  
Version: FINAL

Client Phone: 604-921-9833

# Certificate of Analysis

Lab Work Order #: L1835131  
Project P.O. #: NOT SUBMITTED  
Job Reference:  
C of C Numbers:  
Legal Site Desc:

  
\_\_\_\_\_  
Courtney Duncan  
Account Manager

[This report shall not be reproduced except in full without the written authority of the Laboratory.]

ADDRESS: 8081 Lougheed Hwy, Suite 100, Burnaby, BC V5A 1W9 Canada | Phone: +1 604 253 4188 | Fax: +1 604 253 6700  
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## ALS ENVIRONMENTAL ANALYTICAL REPORT

12-OCT-16 12:57 (MT)

Version: FINAL

Sample ID	Description	Sampled Date	Sampled Time	Client ID	L1835131-1	L1835131-2	L1835131-3	L1835131-4	L1835131-5
					WATER	WATER	WATER	WATER	WATER
		27-SEP-16	10:40		27-SEP-16	27-SEP-16	27-SEP-16	27-SEP-16	27-SEP-16
					10:40	10:40	07:45	07:45	11:25
					HARVEY TANK (FIRST DRAW)	HARVEY TANK (AFTER FLUSH)	STORE / CAFE (FIRST DRAW)	STORE / CAFE (AFTER FLUSH)	LIONS BAY AVE. (FIRST DRAW)
Grouping	Analyte								
<b>WATER</b>									
<b>Physical Tests</b>	Hardness (as CaCO3) (mg/L)	5.63	5.65	6.05	5.73	6.42	HTC		
	pH (pH)	6.54		6.93		6.96			
	Total Suspended Solids (mg/L)	<3.0		<3.0		<3.0			
	Turbidity (NTU)	0.11		0.11		0.10			
<b>Anions and Nutrients</b>	Alkalinity, Total (as CaCO3) (mg/L)	7.2		5.4		5.5			
	Total Organic Carbon (mg/L)	1.22		1.05		1.09			
<b>Total Metals</b>	Aluminum (Al)-Total (mg/L)	0.032	0.030	0.030	0.030	0.022			
	Antimony (Sb)-Total (mg/L)	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050			
	Arsenic (As)-Total (mg/L)	0.00011	0.00010	<0.00010	0.00011	<0.00010			
	Barium (Ba)-Total (mg/L)	<0.020	<0.020	<0.020	<0.020	<0.020			
	Boron (B)-Total (mg/L)	<0.10	<0.10	<0.10	<0.10	<0.10			
	Cadmium (Cd)-Total (mg/L)	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020			
	Calcium (Ca)-Total (mg/L)	1.92	1.92	2.05	1.97	2.23			
	Chromium (Cr)-Total (mg/L)	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020			
	Copper (Cu)-Total (mg/L)	0.0086	0.0040	0.0751	0.0073	0.241			
	Iron (Fe)-Total (mg/L)	<0.030	<0.030	0.051	0.042	<0.030			
	Lead (Pb)-Total (mg/L)	<0.00050	<0.00050	0.00650	<0.00050	0.00181			
	Magnesium (Mg)-Total (mg/L)	0.20	0.21	0.23	0.20	0.21			
	Manganese (Mn)-Total (mg/L)	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020			
	Mercury (Hg)-Total (mg/L)	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020			
	Potassium (K)-Total (mg/L)	0.12	0.12	0.13	0.13	0.13			
	Selenium (Se)-Total (mg/L)	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010			
	Sodium (Na)-Total (mg/L)	2.3	2.3	2.3	2.3	2.3			
	Uranium (U)-Total (mg/L)	<0.00010	<0.00010	<0.00010	<0.00010	<0.00010			
	Zinc (Zn)-Total (mg/L)	<0.050	<0.050	0.055	<0.050	<0.050			
<b>Aggregate Organics</b>	BOD (mg/L)	<2.0		<2.0		<2.0			
<b>Trihalomethanes</b>	Bromodichloromethane (mg/L)	<0.0010		<0.0010		<0.0010			
	Bromoform (mg/L)	<0.0010		<0.0010		<0.0010			
	Dibromochloromethane (mg/L)	<0.0010		<0.0010		<0.0010			
	Chloroform (mg/L)	0.0409		0.0499		0.0567			
	Total THMs (mg/L)	0.0409		0.0499		0.0567			

## ALS ENVIRONMENTAL ANALYTICAL REPORT

12-OCT-16 12:57 (MT)

Version: FINAL

Sample ID Description Sampled Date Sampled Time Client ID	L1835131-6 WATER 27-SEP-16 11:25 LIONS BAY AVE. (AFTER FLUSH)	L1835131-7 WATER 27-SEP-16 08:20 KELVIN GROVE (FIRST DRAW)	L1835131-8 WATER 27-SEP-16 08:20 KELVIN GROVE (AFTER FLUSH)	L1835131-9 WATER 27-SEP-16 07:20 COMMUNITY CENTRE (FIRST DRAW)	L1835131-10 WATER 27-SEP-16 07:20 COMMUNITY CENTRE (AFTER FLUSH)	
<b>Grouping</b>	<b>Analyte</b>					
<b>WATER</b>						
<b>Physical Tests</b>	Hardness (as CaCO <sub>3</sub> ) (mg/L)	6.00 <sup>HTC</sup>	7.61 <sup>HTC</sup>	7.55 <sup>HTC</sup>	6.70 <sup>HTC</sup>	6.09 <sup>HTC</sup>
	pH (pH)		7.11		6.97	
	Total Suspended Solids (mg/L)		<3.0		<3.0	
	Turbidity (NTU)		0.11		0.11	
<b>Anions and Nutrients</b>	Alkalinity, Total (as CaCO <sub>3</sub> ) (mg/L)		7.0		5.6	
<b>Organic / Inorganic Carbon</b>	Total Organic Carbon (mg/L)		1.13		0.95	
<b>Total Metals</b>	Aluminum (Al)-Total (mg/L)	0.033	0.026	0.048	0.024	0.033
	Antimony (Sb)-Total (mg/L)	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	Arsenic (As)-Total (mg/L)	<0.00010	<0.00010	0.00012	<0.00010	0.00011
	Barium (Ba)-Total (mg/L)	<0.020	<0.020	<0.020	<0.020	<0.020
	Boron (B)-Total (mg/L)	<0.10	<0.10	<0.10	<0.10	<0.10
	Cadmium (Cd)-Total (mg/L)	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
	Calcium (Ca)-Total (mg/L)	2.06	2.69	2.73	2.16	2.11
	Chromium (Cr)-Total (mg/L)	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020
	Copper (Cu)-Total (mg/L)	0.0030	0.175	0.0021	0.0924	0.0316
	Iron (Fe)-Total (mg/L)	<0.030	0.085	0.053	<0.030	0.040
	Lead (Pb)-Total (mg/L)	<0.00050	0.0437	0.00060	0.00268	0.00067
	Magnesium (Mg)-Total (mg/L)	0.21	0.22	0.18	0.32	0.20
	Manganese (Mn)-Total (mg/L)	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020
	Mercury (Hg)-Total (mg/L)	<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
	Potassium (K)-Total (mg/L)	0.13	0.13	0.13	0.13	0.13
	Selenium (Se)-Total (mg/L)	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010
	Sodium (Na)-Total (mg/L)	2.3	2.4	2.4	2.4	2.4
	Uranium (U)-Total (mg/L)	<0.00010	<0.00010	<0.00010	<0.00010	<0.00010
	Zinc (Zn)-Total (mg/L)	<0.050	<0.050	<0.050	0.101	<0.050
<b>Aggregate Organics</b>	BOD (mg/L)		<2.0		<2.0	
<b>Trihalomethanes</b>	Bromodichloromethane (mg/L)		<0.0010		<0.0010	
	Bromoform (mg/L)		<0.0010		<0.0010	
	Dibromochloromethane (mg/L)		<0.0010		<0.0010	
	Chloroform (mg/L)		0.0799		0.0506	
	Total THMs (mg/L)		0.0799		0.0506	

**ALS ENVIRONMENTAL ANALYTICAL REPORT**

12-OCT-16 12:57 (MT)

Version: FINAL

Sample ID	Description	Sampled Date	Sampled Time	Client ID	L1835131-11	L1835131-12	L1835131-13	L1835131-14	L1835131-15
					WATER	WATER	WATER	WATER	SURFACE WATER
		27-SEP-16	09:15		27-SEP-16	27-SEP-16	27-SEP-16	27-SEP-16	27-SEP-16
					09:15	09:15	09:50	09:50	10:45
					MAGNESIA TANK (FIRST DRAW)	MAGNESIA TANK (AFTER FLUSH)	BRUNSWICK BEACH (FIRST DRAW)	BRUNSWICK BEACH (AFTER FLUSH)	HARVEY RAW WATER (AFTER FLUSH)
Grouping	Analyte								
<b>WATER</b>									
<b>Physical Tests</b>	Hardness (as CaCO3) (mg/L)				13.0 <sup>HTC</sup>	13.3 <sup>HTC</sup>	14.9 <sup>HTC</sup>	13.8 <sup>HTC</sup>	5.72 <sup>HTC</sup>
	pH (pH)				6.89		6.99		6.94
	Total Suspended Solids (mg/L)				<3.0		<3.0		<3.0
	Turbidity (NTU)				0.11		0.21		0.25
<b>Anions and Nutrients</b>	Alkalinity, Total (as CaCO3) (mg/L)				4.9		5.8		5.4
	Total Organic Carbon (mg/L)				0.95		0.72		1.06
<b>Total Metals</b>	Aluminum (Al)-Total (mg/L)				0.022	0.024	0.012	0.024	0.029
	Antimony (Sb)-Total (mg/L)				<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	Arsenic (As)-Total (mg/L)				0.00011	0.00011	<0.00010	0.00012	0.00010
	Barium (Ba)-Total (mg/L)				<0.020	<0.020	<0.020	<0.020	<0.020
	Boron (B)-Total (mg/L)				<0.10	<0.10	<0.10	<0.10	<0.10
	Cadmium (Cd)-Total (mg/L)				<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
	Calcium (Ca)-Total (mg/L)				4.45	4.53	5.23	4.78	1.93
	Chromium (Cr)-Total (mg/L)				<0.0020	<0.0020	<0.0020	<0.0020	<0.0020
	Copper (Cu)-Total (mg/L)				0.0224	0.0109	0.214	0.0045	0.0076
	Iron (Fe)-Total (mg/L)				<0.030	<0.030	0.037	0.039	<0.030
	Lead (Pb)-Total (mg/L)				<0.00050	<0.00050	0.00296	<0.00050	<0.00050
	Magnesium (Mg)-Total (mg/L)				0.47	0.47	0.46	0.45	0.22
	Manganese (Mn)-Total (mg/L)				<0.0020	<0.0020	<0.0020	<0.0020	<0.0020
	Mercury (Hg)-Total (mg/L)				<0.00020	<0.00020	<0.00020	<0.00020	<0.00020
	Potassium (K)-Total (mg/L)				<0.10	<0.10	0.10	0.10	0.12
	Selenium (Se)-Total (mg/L)				<0.0010	<0.0010	<0.0010	<0.0010	<0.0010
	Sodium (Na)-Total (mg/L)				3.1	3.2	3.1	3.0	<2.0
	Uranium (U)-Total (mg/L)				<0.00010	<0.00010	<0.00010	<0.00010	<0.00010
	Zinc (Zn)-Total (mg/L)				<0.050	<0.050	<0.050	<0.050	<0.050
	<b>Aggregate Organics</b>	BOD (mg/L)				<2.0		<2.0	
<b>Trihalomethanes</b>									
	Bromodichloromethane (mg/L)				<0.0010		<0.0010		
	Bromoform (mg/L)				<0.0010		<0.0010		
	Dibromochloromethane (mg/L)				<0.0010		<0.0010		
	Chloroform (mg/L)				0.0312		0.0446		
	Total THMs (mg/L)				0.0312		0.0446		

\* Please refer to the Reference Information section for an explanation of any qualifiers detected.

# ALS ENVIRONMENTAL ANALYTICAL REPORT

Version: FINAL

Grouping	Analyte	Sample ID	Description	Sampled Date	Sampled Time	Client ID
		L1835131-16	SURFACE WATE	27-SEP-16	09:20	MAGNESIA RAW WATER (AFTER FLUSH)
<b>WATER</b>						
<b>Physical Tests</b>	Hardness (as CaCO3) (mg/L)	14.1	HTC			
	pH (pH)	6.90				
	Total Suspended Solids (mg/L)	<3.0				
	Turbidity (NTU)	0.11				
<b>Anions and Nutrients</b>	Alkalinity, Total (as CaCO3) (mg/L)	4.5				
<b>Organic / Inorganic Carbon</b>	Total Organic Carbon (mg/L)	0.70				
<b>Total Metals</b>	Aluminum (Al)-Total (mg/L)	0.019				
	Antimony (Sb)-Total (mg/L)	<0.00050				
	Arsenic (As)-Total (mg/L)	0.00010				
	Barium (Ba)-Total (mg/L)	<0.020				
	Boron (B)-Total (mg/L)	<0.10				
	Cadmium (Cd)-Total (mg/L)	<0.00020				
	Calcium (Ca)-Total (mg/L)	4.85				
	Chromium (Cr)-Total (mg/L)	<0.0020				
	Copper (Cu)-Total (mg/L)	0.0061				
	Iron (Fe)-Total (mg/L)	<0.030				
	Lead (Pb)-Total (mg/L)	<0.00050				
	Magnesium (Mg)-Total (mg/L)	0.49				
	Manganese (Mn)-Total (mg/L)	<0.0020				
	Mercury (Hg)-Total (mg/L)	<0.00020				
	Potassium (K)-Total (mg/L)	<0.10				
	Selenium (Se)-Total (mg/L)	<0.0010				
	Sodium (Na)-Total (mg/L)	<2.0				
	Uranium (U)-Total (mg/L)	<0.00010				
	Zinc (Zn)-Total (mg/L)	<0.050				
<b>Aggregate Organics</b>	BOD (mg/L)	<2.0				
<b>Trihalomethanes</b>	Bromodichloromethane (mg/L)					
	Bromoform (mg/L)					
	Dibromochloromethane (mg/L)					
	Chloroform (mg/L)					
	Total THMs (mg/L)					

\* Please refer to the Reference Information section for an explanation of any qualifiers detected.

**Reference Information****Qualifiers for Individual Samples Listed:**

Sample Number	Client Sample ID	Qualifier	Description
L1835131-10	COMMUNITY CENTRE (AFT	WSMT	Water sample(s) for total mercury analysis was not submitted in glass or PTFE container with HCl preservative. Results may be biased low.
L1835131-12	MAGNESIA TANK (AFTER F	WSMT	Water sample(s) for total mercury analysis was not submitted in glass or PTFE container with HCl preservative. Results may be biased low.
L1835131-14	BRUNSWICK BEACH (AFTE	WSMT	Water sample(s) for total mercury analysis was not submitted in glass or PTFE container with HCl preservative. Results may be biased low.
L1835131-2	HARVEY TANK (AFTER FLU	WSMT	Water sample(s) for total mercury analysis was not submitted in glass or PTFE container with HCl preservative. Results may be biased low.
L1835131-4	STORE / CAFE (AFTER FLU	WSMT	Water sample(s) for total mercury analysis was not submitted in glass or PTFE container with HCl preservative. Results may be biased low.
L1835131-6	LIONS BAY AVE. (AFTER FL	WSMT	Water sample(s) for total mercury analysis was not submitted in glass or PTFE container with HCl preservative. Results may be biased low.
L1835131-8	KELVIN GROVE (AFTER FLI	WSMT	Water sample(s) for total mercury analysis was not submitted in glass or PTFE container with HCl preservative. Results may be biased low.

**QC Samples with Qualifiers & Comments:**

QC Type Description	Parameter	Qualifier	Applies to Sample Number(s)
Matrix Spike	Arsenic (As)-Total	MS-B	L1835131-1, -10, -11, -12, -13, -14, -15, -16, -2, -3, -4, -5, -6, -7, -8, -9
Matrix Spike	Barium (Ba)-Total	MS-B	L1835131-1, -10, -11, -12, -13, -14, -15, -16, -2, -3, -4, -5, -6, -7, -8, -9
Matrix Spike	Calcium (Ca)-Total	MS-B	L1835131-1, -10, -11, -12, -13, -14, -15, -16, -2, -3, -4, -5, -6, -7, -8, -9
Matrix Spike	Iron (Fe)-Total	MS-B	L1835131-1, -10, -11, -12, -13, -14, -15, -16, -2, -3, -4, -5, -6, -7, -8, -9
Matrix Spike	Magnesium (Mg)-Total	MS-B	L1835131-1, -10, -11, -12, -13, -14, -15, -16, -2, -3, -4, -5, -6, -7, -8, -9
Matrix Spike	Manganese (Mn)-Total	MS-B	L1835131-1, -10, -11, -12, -13, -14, -15, -16, -2, -3, -4, -5, -6, -7, -8, -9
Matrix Spike	Sodium (Na)-Total	MS-B	L1835131-1, -10, -11, -12, -13, -14, -15, -16, -2, -3, -4, -5, -6, -7, -8, -9

**Qualifiers for Individual Parameters Listed:**

Qualifier	Description
HTC	Hardness was calculated from Total Ca and/or Mg concentrations and may be biased high (dissolved Ca/Mg results unavailable).
MS-B	Matrix Spike recovery could not be accurately calculated due to high analyte background in sample.

**Test Method References:**

ALS Test Code	Matrix	Test Description	Method Reference**
<b>ALK-TITR-VA</b>	Water	Alkalinity Species by Titration	APHA 2320 Alkalinity
This analysis is carried out using procedures adapted from APHA Method 2320 "Alkalinity". Total alkalinity is determined by potentiometric titration to a pH 4.5 endpoint. Bicarbonate, carbonate and hydroxide alkalinity are calculated from phenolphthalein alkalinity and total alkalinity values.			
<b>BOD5-VA</b>	Water	Biochemical Oxygen Demand- 5 day	APHA 5210 B- "BIOCHEMICAL OXYGEN DEMAND"
This analysis is carried out using procedures adapted from APHA Method 5210 B - "Biochemical Oxygen Demand (BOD)". All forms of biochemical oxygen demand (BOD) are determined by diluting and incubating a sample for a specified time period, and measuring the oxygen depletion using a dissolved oxygen meter. Dissolved BOD (SOLUBLE) is determined by filtering the sample through a glass fibre filter prior to dilution. Carbonaceous BOD (CBOD) is determined by adding a nitrification inhibitor to the diluted sample prior to incubation.			
<b>BOD5-VA</b>	Water	Biochemical Oxygen Demand- 5 day	APHA 5210 B- BIOCHEMICAL OXYGEN DEMAND
This analysis is carried out using procedures adapted from APHA Method 5210 B - "Biochemical Oxygen Demand (BOD)". All forms of biochemical oxygen demand (BOD) are determined by diluting and incubating a sample for a specified time period, and measuring the oxygen depletion using a dissolved oxygen meter. Dissolved BOD (SOLUBLE) is determined by filtering the sample through a glass fibre filter prior to dilution. Carbonaceous BOD (CBOD) is determined by adding a nitrification inhibitor to the diluted sample prior to incubation.			
<b>CARBONS-TOC-VA</b>	Water	Total organic carbon by combustion	APHA 5310B TOTAL ORGANIC CARBON (TOC)
This analysis is carried out using procedures adapted from APHA Method 5310 "Total Organic Carbon (TOC)".			
<b>HARDNESS-CALC-VA</b>	Water	Hardness	APHA 2340B
Hardness (also known as Total Hardness) is calculated from the sum of Calcium and Magnesium concentrations, expressed in CaCO3 equivalents. Dissolved Calcium and Magnesium concentrations are preferentially used for the hardness calculation.			
<b>HG-TOT-CVAFS-VA</b>	Water	Total Hg in Water by CVAFS LOR=50ppt	EPA 1631E (mod)
This analysis is carried out using procedures adapted from "Standard Methods for the Examination of Water and Wastewater" published by the American Public Health Association, and with procedures adapted from "Test Methods for Evaluating Solid Waste" SW-846 published by the United			

## Reference Information

States Environmental Protection Agency (EPA). The procedure involves a cold-oxidation of the acidified sample using bromine monochloride prior to reduction of the sample with stannous chloride. Instrumental analysis is by cold vapour atomic fluorescence spectrophotometry or atomic absorption spectrophotometry (EPA Method 245.7).

**MET-T-CCMS-VA** Water Total Metals in Water by CRC ICPMS EPA 200.2/6020A (mod)

Water samples are digested with nitric and hydrochloric acids, and analyzed by CRC ICPMS.

Method Limitation (re: Sulfur): Sulfide and volatile sulfur species may not be recovered by this method.

**PH-PCT-VA** Water pH by Meter (Automated) APHA 4500-H "pH Value"

This analysis is carried out using procedures adapted from APHA Method 4500-H "pH Value". The pH is determined in the laboratory using a pH electrode

It is recommended that this analysis be conducted in the field.

**PH-PCT-VA** Water pH by Meter (Automated) APHA 4500-H pH Value

This analysis is carried out using procedures adapted from APHA Method 4500-H "pH Value". The pH is determined in the laboratory using a pH electrode

It is recommended that this analysis be conducted in the field.

**THM-HSMS-VA** Water VOC (THM) by Headspace GCMS EPA SW-846, METHOD 8260

This procedure is suitable for the analysis of trihalomethanes (chloroform, bromodichloromethane, dibromochloromethane, and bromoform) in chlorinated waters that have been treated to prevent the formation of trihalomethanes after sample collection. The analysis involves the headspace extraction of the sample prior to analysis by capillary column gas chromatography with mass spectrometric detection (GC/MS). The trihalomethanes analysis is carried out using procedures adapted from "Test Methods for Evaluating Solid Waste" SW-846, Method 8260, published by the United States Environmental Protection Agency (EPA).

**THM-SUM-CALC-VA** Water Total Trihalomethane-THM CALCULATION

Total Trihalomethanes (where not conducted as part of a formation potential analysis) is equal to the sum of the individual parameter concentrations with non-detect results treated as zero.

**TSS-VA** Water Total Suspended Solids by Gravimetric APHA 2540 D - GRAVIMETRIC

This analysis is carried out using procedures adapted from APHA Method 2540 "Solids". Solids are determined gravimetrically. Total Suspended Solids (TSS) are determined by filtering a sample through a glass fibre filter, TSS is determined by drying the filter at 104 degrees celsius. Samples containing very high dissolved solid content (i.e. seawaters, brackish waters) may produce a positive bias by this method. Alternate analysis methods are available for these types of samples.

**TURBIDITY-VA** Water Turbidity by Meter APHA 2130 "Turbidity"

This analysis is carried out using procedures adapted from APHA Method 2130 "Turbidity". Turbidity is determined by the nephelometric method.

**TURBIDITY-VA** Water Turbidity by Meter APHA 2130 Turbidity

This analysis is carried out using procedures adapted from APHA Method 2130 "Turbidity". Turbidity is determined by the nephelometric method.

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\*\* ALS test methods may incorporate modifications from specified reference methods to improve performance.

*The last two letters of the above test code(s) indicate the laboratory that performed analytical analysis for that test. Refer to the list below:*

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Laboratory Definition Code	Laboratory Location
VA	ALS ENVIRONMENTAL - VANCOUVER, BRITISH COLUMBIA, CANADA

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Chain of Custody Numbers:

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## Reference Information

Version: FINAL

### GLOSSARY OF REPORT TERMS

*Surrogate* - A compound that is similar in behaviour to target analyte(s), but that does not occur naturally in environmental samples. For applicable tests, surrogates are added to samples prior to analysis as a check on recovery.

*mg/kg* - milligrams per kilogram based on dry weight of sample.

*mg/kg wwt* - milligrams per kilogram based on wet weight of sample.

*mg/kg lwt* - milligrams per kilogram based on lipid-adjusted weight of sample.

*mg/L* - milligrams per litre.

*<* - Less than.

*D.L.* - The reported Detection Limit, also known as the Limit of Reporting (LOR).

*N/A* - Result not available. Refer to qualifier code and definition for explanation.

*Test results reported relate only to the samples as received by the laboratory.*

**UNLESS OTHERWISE STATED, ALL SAMPLES WERE RECEIVED IN ACCEPTABLE CONDITION.**

*Analytical results in unsigned test reports with the DRAFT watermark are subject to change, pending final QC review.*



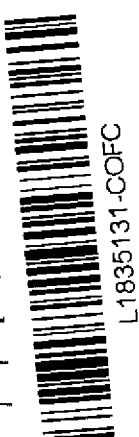
# Short Holding Time

## Rush Processing

<b>Report To</b>		<b>Report Format / Distribution</b>		<b>Service Requested</b> (Rush for routine analysis subject to availability)	
Company: Village of Lions Bay		<input type="checkbox"/> Standard <input type="checkbox"/> Other		<input checked="" type="radio"/> Regular (Standard Turnaround Times - Business Days)	
Contact: Nai Jaffer		<input checked="" type="checkbox"/> PDF <input type="checkbox"/> Excel <input type="checkbox"/> Digital <input type="checkbox"/> Fax		<input type="radio"/> Priority (2-4 Business Days) - 50% Surcharge - Contact ALS to Confirm TAT	
Address: 400 Centre Rd Lions Bay, BC V0N 2E0		Email 1: aurrutia@lionsbay.ca		<input type="radio"/> Emergency (1-2 Bus. Days) - 100% Surcharge - Contact ALS to Confirm TAT	
Phone: 604 921 9833 Fax:		Email 2: works@lionsbay.ca		<input type="radio"/> Same Day or Weekend Emergency - Contact ALS to Confirm TAT	
Phone: 604 921 9833 Fax:		Email 3:		<b>Analysis Request</b>	

<b>Invoice To</b> Same as Report? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<b>Client / Project Information</b>		Please indicate below Filtered, Preserved or both (F, P, F/P)											
Hardcopy of Invoice with Report? <input type="checkbox"/> Yes <input type="checkbox"/> No		Job #:													
Company:		PO / AFE:													
Contact:		LSD:													
Address:		Quote #:													
Phone: Fax:		ALS Contact: Courtney Duncan		Sampler: Alberto Urrutia											

Sample #	Sample Identification (This description will appear on the report)	Date (dd-mmm-yy)	Time (hh:mm)	Sample Type	Hardness	pH	TSS	BOD	Turbidity	Alkalinity Total	Total Metals (First Draw)	Total Metals (After Flush)	Mercury	Total Organic Carbon	Trihalomethanes	Number of Containers
	Harvey Tank	27-09-16	10:40	Water	X	X	X	X	X	X	X	X	X	X	X	8
	Store / Café	27-09-16	7:45	Water	X	X	X	X	X	X	X	X	X	X	X	8
	Lions Bay Ave.	27-09-16	11:25	Water	X	X	X	X	X	X	X	X	X	X	X	8
	Kelvin Grove	27-09-16	8:20	Water	X	X	X	X	X	X	X	X	X	X	X	8
	Community Centre	27-09-16	7:20	Water	X	X	X	X	X	X	X	X	X	X	X	8
	Magnesia Tank	27-09-16	9:15	Water	X	X	X	X	X	X	X	X	X	X	X	8
	Brunswick Beach	27-09-16	9:50	Water	X	X	X	X	X	X	X	X	X	X	X	8
	Harvey Raw Water	27-09-16	10:45	Surface Water	X	X	X	X	X	X		X	X	X		4
	Magnesia Raw Water	27-09-16	9:20	Surface Water	X	X	X	X	X	X		X	X	X		4



Special Instructions / Regulation: water or land use (CCME-Freshwater Aquatic Life/BC CSR - Commercial/AB Tier 1 - Natural, etc) / Hazardous Details

Failure to complete all portions of this form may delay analysis. Please fill in this form LEGIBLY.

By the use of this form the user acknowledges and agrees with the Terms and Conditions as provided on a separate Excel tab.

Also provided on another Excel tab are the ALS location addresses, phone numbers and sample container / preservation / holding time table for common analyses.

<b>SHIPMENT RELEASE</b> (client use)			<b>SHIPMENT RECEPTION</b> (lab use only)				<b>SHIPMENT VERIFICATION</b> (lab use only)			
Released by:	Date (dd-mmm-yy)	Time (hh-mm)	Received by:	Date:	Time:	Temperature:	Verified by:	Date:	Time:	Observations: Yes / No? If Yes add SIF
			JC	27/9/16	14:00	7.7 °C				

## APPENDIX E: BOIL WATER ADVISORIES ISSUED

**(NONE ISSUED)**

## APPENDIX F: EMERGENCY RESPONSE PLAN

# APPENDIX F: EMERGENCY RESPONSE PLAN

## EMERGENCY RESPONSE PLAN

Table 1 below outlines the notification process for unusual situations that could potentially affect the Village’s potable water system.

**Table 1. Notification of Unusual Situations Potentially Affecting Water Quality**

Situation	Notifying Agency	Agency Notified	Notification Time Frame
E. coli – positive sample	VCH/Lab	VoLB and VCH	Immediate
Total coliform >10/100ml & low chlorine residual	VoLB	VCH	Immediate
Chemical contamination	VoLB	VCH	Immediate
Turbidity events >5 NTU	VoLB	VCH	Immediate
Disinfection failures/continued loss of residual	VoLB	VCH	Immediate for continued loss of residual
Loss of pressure due to high demand	VoLB	VCH	Immediate
Water main breaks	VoLB	VCH	Immediate
Lack of water due to drought or other causes	VoLB	EMBC & VCH	Information only; as drought situation progresses

### E. COLI POSITIVE SAMPLES

1. Any interim samples (samples that have been taken in the period between the time the E. coli sample was first drawn and when the laboratory determined it to be positive) that have been taken from the same sampling station will be immediately examined by the laboratory.
2. The chlorine residual noted on the Water Operator’s field sheet will be reviewed by the laboratory and compared to previous test results to determine if there is any localized loss of disinfectant residual.
3. The Public Works Manager (or designate) and VCH will be notified immediately by the laboratory.
4. Arrangements will be made for the immediate collection of a repeat sample, and, where possible, both upstream and downstream of the E. coli positive sample location.
5. VCH and the Public Works Manager (or designate) will liaise and determine the need for a Boil Water Advisory (BWA) to be issued. If it is determined to be warranted, VCH will issue the BWA.
6. The laboratory will continue to test the subsequent samples. Once consecutive negative sample results are returned, the Public Works Manager (or designate) will liaise again with VCH and determine whether the BWA can be lifted.

## APPENDIX F: EMERGENCY RESPONSE PLAN

### CHEMICAL CONTAMINATION

In the event of chemical contamination of the Village's water supply or distribution system, VCH will immediately be notified, and steps will commence to isolate the contaminated area. The level of contamination will be determined through water sampling and testing; identified; and any public health risk factors associated with the chemical presence and level will be determined. A public advisory will be issued and carried out by the Public Works Manager (or designate) under the guidance of VCH. Once the contamination is remedied and consecutive negative sample results are returned from the laboratory, the Public Works Manager (or designate) will again liaise with VCH and determine whether the public advisory can be lifted.

### TURBIDITY EVENTS

Turbidity in the Village's treated water system is monitored on a regular basis through the water sampling and testing program. Water sample turbidity results that register >1 - 3 NTU are scrutinized, along with corresponding chlorine residual levels, and actively monitored. Any sections of the water system generating high turbidity results are field-checked and flushed if required.

Turbidity events in the raw source water impact the Village's water treatment plants. The performance of the primary UV treatment is affected by increased turbidity because water that has higher turbidity absorbs a significant amount of UV light, and will therefore have a correspondingly low UV transmittance (UVT) rate. The UV system automatically increases lamp intensity to counter the lower UVT. If turbidity exceeds 5 NTUs entering the plants, the UV system will send an alarm through SCADA to notify the Water Operator, and the UV reactors will shut down. The Water Operator will immediately inform the Public Works Manager (or designate) and investigate the alarm at the plant.

During turbidity events in excess of 5 NTU, microbiological sampling and testing is increased at all sampling locations; chlorine residual sampling and testing is likewise increased; and the Village will contact VCH, who may issue a Boil Water Advisory.

### DISINFECTION FAILURES

Chlorine residuals in the Village's treated water system are monitored on a regular basis through the water sampling and testing program. If a daily sample registers below the generally accepted minimum chlorine residual of 0.2ppm, the Water Operator will first flush water through the system to attempt to bring the chlorine residual up to the minimum required. Should the results continue to not meet the minimum, the Village will immediately commence increased monitoring of all chlorine residuals in the system, including the tank, and determine the root cause of the problem. Chlorine will be added manually to the tank if required; and residuals checked frequently at all locations. The Public Works Manager (or designate) will contact VCH, who may issue a Boil Water Advisory if continued loss of residual is observed.

## APPENDIX F: EMERGENCY RESPONSE PLAN

### **LOSS OF PRESSURE DUE TO HIGH DEMAND**

In the event of adverse pressure loss due to high demand, Village crews will make adjustments to the system to isolate the affected section, and then take measures to supplement pressure in the affected area. The Public Works Manager (or designate) will immediately consult with VCH regarding further actions; and all water quality complaints from the public will be immediately and thoroughly investigated for potential contamination.

### **WATER MAIN BREAKS**

In the event of a water main break where chemical or microbiological contamination of the system is suspected, Village crews will make adjustments to the system to isolate the contaminated section from the rest of the distribution system. The Public Works Manager (or designate) will immediately consult with VCH regarding further actions; and all water quality complaints from the public will be immediately and thoroughly investigated for potential contamination. Water samples will be taken from the vicinity and downstream of the break if possible, and tested for the suspected contamination. The same procedures as noted under E. coli positive samples above will be implemented if required.

### **LACK OF WATER DUE TO DROUGHT OR OTHER CAUSES**

In the event of a lack of water due to low streamflow or other causes affecting supply (such as debris torrents, lack of safe access to intakes, or Village-wide water use in excess of supply), an escalating conservation system is implemented to address the lack of water in the system.

Conservation efforts now commence annually from June 1 through to September 30 of each year, in accordance with Level One of the Village's Outdoor Water Use Bylaw. Further stages of conservation are then utilized as required to reduce the outdoor use of water in the Village, combined with extensive public notification (via electronic notifications, printed media delivered to every home, and town hall meetings). The highest level of restrictions are intended for emergent situations which directly affect the supply of water in the system. Table 2 outlines the Village's 2016 outdoor water use conservation levels. Conservation Level 2 was in effect from July to September in 2016.

Village Public Works crews can switch valves within the water system itself, based on water availability from either creek, to ensure continuous Village supply. This "balancing" of supply vs. demand occurred often during the drought conditions of 2016.

The GPM of the water flowing from the creek intakes to the respective water treatment plants is monitored daily, during the water sampling and testing program. If the water flow entering either plant is compromised, Village crews ascertain the root cause of the problem (i.e. whether the decrease is due to a blockage or drought) and work to either repair (if blocked) and/or mitigate the impact on the system as a whole by implementing conservation measures noted in Table 2.

## APPENDIX F: EMERGENCY RESPONSE PLAN

Table 2 Outdoor Water Use Conservation Levels

	ACTIVITY	CONSERVATION LEVEL 1	CONSERVATION LEVEL 2	CONSERVATION LEVEL 3
RESIDENTIAL & COMMERCIAL USES	Watering lawns, 4am – 9am only  Newly planted lawns may be watered outside allowed times with a municipal permit displayed	Even-numbered addresses: Monday, Wednesday and Saturday.  Odd-numbered addresses: Tuesday, Thursday and Sunday.	Even-numbered addresses: Monday only  Odd-numbered addresses: Thursday only	Prohibited
	Watering flowers, vegetables, planters, shrubs, trees	No restrictions	Only by hand using spring-loaded nozzle, containers, or drip irrigation. Sprinklers and soaker hoses prohibited	Prohibited
	Use of pools, spas, fountains/ponds	No restrictions. Must have a recirculation pump. “One-time-through” uses are prohibited at all times		Filling prohibited
	Washing outdoor impermeable surfaces such as driveways, buildings, sidewalks and roads, including pressure washing	No restrictions	Only for health and safety purposes, or to prepare a surface for painting or similar treatment	Prohibited
	Washing vehicles and boats	Only with a hose using spring-loaded shut off	Only by bucket	Prohibited, except for windows, lights, and license plates
	Flushing boat engines	No restrictions		4 minutes maximum
	Filling outdoor water storage	No restrictions		Prohibited
	PUBLIC USES	Watering of school property, including Lions Bay Field	No restrictions	Minimum to maintain in useable condition
Watering of parks, municipal lawns, and grassed boulevards 1am to 6am only		Even-numbered addresses: Monday and Wednesday. Odd-numbered addresses: Tuesday and Thursday. Parks Friday only	Even-numbered addresses: Monday only Odd-numbered addresses: Thursday only	Prohibited
Flushing of water mains and hydrants		Only for safety or public health reasons		

## APPENDIX F: EMERGENCY RESPONSE PLAN

During the drought of 2016, Village crews also repurposed 2 water storage tanks located at Brunswick (42,000 USG) and at the top of Oceanview Road (100,000 USG) to be used as stand-alone emergency non-potable water supply in the event of a fire. Both of these tanks are kept filled during the summer months, and are entirely separate from the potable water system.

Village crews also capture water from the daily water sampling program, store it in truck-mounted totes, and then use it to water municipal planted areas. Crews also fill rain barrels and totes located at the community garden and the native plant garden, so that recycled water is used for irrigation of these areas, as opposed to drinking water. Lions Bay Fire Rescue also discontinue any training activities that draw water from the potable water system.

When a lack of water continues despite conservation efforts, Village staff will liaise with EMBC, VCH, and FLNRO for both information and a consolidated response to events as they unfold. Village staff then arrange water tankers to truck in potable water and use this method to fill one or both tanks to keep potable water in the water system. Neighboring municipalities are also informed in the event they can lend assistance. As an example, in late 2014 after debris torrents had compromised one intake and the remaining intake's flow was similarly compromised, the District of West Vancouver allowed potable water to be drawn from their system via tanker trucks to the Village to fill the Village tanks and also allowed Lions Bay residents to utilize shower facilities at no charge at Gleneagles Community Centre during this isolated event.

Increased testing and monitoring of the water system is undertaken, in conjunction with VCH, until the system as a whole is once again restored.

# APPENDIX G: VANCOUVER COASTAL HEALTH PERMIT TO OPERATE

# APPENDIX G: VANCOUVER COASTAL HEALTH PERMIT TO OPERATE



## PERMIT TO OPERATE

### Drinking Water System 301-10,000 Connections

**Facility Number:** 3317552347  
**Name of Facility:** Lions Bay Magnesia Creek Water System  
**Address:** Upper Sunset Road  
 Lions Bay, BC  
**Owner:** Municipality of The Village of Lions Bay

**Conditions:**

1. Submit weekly water samples for bacteriological testing at sites approved by VCH.
2. Chlorine residuals must be recorded daily at locations approved by VCH.
3. Biannual flushing on the entire distribution system.
4. Daily turbidity testing.
5. Annual chemical testing of source
6. Submit annual updated ERP to VCH.

September 29, 2010

**Effective Date**

**Rod Schluter**  
 Environmental Health Officer

*This permit must be displayed  
 in a conspicuous place and is nontransferable.*



# APPENDIX G: VANCOUVER COASTAL HEALTH PERMIT TO OPERATE



## PERMIT TO OPERATE

### Drinking Water System 301-10,000 Connections

**Facility Number:** 3317552348  
**Name of Facility:** Lions Bay Harvey Creek Water System  
**Address:** Upper Oceanview Road  
Lions Bay, BC  
**Owner:** Municipality of The Village of Lions Bay  
**Conditions:**

1. Submit weekly water samples for bacteriological testing at sites approved by VCH.
2. Chlorine residuals must be recorded daily at locations approved by VCH.
3. Biannual flushing on the entire distribution system.
4. Daily turbidity testing.
5. Annual chemical testing of source
6. Submit annual updated ERP to VCH.

September 29, 2010

**Effective Date**

**Rod Schluter**  
Environmental Health Officer

*This permit must be displayed  
in a conspicuous place and is nontransferable.*



## APPENDIX H: EOCP FACILITY CLASSIFICATION

# APPENDIX H: EOCP FACILITY CLASSIFICATION

**ENVIRONMENTAL OPERATORS CERTIFICATION PROGRAM  
Facility Classification**

This is to certify that

***Village of Lions Bay - Magnesia Water Treatment  
Plant***

has been classified by the Environmental Operators Certification Program in accordance with the guidelines established with the Association of Boards of Certification as a

**Class I Facility**

Dated at Burnaby, BC on April 12, 2016



Secretary - Certification Board



President - Certification Board

Facility No. 2330



This certificate must hold the EOCP embossed seal.  
Member of the Association of Boards of Certification  
A society incorporated under the Society Act, S.B.C. S-28724

# APPENDIX H: EOCP FACILITY CLASSIFICATION

## ENVIRONMENTAL OPERATORS CERTIFICATION PROGRAM Facility Classification

This is to certify that

### *Village of Lions Bay - Harvey Water Treatment Plant*

has been classified by the Environmental Operators Certification Program in accordance with the guidelines established with the Association of Boards of Certification as a

### **Class I Facility**

Dated at Burnaby, BC on April 12, 2016



Secretary - Certification Board



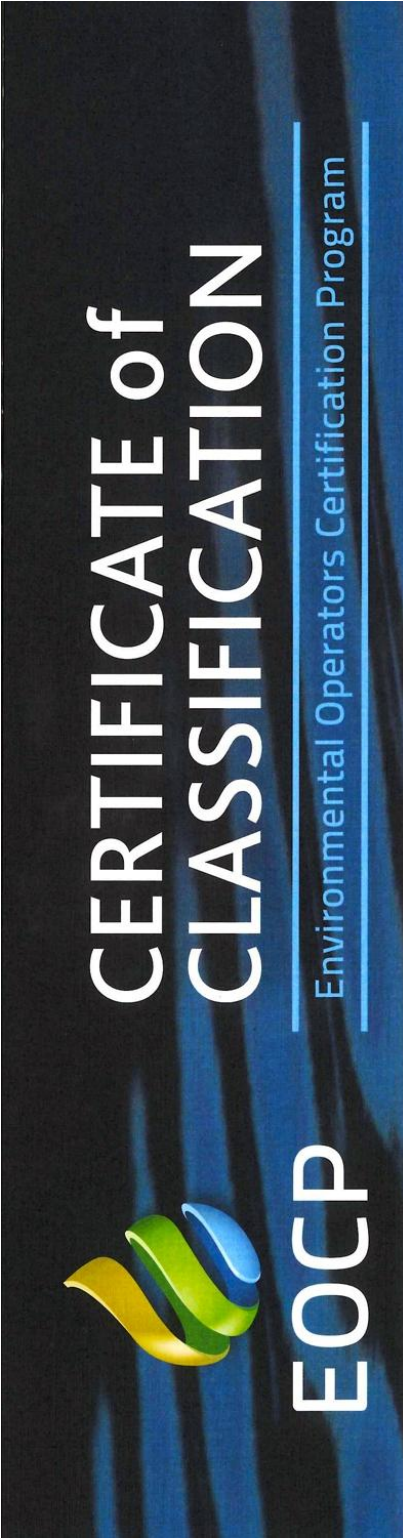
President - Certification Board

Facility No. 2329



This certificate must hold the EOCP embossed seal.  
Member of the Association of Boards of Certification  
A society incorporated under the Society Act, S.B.C. S-28724

# APPENDIX H: EOCP FACILITY CLASSIFICATION



This is to certify that:



## Village of Lions Bay Water Distribution System

Facility No. 675

has been classified as a

**Class II System**

*Pat Miller*

CHAIR, BOARD OF DIRECTORS

*Helander*

CHIEF EXECUTIVE OFFICER

Dated: July 28, 2003

At: Burnaby, BC

A society incorporated under the Society Act, S.B.C. S-28724

## APPENDIX I: EOCP OPERATOR CERTIFICATES

# APPENDIX I: EOCP OPERATOR CERTIFICATES

## ENVIRONMENTAL OPERATORS CERTIFICATION PROGRAM

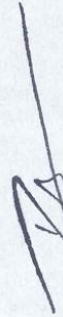
### Course Completion Certificate

This is to certify that

**Alberto Urrutia**

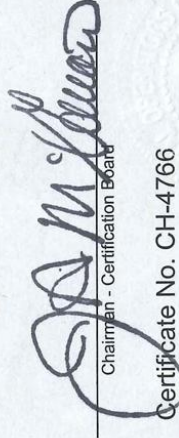
By Examination Has Qualified As A

**Chlorine Handler**



Secretary - Certification Board

May 6, 2005



Chairman - Certification Board

Certificate No. CH-4766



# APPENDIX I: EOCP OPERATOR CERTIFICATES

**ENVIRONMENTAL OPERATORS CERTIFICATION PROGRAM**

**Certificate of Qualification**  
This is to certify that:

**Alberto Urrutia**

By Examination Has Qualified As A

**Water Distribution System Operator**

and certifies that he/she has met the established qualifications and has the ability to efficiently operate and maintain a specified maximum size and type of water distribution system designated as follows:

**Level II**

Secretary - Certification Board  
July 12, 2006

Chairman - Certification Board  
Certificate No: 4766

Member of Association of Boards of Certification  
Affiliate of B.C. Water and Waste Association

This certificate shall be in full force and effect when accompanied by an annual renewal seal  
A Society Incorporated under the Society Act, S.B.C. S-28724













# APPENDIX I: EOCP OPERATOR CERTIFICATES

## ENVIRONMENTAL OPERATORS CERTIFICATION PROGRAM

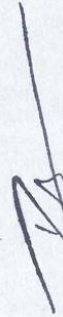
### Course Completion Certificate

This is to certify that

**Garth J. Begley**

By Examination Has Qualified As A

**Chlorine Handler**



Secretary - Certification Board

May 6, 2005

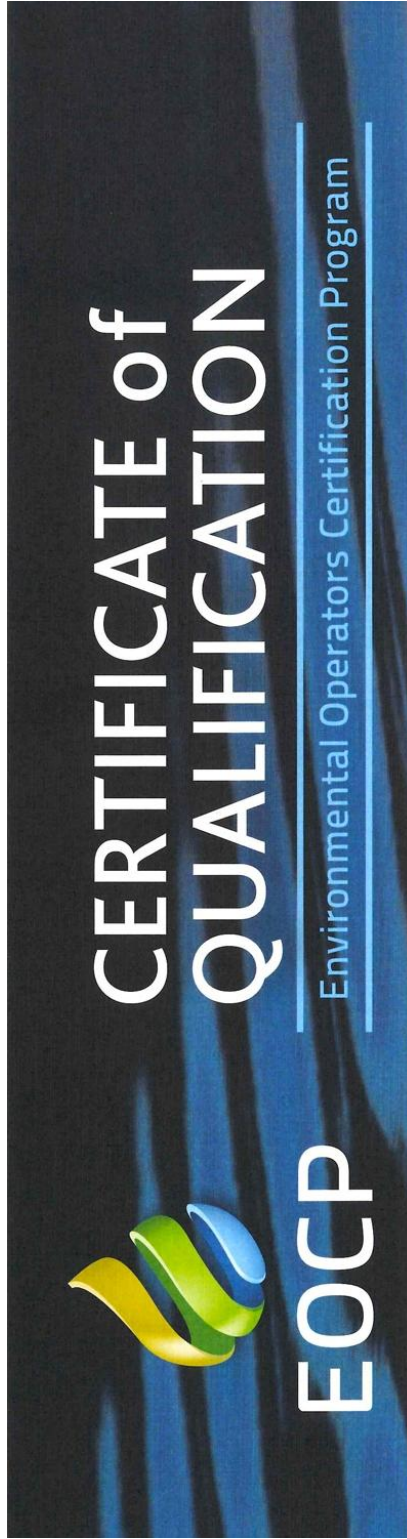


Chairman - Certification Board

Certificate No. CH-713



# APPENDIX I: EOCP OPERATOR CERTIFICATES



This is to certify that:

## Garth J. Begley

By examination has qualified as a

### Water Distribution System Operator Level I



Certification No. 9324

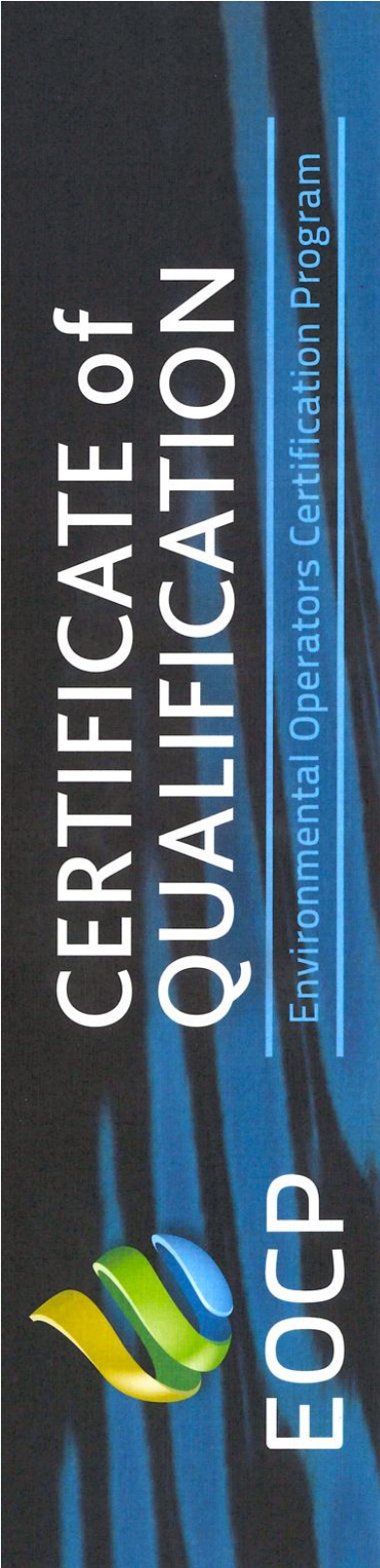
Valid until December 31, 2017

CHAIR, BOARD OF DIRECTORS

CHIEF EXECUTIVE OFFICER

A society incorporated under the Society Act, S.B.C. S-28724

# APPENDIX I: EOCP OPERATOR CERTIFICATES



## William K. Emo

By examination has qualified as a

### Water Distribution System Operator Level I

This is to certify that:



Certification No. 8469  
August 10, 2016  
At Burnaby, BC

CHIEF EXECUTIVE OFFICER

CHAIR, BOARD OF DIRECTORS

A society incorporated under the Society Act, S.B.C. S-28724

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**LBFD Monthly Report – March 31<sup>st</sup> 2017**

**March 1<sup>st</sup> – March 31<sup>st</sup> call outs = 4**

Breakdown of call outs:

2 x MVA – Rescue Required, 1 x MESA D, 1 x MESA C

**Incidents on the Highway**

03/22/2017 14:51:37	HWY 99	MVA - RESCUE REQUIRED
03/05/2017 19:52:11	HWY 99	MVA - RESCUE REQUIRED

**Incidents in the Village**

03/15/2017 10:24:38	OCEANVIEW	MESA-C
03/14/2017 04:56:28	KELVIN GROVE	MESA-D

**Fundraising:**

Application is being made to the Whistler Blackcomb Foundation for Six (6) sets of Turnout Gear, including helmet and boots

**Miscellaneous:**

- **2017 – approx. total claimed from sources OUTSIDE the village = \$4,784.-**
- **The department has 31 members**
- **One further recruit is being considered**
- **Two Firefighters are spending the spring and summer, working on Wildland emergencies within other departments**
- *MESA is an acronym for Medical Emergency Service Assist. The letter denotes the seriousness of the incident. A is minor and E is serious.*
- *Pre-Recruits are members who are volunteering for LBFR while endeavoring to get hired by career departments*

- *Pre-Response training is required before new recruits respond to calls*



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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<b>Type</b>	<b>Request for Decision</b>		
<b>Title</b>	<b>2017-2021 Five Year Financial Plan Bylaw No. 522, 2017</b>		
<b>Author</b>	<b>Pamela Rooke</b>	<b>Reviewed By:</b>	<b>Peter DeJong</b>
<b>Date</b>	<b>April 10, 2017</b>	<b>Version</b>	
<b>Issued for</b>	<b>April 18, 2017 Regular Council Meeting</b>		

### RECOMMENDATION

THAT the 2017-2021 Five Year Financial Plan Bylaw No. 522, 2017 be read a first and second time.

### ATTACHMENTS

2017-2021 Five Year Financial Plan Bylaw No. 522, 2017

### KEY INFORMATION

Staff presented the draft 2017-2021 Five Year Financial Plan Bylaw to Council at the April 4, 2017 Council Strategy Committee meeting for review and discussion. At the April 4, 2017 regular Council meeting, staff were directed to adjust the net sales proceeds for the proposed sale of the Brunswick Beach property and bring the 2017-2021 Five Year Financial Plan Bylaw to the April 18, 2017 Regular Council Meeting for first and second reading.

### OPTIONS

1. Approve the recommendation above and give the bylaw two readings;
2. Amend the bylaw and then give it two readings;
3. Refer the bylaw back to staff for revisions.

### FOLLOW UP ACTION

Assuming two readings are given, the bylaw will be brought back to the next regular Council meeting on May 2, 2017 for third reading. A special Council meeting will be scheduled for adoption of the bylaw before May 15<sup>th</sup> and prior to adoption of Tax Rates Bylaw No. 523, 2017.



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



# **2017-2021 Five Year Financial Plan Bylaw No. 522, 2017**

**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)

**2017 – 2021 FIVE YEAR FINANCIAL PLAN  
BYLAW NO. 522, 2017**

A bylaw to approve the Five Year Financial Plan for the years 2017 – 2021 inclusive

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 2017 to 2021 inclusive and the Municipal Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "**2017 – 2021 Five Year Financial Plan Bylaw No. 522, 2017**".
2. The 2016-2020 Five Year Financial Plan Bylaw No. 503, 2016 (adopted on May 10, 2016) is hereby repealed.
3. The Council does hereby adopt the Five Year Financial Plan for the years 2017-2021 inclusive, for each year of the plan, as set out in Schedules A and B, attached to this Bylaw and forming a part thereof, as follows:

Schedule A: Consolidated Financial Plan  
Schedule B: Statement of Objectives and Policies

**READ A FIRST TIME**

**READ A SECOND TIME**

**READ A THIRD TIME**

**ADOPTED**

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

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

**Certified a true copy of  
2017 – 2021 Five Year Financial Plan  
Bylaw No. 522, 2017 as adopted.**

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

**Schedule A****Consolidated Financial Plan 2017 - 2021**

	2017	2018	2019	2020	2021
<b>Revenues</b>					
Taxation	1,445,843	1,515,077	1,588,810	1,666,230	1,747,521
Parcel Taxes	10,585	10,585	10,585	10,585	10,585
Utility Fees and Rates	1,087,239	1,130,314	1,175,502	1,226,617	1,276,352
Fees, Licenses and Permits	152,253	112,444	112,819	114,599	116,864
Small Community Grant	295,000	295,000	295,000	295,000	295,000
Other Grants	2,599,741	896,682	1,090,952	1,582,048	660,306
Proceeds from Borrowing	460,870	600,361	713,992	808,252	416,525
Net Proceeds from Land Sales	3,219,250	6,000,000	-	-	-
Other	108,032	110,056	113,879	118,300	123,395
<b>Grand Total</b>	<b>9,378,813</b>	<b>10,670,519</b>	<b>5,101,539</b>	<b>5,821,631</b>	<b>4,646,548</b>
<b>Expenditures</b>					
Amortization	507,494	620,227	778,896	1,006,253	1,275,090
General Government	771,179	753,394	756,455	770,389	781,918
Fire Services	310,016	306,961	309,900	312,885	315,917
Bylaw Services	34,233	34,843	35,406	36,038	36,560
Public Works	458,561	431,448	437,983	445,128	451,302
Planning and Development	120,925	61,156	57,703	53,323	53,826
Parks, Recreation and Facilities	207,307	184,071	186,567	189,305	191,625
Solid Waste	184,784	184,784	184,784	188,478	188,478
Sewer Fund	57,049	57,758	58,619	59,524	60,376
Water Fund	583,093	586,378	594,572	603,496	611,355
Interest Payments	91,456	123,389	146,453	170,568	189,229
<b>Grand Total</b>	<b>3,326,097</b>	<b>3,344,410</b>	<b>3,547,339</b>	<b>3,835,387</b>	<b>4,155,676</b>
<b>Surplus/(Deficit)</b>	<b>6,052,716</b>	<b>7,326,109</b>	<b>1,554,200</b>	<b>1,986,245</b>	<b>490,872</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	507,494	620,227	778,896	1,006,253	1,275,090
MFA Actuarial Gain on Debt	(20,422)	(23,456)	(27,017)	(30,983)	(35,467)
<b>Cash surplus</b>	<b>6,539,788</b>	<b>7,922,881</b>	<b>2,306,079</b>	<b>2,961,514</b>	<b>1,730,495</b>
<b>Cash items NOT included in Annual Surplus (Deficit)</b>					
Repayment of Debt Principal	(109,521)	(155,482)	(168,374)	(188,571)	(199,631)
Capital Expenditures	(4,038,905)	(2,864,743)	(1,937,644)	(2,523,000)	(1,209,531)
Transfer from (to) Surplus	134,338	53,795	-	-	-
Transfer to Gas Tax Fund	(56,450)	(56,450)	(56,450)	(56,450)	(56,450)
Transfer from (to) Reserves	(2,469,250)	(4,900,000)	(143,611)	(193,493)	(264,883)
<b>Financial Plan Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## SCHEDULE B

### Statement of Objectives and Policies

#### Funding Sources

Table 1 shows the proportion of total revenue that is proposed to come from each funding source as described in Section 165(7) of the *Community Charter*.

In prior years, property taxation has been the Village's largest portion of revenues. In 2017, the Village has been awarded a Clean Water Waste Water Fund grant of \$2,250,130. A Loan Authorization Bylaw was adopted in December 2016 authorizing the Village to borrow up to \$3,000,000 over the next five years to help fund capital projects. The 2017 revenue includes \$460,870 of proceeds from loans as well as revenue from the sale of Village owned property.

#### Objective

- The Village will continue to look for opportunities to reduce the percentage of revenue that comes from property taxation by pursuing alternate revenue sources such as grants.

#### Policies

- Annual user rates for water, sewer and solid waste utilities are established to cover all operating and capital costs of the utility.
- Where feasible, the Village charges user fees for services and reviews these fees annually.
- The Village will continue to look for opportunities for grants to cover the cost of infrastructure replacement.

<b>Table 1: Sources of Revenue</b>		
<b>Revenue Source</b>	<b>% of Total Revenue</b>	<b>Dollar Value</b>
Other Revenue	35.5%	3,327,282
Grants	30.9%	2,894,741
Property Taxes	15.4%	1,445,843
Utility Fees and Rates	11.6%	1,087,239
Proceeds from Borrowing	4.9%	460,870
Fees, Licenses and Permits	1.6%	152,253
Parcel Taxes	0.1%	10,585
<b>TOTAL</b>	<b>100.0%</b>	<b>\$ 9,378,813</b>

## Property Tax Distribution

Table 2 outlines the distribution of property tax revenue among the property classes. The residential property class provides the largest proportion of property tax revenue. This is appropriate because the residential property class forms the largest portion of the assessment base and consumes the majority of the Village's services.

### Objective

- To set tax rates based on the principle of equity and responsiveness to economic goals.

### Policies

- The Village will review and compare their distribution of property tax rates to other municipalities with similar property class compositions.
- The Village sets the class multiple for recreation/non-profit equal to residential and sets the class multiple for utilities to the maximum allowed by the Province.

Property Class	% of Total Property Taxation	
	2016	2017
Residential (1)	99.78%	99.62%
Utilities (2)	0.05%	0.09%
Business (6)	0.14%	0.11%
Recreation (8)	0.03%	0.18%
<b>TOTAL</b>	<b>100.00%</b>	<b>100.00%</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.



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

<b>Type</b>	<b>Request for Decision</b>		
<b>Title</b>	<b>Tax Rates Bylaw No. 523, 2017</b>		
<b>Author</b>	<b>Pamela Rooke</b>	<b>Reviewed By:</b>	<b>Peter DeJong</b>
<b>Date</b>	<b>April 12, 2017</b>	<b>Version</b>	
<b>Issued for</b>	<b>April 18, 2017 Regular Council Meeting</b>		

### RECOMMENDATION

THAT the Tax Rates Bylaw No. 523, 2017 be read a first and second time.

### ATTACHMENTS

Tax Rates Bylaw No. 523, 2017.

### KEY INFORMATION

Per the Community Charter section 197(1), each year Council must adopt a tax rate bylaw after adoption of the financial plan but before May 15. At the April 4, 2017 regular Council meeting, staff were directed to remove the separate Fire Protection tax rates and only have tax rates for General Municipal purposes; to change the Property Class Multiple for Recreation/Non-Profit to equal the Residential Class Multiple; and to keep the Property Class ratio for Business and Other unchanged from 2016. These changes have been incorporated into the Tax Rates Bylaw No. 523, 2017.

### OPTIONS

1. Approve the recommendation above and give the bylaw two readings;
2. Amend the bylaw and then give it two readings;
3. Refer the bylaw back to staff for revisions.

### FOLLOW UP ACTION

Assuming two readings are given, the bylaw will be brought back to the next regular Council meeting on May 2, 2017 for third reading. A special Council meeting will be scheduled for adoption of the bylaw before May 15th.



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



## **Tax Rates Bylaw No. 523, 2017**

**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)

**TAX RATES BYLAW NO. 523, 2017**

**A bylaw for the levying of rates for  
Municipal and Regional District purposes for the year 2017.**

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 2017 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 Schedule "A" attached hereto and forming a part hereof.
  - b) For purposes of the Metro Vancouver Regional District on the assessed value of land and improvements taxable for regional hospital district purposes, rates appearing in Column "B" of Schedule "A" attached hereto and forming a part hereof.
2. This Bylaw may be cited as "Tax Rates Bylaw No. 523, 2017"

**READ A FIRST TIME**

**READ A SECOND TIME**

**READ A THIRD TIME**

**ADOPTED**

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

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

**Certified a true copy of  
Tax Rates Bylaw No. 523, 2017 as adopted.**

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

**SCHEDULE "A"****Forming part of Tax Rates Bylaw No. 523, 2017****TAX RATES****(Dollars of tax per \$1,000.00 taxable value)**

<b>Property Class</b>	<b>A General Municipal</b>	<b>B Greater Vancouver Regional District</b>
1. Residential	1.4842	0.0505
2. Utilities	40.0000	0.1767
3. Business and Other	4.5638	0.1237
4. Recreation / Non-Profit	1.4842	0.0505



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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<b>Type</b>	Request for Decision		
<b>Title</b>	Driveway Crossings Bylaw		
<b>Author</b>	Peter DeJong	<b>Reviewed By:</b>	
<b>Date</b>	April 12, 2017	<b>Version</b>	
<b>Issued for</b>	April 18, 2017 Council Meeting		

### Recommendation:

THAT Driveway Crossings Bylaw No. 521, 2017 be adopted.

### Attachments:

Driveway Crossings Bylaw No. 521, 2017, as amended.

### Key Information:

At the last meeting, 3<sup>rd</sup> reading of the bylaw was rescinded and amendments were made and the bylaw was given 3<sup>rd</sup> reading.

### Options:

- (1) Adopt Driveway Crossings Bylaw No. 521, 2017.
- (2) Rescind 3<sup>rd</sup> reading and amend the bylaw further and then give it 3<sup>rd</sup> reading again.
- (3) Refer the bylaw back to staff with alternative instructions.

**Preferred Option:** (1) Adopt the bylaw.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



## **Driveway Crossings Bylaw**

### **Bylaw No. 521, 2017**

**Adopted: April XXX, 2017**

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. 521, 2017**

### **Driveway Crossings Bylaw**

**WHEREAS** The *Community Charter* provides for the regulation, construction, and maintenance of Highways;

**AND WHEREAS** the *Community Charter* provides for the recovery of expenses incurred by the Municipality in the same manner as Municipal taxes;

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

#### **1. CITATION**

- 1.1. This bylaw may be cited for all purposes as “Driveway Crossings Bylaw No. 521, 2017.”

#### **2. DEFINITIONS**

2.1. In this Bylaw:

- 2.1.1. “Boulevard” means that portion of a Highway lying between the constructed roadway and the adjacent property line;
- 2.1.2. "Public Works Manager" means the Municipality’s Public Works Manager or a person designated by Council to act in the place of the Public Works Manager;
- 2.1.3. “CFO” means the Municipality’s Chief Financial Officer or their designate;
- 2.1.4. “Corner Parcel” means any Parcel which abuts at least two Highways that intersect each other;
- 2.1.5. "Council" means the Council of the Village of Lions Bay;
- 2.1.6. “Driveway Crossing” means part of a Boulevard which is improved to afford vehicular access from the constructed roadway to a Parcel adjacent to the Highway;

- 2.1.7. "Driveway Crossing Permit" means a permit issued under this bylaw to allow for a Driveway Crossing;
- 2.1.8. "Highway" means a highway as defined in the *Community Charter*;
- 2.1.9. "Municipality" means The Village of Lions Bay.
- 2.1.10. "Owner" means an owner as defined in the *Community Charter*; without limiting the foregoing, for the purposes of this bylaw an Owner is the owner of a Parcel benefiting from a Driveway Crossing.
- 2.1.11. "Parcel" means a parcel as defined in the *Community Charter*;
- 2.1.12. "Urgent Repair" means repair of a condition requiring immediate remedial action in order to avoid a substantive risk of harm to persons, property or infrastructure.

### **3. PERMITTED INSTALLATIONS**

- 3.1. An Owner of a Parcel has a right of access to that Parcel from a municipal Highway provided that such access:
  - 3.1.1. shall be maintained by the Owner and
  - 3.1.2. may be altered or revoked by the Municipalityin accordance with this bylaw.
- 3.2. Subject to a higher standard imposed by another bylaw or by an encroachment agreement with the Municipality, an Owner shall maintain their existing or new Driveway Crossing in accordance with this bylaw.
- 3.3. An Owner may, on the Boulevard immediately adjacent to their Parcel, repair and replace an existing Driveway Crossing provided that:
  - 3.3.1. the Driveway Crossing is the subject of a previous permit or other valid and subsisting approval issued by the Municipality;
  - 3.3.2. the repair or replacement does not increase the width or height of the Driveway Crossing;

- 3.3.3. the repair or replacement of that Driveway Crossing complies with all requirements for a Driveway Crossing set out in this bylaw;
    - 3.3.4. the Owner applies for and receives a Driveway Crossing Permit in accordance with this bylaw;
    - 3.3.5. despite section 3.3.4, a Driveway Crossing Permit is not required in the event that an Urgent Repair is required and the Public Works Manager has been notified.
  - 3.4. No person shall excavate, construct, reconstruct, replace, or improve any Driveway Crossing until such person has received a Driveway Crossing Permit from the Municipality under this bylaw, which Driveway Crossing Permit may be revoked in accordance with this bylaw.
  - 3.5. Any person wanting to excavate, construct, reconstruct, repair, replace, or improve a Driveway Crossing shall apply in writing to the Public Works Manager for a Driveway Crossing Permit. The application shall include:
    - 3.5.1. a description of the nature, extent and purpose of the excavation, construction, reconstruction, repair, replacement or improvement, as the case may be;
    - 3.5.2. a plan satisfactory to the Public Works Manager showing the details of the proposed excavation, construction, reconstruction, repair, replacement or improvement;
    - 3.5.3. details respecting the manner in which the proposed excavation, construction, reconstruction, repair, replacement or improvement will be undertaken, including any ongoing maintenance required to ensure the preservation and safe use of the Highway;
    - 3.5.4. the applicable permit fee of \$100.00;
    - 3.5.5. such further information and material as may be required by the Public Works Manager to ensure compliance with the terms and conditions of this bylaw including, but not limited to, engineered plans and letters of assurance from a registered professional.
  - 3.6. The Public Works Manager is authorized to issue, amend and revoke Driveway Crossing Permits in accordance with this bylaw.

- 3.7. The Public Works Manager shall consider all applications for Driveway Crossings and, subject to compliance with the terms and conditions of this bylaw, may:
  - 3.7.1. issue a Driveway Crossing Permit,
  - 3.7.2. impose conditions and restrictions on the issuance of a Driveway Crossing Permit, and
  - 3.7.3. make orders respecting the application for and issuance of Driveway Crossing Permits, including the form of application, the form of permits and the terms and conditions of such permits, all in accordance with this bylaw.
- 3.8. The issuance of a Driveway Crossing Permit, in addition to any terms and conditions imposed by the Public Works Manager, will be subject to the standards set out in section 4 of this bylaw.

#### **4. STANDARDS**

- 4.1. The following standards shall apply to all Driveway Crossings:
  - 4.1.1. No more than one Driveway Crossing shall be provided to each residential Parcel.
  - 4.1.2. Driveway Crossings shall have a maximum gradient of 2% within 2 metres of curb or edge of pavement.
  - 4.1.3. Driveway Crossings constructed of materials other than asphalt, gravel or crushed stone shall have construction joints at the property line and 2 metres behind the curb or edge of pavement. If reinforcing steel is used it shall not be continuous through the construction joint.
  - 4.1.4. Surface drainage shall be controlled and directed into an approved drainage system and shall not be permitted to flow onto the road pavement.
  - 4.1.5. Where a Driveway Crossing bisects an open or enclosed drainage channel or ditch a culvert is required. Culverts shall be no less than 300 mm in diameter and be composed of reinforced concrete, polyvinyl chloride, or high-density polyethylene pipe. The inlet and outlet of a culvert must have a structural headwall. Culverts shall be maintained, and repaired or replaced as necessary, by and at the expense of the Owner.

- 4.1.6. Where retaining walls or other supporting structures over 1.2 metres in height are required to retain land or provide stability to existing or altered slopes, or to control potential erosion, engineered plans and letters of assurance from a registered professional shall be required. All retaining walls or other supporting structures shall be maintained, and repaired or replaced as necessary, by and at the expense of the Owner.
- 4.1.7. No raised curbing or retaining walls shall be constructed within 2 metres of the curb or edge of pavement.
- 4.1.8. No Driveway Crossing heating coils shall be constructed within 2 metres of the curb or edge of pavement.
- 4.1.9. The Driveway Crossing for every Corner Parcel at a Highway intersection shall be located at least 8.0 metres from the nearest point of intersection of those Highways.
- 4.1.10. All Driveway Crossings shall be maintained, and repaired or replaced as necessary, by and at the expense of the Owner in accordance with this bylaw and protected from geohazards, slope erosion, slope instability, and settlement or deterioration of supporting structures or materials, as may be required by the topography of the applicable portion of Boulevard.
- 4.1.11. Despite the requirements in section 4 of this bylaw, the Public Works Manager may allow for a variation of these standards due to the topography of a Parcel or its adjoining portion of Boulevard.

## **5. DRIVEWAY CROSSING AGREEMENTS**

- 5.1. Notwithstanding the provisions and standards set out in this bylaw, the Public Works Manager may require a Driveway Crossing to be the subject of an encroachment agreement between the Owner of a Parcel and the Municipality where compliance with the requirements of this bylaw would:
  - 5.1.1. be impractical due to the Parcel configuration or other existing condition or hardship precluding compliance with this bylaw;
  - 5.1.2. result in an unsafe Driveway Crossing or unsafe traffic pattern on the adjacent constructed roadway;

- 5.1.3. interfere with, hinder or block the installation or functioning of existing or future municipal works.
- 5.1.4. interfere with, hinder or block the flow of roadside drainage.

## **6. INSPECTION**

- 6.1. In accordance with the Community Charter and this bylaw, the Municipality may enter upon and inspect a Driveway Crossing to ensure it is in compliance with this bylaw.
- 6.2. For the purposes of this bylaw, considerations that the Public Works Manager may take into account in determining the safety, suitability or practicality of any particular Driveway Crossing, compliance with this bylaw, or its continued use, may include stability of a slope or supporting structures, protection of trees and other natural features, protection of persons, real property and chattels, and impacts on municipal and other infrastructure. The Public Works Manager may, in his or her discretion, obtain and rely upon the advice of appropriate professionals in making such determinations.

## **7. REVOCATION, REMEDIAL WORKS AND COSTS**

- 7.1. Upon a finding that a Driveway Crossing is not compliant with this bylaw or otherwise not safe for its intended use, the Public Works Manager shall issue a demand letter to the Owner of the benefitting Parcel for immediate compliance with this bylaw.
- 7.2. A Driveway Crossing Permit which has not been complied with may be suspended or revoked by the Public Works Manager, subject to a right of appeal to Council.
- 7.3. Prior to revoking a Driveway Crossing Permit or the right to use a Driveway Crossing, the Public Works Manager shall issue a demand letter to the Owner of the benefitting Parcel for immediate compliance with this bylaw.
- 7.4. The right to a Driveway Crossing may be revoked by Council upon being satisfied that:
  - 7.4.1. the Driveway Crossing does not comply with this bylaw; and
  - 7.4.2. the Council considers that real property may be injuriously affected by the continued exercise of the right to use the Driveway Crossing;

and the municipality may enter onto the Driveway Crossing and undertake works of construction, maintenance or repair in mitigation of injury done or anticipated, or in reduction of compensation.

- 7.5. If an Owner fails to comply with a demand from the Public Works Manager or, if applicable the Council, within 30 days of the order, the Municipality may proceed to carry out any remedial work required at the Owner's expense.
- 7.6. The Municipality may, at any time, enter onto a Driveway Crossing and undertake works of excavation, construction, repair, or replacement at the Owner's expense if the Municipality determines that an Urgent Repair is required.
- 7.7. The right of any person to construct, maintain or use any crossing shall be subject at all times to the right of the Municipality to construct, maintain, repair or remove any public works or utilities that have been or may be installed above or below the Driveway Crossing.
- 7.8. In the exercise of its rights, the Municipality shall only replace or repair a disturbed Driveway Crossing with gravel, crushed stone or asphalt. Replacement of brick pavers, concrete, heat coils, light fixtures, gates, posts, landscaping, or other improvements shall be the responsibility of the benefitting property Owner.
- 7.9. The Owner of real property for which authorization for a Driveway Crossing is granted shall be liable for all costs of surveying, construction, maintenance, repair and ultimate removal of the Driveway Crossing and all costs incurred by the Municipality resulting from failure of the Owner to carry out work ordered by the Municipality.
- 7.10. Costs of construction, maintenance, repair or removal of a crossing payable by the Owner under the provisions of this bylaw shall be collected in the same manner and with like remedies as ordinary taxes on land and improvements in accordance with the Community Charter. Such costs, if not paid by the 31st day of December in the year for which such costs were imposed, shall be deemed to be taxes in arrears and be so entered on the tax roll by the CFO.
- 7.11. Authorization for a Driveway Crossing may be revoked upon 3 months' notice if the Municipality needs the Driveway Crossing, or a portion thereof, for its own purposes. This notice may be shortened by the Municipality where Council considers it necessary.

## **8. OFFENCE AND PENALTY**

- 8.1. Every person who violates a provision of this bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this bylaw, or who neglects or

refrains from doing anything required by a provision of this bylaw, is guilty of an offence and is liable, upon summary conviction, to a fine not exceeding \$10,000 and not less than \$2,500, and is guilty of a separate offence each day that a violation continues or exists.

- 8.2. In addition to the foregoing, the Municipality may elect enforcement under Bylaw Notice Enforcement Bylaw No. 385, 2006, as amended and in that event, any bylaw contraventions under this bylaw shall not constitute the creation of an offence.
- 8.3. This bylaw shall not be applicable to any encroachment that is specifically regulated by an agreement or another bylaw of the Municipality.

**9. SEVERABILITY**

- 9.1. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this Bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

**READ A FIRST TIME THIS 21<sup>ST</sup> DAY OF MARCH, 2017**  
**READ A SECOND TIME THIS 21<sup>ST</sup> DAY OF MARCH, 2017**  
**READ A THIRD TIME THIS 21<sup>ST</sup> DAY OF MARCH, 2017**  
**THIRD READING RESCINDED THIS 4<sup>TH</sup> DAY OF APRIL, 2017**  
**AMENDED AND RE-READ A 3<sup>RD</sup> TIME THIS 4<sup>TH</sup> DAY OF APRIL, 2017**  
**ADOPTED THIS \_\_ DAY OF APRIL, 2017**

\_\_\_\_\_  
Mayor

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

Certified a true copy of Driveway Crossings Bylaw No. 521, 2017 as adopted.

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



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

<b>Type</b>	<b>Request for Decision</b>		
<b>Title</b>	<b>Road Closure Bylaw No. 517, 2017</b>		
<b>Author</b>	<b>Peter DeJong</b>	<b>Reviewed By:</b>	
<b>Date</b>	<b>April 13, 2017</b>	<b>Version</b>	<b>1</b>
<b>Issued for</b>	<b>April 18, 2017 Council Meeting</b>		

### **Recommendation:**

- (1) THAT Road Closure Bylaw No. 517, 2017, be adopted.
- (2) THAT staff proceed with obtaining a survey for an easement on the south side of the lot to be created by the closure of the applicable portion of road (the “Lands”), in order to accommodate the stairs on the north side of 51 Brunswick Beach Road providing access to the resident around her house and providing access to both lots down to the Esplanade.
- (3) THAT staff proceed with the legal steps necessary to provide for the easement and for the registration of the Lands in the Land Title Office, in the name of the Municipality.
- (4) THAT staff continue to work with the resident of 51 Brunswick Beach Road regarding the clearing of the existing encroachments from the Lands and the provision of alternate arrangements for the structures and any new encroachment agreement required as a result thereof.
- (5) THAT staff report back to Council on options for the intended process by which the Lands may be acquired.

### **Attachments:**

Road Closure Bylaw No. 517, 2017;



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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### **Key Information:**

The staff report for the March 21<sup>st</sup> meeting laid out the background and steps required for the closure of this road end and sale of the lands created thereby (the “Lands”). At the April 4, 2017 meeting, after advertising in two consecutive editions of the newspaper, persons who consider they are affected by the bylaw were given an opportunity to make representations to Council. No persons attended the Council meeting to do so.

After 3<sup>rd</sup> reading, the bylaw was sent to the Ministry of Transportation and Infrastructure for approval pursuant to section 40 of the *Community Charter* and that approval has now been received, clearing the way for adoption of the bylaw.

Staff have been working with the owner of 51 Brunswick Beach Road regarding the process for moving or removing the structures presently encroaching on the Lands. It will be necessary to provide for an easement of approximately 4 feet on the north side of the home to enable continued access around the house, as well as down the existing staircase to the Esplanade. The latter staircase will also be of benefit to the purchaser of the Lands. Public Works staff have marked the location of the waterline running in front of 51 Brunswick Beach Road and municipal staff will work with the owner on options for replacement of the existing carport.

Adoption of Bylaw No. 517 will effectively make the \$25,000 deposit on the purchase of 63 Brunswick Beach Road non-refundable. However, there are still subject clauses related to the purchase of that property which are tied to the sale of the Lands. Staff will report back to Council on options for the intended process by which the Lands may be acquired. The Lands will be designated RS-1 under the proposed new Zoning and Development Bylaw No. 520, 2017.

### **Options:**

1. Proceed with the recommendations laid out at the beginning of this report;
2. Provide staff with alternative directions;
3. Instruct staff to provide further information before proceeding.

### **Preferred Option:**

The preferred option is option 1. This will enable staff to move the matter along as swiftly as possible through the necessary procedural steps.



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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**Legal Considerations:** Legal advice has been received to confirm all necessary substantive and procedural requirements.

**Follow Up Action:** Staff will work with the surveyor and legal counsel to raise title and register the Lands with the intended easement.

**Communication Plan:** The Notice of Proposed Disposition of the Lands will be published in a newspaper once a method has been determined for the process by which the Lands may be acquired.

PDJ



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



## Road Closure Bylaw No. 517, 2017

**Adopted: XXX, 2017**

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)

## Road Closure Bylaw No. 517, 2017

A Bylaw to Close and Remove the Dedication as Highway of a Portion of Chrystal Falls Road

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WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway, if prior to adopting the bylaw, Council gives notice of its intention in accordance with section 94 of the *Community Charter* and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council.

AND WHEREAS Council deems it to be in the best interests of the Village of Lions Bay to close to traffic and remove the dedication of highway of a portion of Chrystal Falls Road, also known as Crystal Falls Road;

AND WHEREAS the Council does not consider that the road closure will affect the transmission or distribution facilities or works of utility operators;

AND WHEREAS, pursuant to section 41 (3) of the *Community Charter*, if the highway or part of a highway to be closed is within 800 meters of an arterial highway, the bylaw may only be adopted if it is approved by the minister responsible for the *Transportation Act*.

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

1. Attached to this bylaw as Schedule "A" and forming part of this bylaw is a reduced copy of the road closure reference plan EPP69335, prepared by Martin R. Jones, BCLS and dated the 17<sup>th</sup> day of January, 2017 (the "Road Closure Plan").
2. The Village of Lions Bay hereby authorizes the closure to traffic of all kinds and the removal of highway dedication of the 569.3 square meter portion of highway shown in bold and described on the Road Closure Plan as "Parcel A - Road Dedicated by Plan 3149 (Chrystal Falls Road, also known as Crystal Falls Road)" (the "Closed Road").
3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Land Title Office, the Closed Road will cease to be public highway, its dedication as a highway cancelled and it will be owned by the Village of Lions Bay.

- 4. The Mayor and Municipal Clerk are authorized to execute all plans and other documentation necessary to effect this road closure and cancellation of highway dedication, and registration of the title to the property in the name of the Village of Lions Bay.
- 5. This bylaw may be cited as "Road Closure Bylaw No. 517, 2017".

READ A FIRST TIME on the 21<sup>st</sup> day of March, 2017.

READ A SECOND TIME on the 21<sup>st</sup> day of March, 2017.

READ A THIRD TIME on the 21<sup>st</sup> day of March, 2017.

NOTICE GIVEN IN ACCORDANCE WITH SECTIONS 40 (3) and 94 OF THE *COMMUNITY CHARTER* on the \_\_\_\_\_ day of March, 2017, and on the \_\_\_\_\_ day of March, 2017.

AN OPPORTUNITY WAS PROVIDED FOR PERSONS WHO CONSIDER THEY ARE AFFECTED BY THE BYLAW TO MAKE REPRESENTATIONS TO COUNCIL on the \_\_\_\_\_ day of April, 2017.

APPROVED BY THE MINISTER RESPONSIBLE FOR THE TRANSPORTATION ACT PURSUANT TO SECTION 41(3) OF THE *COMMUNITY CHARTER* on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

RECONSIDERED, FINALLY PASSED AND ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor

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

Certified a true copy of Road Closure  
Bylaw No. 517, 2017, as at third reading.

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



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## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

<b>Type</b>	Request for Decision		
<b>Title</b>	Building Bylaw No. 234, 1994, Amendment Bylaw No. 524, 2017		
<b>Author</b>	Peter DeJong	<b>Reviewed By:</b>	
<b>Date</b>	April 12, 2017	<b>Version</b>	1
<b>Issued for</b>	April 18, 2017 Council Meeting		

### Recommendation:

THAT Building Bylaw No. 234, 1994, Amendment Bylaw No. 524, 2017 be introduced and read a first and second time.

### Attachments:

- (1) Draft Building Bylaw No. 234, 1994, Amendment Bylaw No. 524, 2017;
- (2) Draft Consolidation of Building Bylaw No. 234, 1994.

### Key Information:

This bylaw is designed to incorporate into the Building Bylaw No. 234, 1994, the minimum safety requirements for secondary suites that previously were embedded in Zoning Bylaw No. 362, 2004. These provisions properly belong in the building bylaw and have therefore not been incorporated into the new Zoning Bylaw No. 520, 2017. The other thing this amending bylaw does is explicitly reference Demolition Permits with respect to Damage Deposits in section 14 of the original Building Bylaw, along with the correct Fee Bylaw reference.

### Options:

- (1) Give this bylaw two readings;
- (2) Amend the bylaw and then give it two readings;
- (3) Send the bylaw back to staff with other instructions.

**Preferred Option:** Give the bylaw two readings. If there are any further changes that come to light before 3<sup>rd</sup> reading, they can be incorporated then, but these provisions are the ones that we have previously had in place in the old zoning bylaw.



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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**Legal Considerations:** It would be advisable to ensure this bylaw is adopted before the new zoning bylaw, which will repeal the old zoning bylaw and these provisions under that bylaw.

**Follow Up Action:** The bylaw will come back for consideration of 3<sup>rd</sup> reading on May 2<sup>nd</sup> and, if given 3<sup>rd</sup> reading at that time, will come back for consideration of adoption on May 16<sup>th</sup>. Staff's workplan includes the drafting of a brand new Building Bylaw to incorporate many other changes and bring our Building Bylaw up to date in time for the changes which will be implemented under the new *Building Act*.



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



# **Building Bylaw No. 234, 1994, Amendment Bylaw No. 524, 2017**

Adopted: \_\_\_\_\_, 2017

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)

## **Building Bylaw No. 234, 1994, Amendment Bylaw No. 524, 2017**

### **A bylaw to amend the Building Bylaw**

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 “Building Bylaw No. 234, 1994, Amendment Bylaw No. 524, 2017”.
2. Building Bylaw No. 234, 1994 is hereby amended by adding after section 10, a section heading entitled “SECONDARY SUITES” and section 10.1 as follows:

#### **“SECONDARY SUITES**

10.1 A secondary suite must meet the following requirements:

- (a) All secondary suites must be recorded in a registry maintained by the Village;
- (b) Newly constructed secondary suites must comply fully with the requirements of the BC Building Code and adhere fully to Village bylaws and policies;
- (c) A new secondary suite must be inspected and approved for compliance with all Code requirements by way of a building permit application;
- (d) Existing secondary suites must be brought into compliance with the following minimum safety requirements:
  - (i) Installation of interconnected smoke alarms with CO2 detectors;
  - (ii) Fire-rated doors separating the secondary suite from the principal building;
  - (iii) Minimum rating requirements for ceilings as approved by the authority having jurisdiction;
  - (iv) Mandatory bedroom exit route(s) to meet the BC Building Code or its regulations.
- (e) Where a dwelling has a septic system or field, extra demand on that system or field from the secondary suite must not cause its capacity to be exceeded;
- (f) The principal entrance to a secondary suite must be a separate exterior entrance from that of the principal dwelling unit;
- (g) The secondary suite and the principal dwelling unit shall not be served by separate water service lines;

3. Section 14 of Building Bylaw No. 234, 1994 is hereby deleted and replaced with the following:

“14. An applicant for a Building Permit or a Demolition Permit for other than an accessory building or structure as defined herein, but including a swimming pool, shall, at the time of the application, pay to the Village a damage deposit in accordance with Schedule 2 of Fees Bylaw No. 497, 2016, as amended, which sum may be used to cover the cost to the Village of maintaining, restoring or replacing any public works or public lands which are destroyed, damaged or otherwise impaired in the carrying out of work on the lot referred to in any Building Permit or Demolition Permit held by the applicant, and when the Village is satisfied that no further damage to public works or public lands will occur, any credit greater than the foregoing shall be returned to the applicant in respect of any Demolition Permit or any Building Permit authorizing works that have been completed, after the issuance of an Occupancy Permit, subject to inspection by the Public Works Manager.”

<b>READ A FIRST TIME</b>	_____	<b>, 2017</b>
<b>READ A SECOND TIME</b>	_____	<b>, 2017</b>
<b>READ A THIRD TIME</b>	_____	<b>, 2017</b>
<b>ADOPTED</b>	_____	<b>, 2017</b>

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

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

**Certified a true copy of Building  
Bylaw No. 234, 1994, Amendment  
Bylaw No. 524, 2017 as adopted.**

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

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## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

<b>Type</b>	<b>Request for Decision</b>		
<b>Title</b>	<b>Zoning and Development Bylaw No. 520, 2017 - Consideration of Second Reading (as amended) and Scheduling of the Public Hearing</b>		
<b>Author</b>	<b>Steven Olmstead, Planning Consultant</b>	<b>Reviewed By:</b>	<b>Peter DeJong, Chief Administrative Officer</b>
<b>Date</b>	<b>April 12, 2017</b>	<b>Version</b>	<b>1</b>
<b>Issued for</b>	<b>April 18, 2017</b>		

### Recommendations:

1. THAT the Request for Decision report titled "Zoning and Development Bylaw No. 520, 2017 - Consideration of Second Reading (as amended) and Scheduling of the Public Hearing" dated April 12, 2017 be received;
2. AND THAT the recommended amendments in the April 12, 2017 report be endorsed;
3. AND THAT Zoning and Development Bylaw No. 520, 2017 be read a second time as amended;
4. AND FURTHER THAT a public hearing regarding Zoning and Development Bylaw No. 520, 2017 be held at 7:00 p.m. on Thursday, May 4, 2017 at Broughton Hall, 400 Centre Road, Lions Bay.

### Attachment:

- A. Zoning and Development Bylaw No. 520, 2017;
- B. Draft Community Amenity Contribution Policy;
- C. Draft Short Term Rental Policy

### Key Information:

The second public information meeting regarding Zoning and Development Bylaw 520 was held on April 4<sup>th</sup> and attended by approximately 90 people. A presentation of the bylaw as at 1<sup>st</sup> reading, including changes since the last public information meeting, was provided and this was followed by questions and comments from the public, leading off with written questions and comments. Questions and comments included the following:

- Is the Village going to be maintaining their own vegetation at intersections? [not a zoning issue]



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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- Re. Parking: how do topographically challenged homes comply with these bylaws? [basic parking requirements are essentially unchanged]
- Houseboat definition: there is no definition for recreational use and residential use involves a dwelling unit which requires a building or structure (not a vessel) – how does this definition work? [it's been amended slightly]
- Concerns re. projects without permits not having an exemption for storage of commercial stuff including trailers.
- Comment that barking dogs and cliff jumpers are more disruptive to neighbours than the houseboat occupants. Would encourage residents to enjoy the water and stop wasting energy policing neighbours.
- Comment that all residents should have unlimited access to mooring on the waterfront for all sizes and types of boats.
- Comment that if houseboat owners acknowledge it is unseaworthy, then why should it be allowed to moor directly over top of the sewage outfall pipe, where it would cause extensive damage if it sinks – it has already been rescued off the rocks once by the Coast Guard. There should be no moorage by anyone within 75-100 metres of the outfall pipe. No problem with long-term moorage, except directly adjacent to the shoreline of our parks.
- Comment that short term rentals should be allowed as there are no hotels or condos in the area and many instances where residents need accommodation for their own guests. [Suggestions for regulations generally in line with draft policy for Temporary Use Permits (TUPs)]
- One of the Houseboat owners provided a history of their restoration project and family usage of the vessel with 4 teenage kids. It provides a safe place to hang out without kids having to hang out in malls in West Van. Kids play cards and board games, go tubing and cliff jumping. The impact of the bylaw as it stands would be eviction – they have nowhere else to moor. Divers have made sure that it's anchored safely vis-à-vis the sewage outfall pipe. The old Village dock that they obtained they'll get rid of, but the Village should really have an asset disposal policy. They have a 54 litre holding tank and dispose of their waste responsibly – their kids swim in the water. They have spoken to the kids about noise and warned that they won't be allowed to enjoy the privilege of the boat if they are too loud. They'll give out their phone numbers if necessary. The location is not conducive to more buoys (maybe 1 or 2 more) so other houseboats invading should not be a concern. Some say the boat is "ugly"? In the eye of the beholder. Kids are 15, 17, 18



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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so only a few more years before they're gone. They are honour roll students, competitive swimmers, rep hockey players, part-time workers, future voters and community leaders. Have 60 handwritten signatures on petition from residents. Asked supporters to stand in the room and about 40 people stood up.

- Comment that section 25 of old zoning bylaw should be kept regarding community care facilities. Did not accept planner's explanation that not needed because embedded in Provincial law. [followed up in correspondence after meeting]
- Concern that high walls to block highway noise won't be allowed under new zoning bylaw. [can consider variance if necessary]
- Concern re. visibility issues not being adequately addressed in bylaw.
- Question re. whether scaffolding would be permitted on a property under the bylaw.
- Concern re. conflict of interest for Councillors ["community of interest" or "interest in common" for both Councillors in the 10-20% range, which is reasonable]
- Concern re. W-1 zone inadequate to protect Alberta Bay, which is an important landing and feeding ground for migratory birds. Floats sometimes run aground, which cannot then be moved. Concerned about public boat launching ramp as a permitted use in Brunswick Beach [note: public means would be owned and operated by the municipality, if it was ever to be contemplated]
- Been moored off Lions Bay Beach Park for many years but concerned about "live-aboards" after seeing all the problems they cause on Bowen Island. Need to have an asset removal policy re. things like floats that run aground (i.e. the one at Kelvin Grove Beach). Concerned about loss of "Watershed Conservation Zone", which is now "Resource Use" zone. [Watershed mapping is Provincially designated and ours is almost completely outside of our boundaries, with the exception of Rundle Creek, which presents many conflicts with actual RS-1 uses].
- Question re. rezoning from RS-1 to RM-1 [note, follow up correspondence]
- Concern that Municipality is imposing too many rules and regulations. Thinks OCP discussion should have come first. Thinks there should be a referendum. Brunswick Beach has historical encroachment issues. Raised desalination plant notion in context of Village having water shortage so why even contemplate adding any new dwellings, regardless of desire for increased tax base. [Mayor responded that bylaw is also intended to provide opportunities for residents to age in place and provide more in the way of rental properties and affordable housing.]



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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- Mayor did a straw poll re:
  - Allowing a Cottage AND a Secondary Suite: about 7 in favour
  - Allowing a Cottage OR a Secondary Suite: about 8 in favour
  - Covenant preventing stratification of Cottage: about 12 in favour
  - No Covenant preventing stratification of Cottage: about 5 in favour

### Recommended Amendments

It is recommended that the following amendments be incorporated into the bylaw:

1. Section 1.2.1 be amended by adding the words “as amended”;
2. The definition of *emergency mooring* be amended by adding subsections (d) and (e) as follows:
  - (d) overnight purposes; or
  - (e) provisioning of supplies.
3. The definition of *houseboat* be amended to read as follows:
 

*houseboat* means a special type of vessel that has been designed or modified for recreational or overnight use.
4. The following definition be added:
 

*natural areas* means land that is retained in its natural state for the purpose of protecting and preserving natural ecosystems, biological diversity, and steeply sloped lands.
5. The definition of *parking space* be amended to read as follows:
 

*parking space, off street* means an area on a *parcel* indicated for the parking of one motor vehicle and does not include *aisle space*.
6. The definition of *resource use* be amended to read as follows:
 

*resource use* means a *use* providing for the extraction or stockpiling of mineral and other resource materials, and in addition includes only the primary grading, cutting, crushing, pumping and filtering of such materials for shipment or distribution, and excludes all manufacturing of products, and any processing not specifically included in this definition.
7. Section 4.6 be amended to read as follows:



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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- 4.6 (a) Pursuant to the *Local Government Act*, all lands within the *Municipality* are designated as areas where temporary *uses* may be allowed under a temporary *use* permit;
- (b) Council delegates to the CAO the authority to grant temporary *use* permits in accordance with the *Short Term Rental Policy*.
8. Section 4.12.5, which prohibits outdoor storage in conjunction with home occupations, be amended to read:
- outdoor storage of materials or equipment is prohibited, except as provided for in section 4.15;
9. The heading of Column II of Table 1 be amended to read: “Required # of *Off-Street Parking Spaces*” and Table 1 be moved up, between section 4.13 and 4.14.
10. Section 6.1 naming all the zones, be amended by adding “OS-1 (Open Space Areas)”.
11. Section 7.3.1 regarding density benefits for amenities to read as follows:
12. Despite section 7.2, the maximum *density* may be increased to an average of one *parcel* per 800 m<sup>2</sup>, with a 700 m<sup>2</sup> minimum *parcel* area, where amenities identified in the *Community Amenity Contribution Policy* are provided.
12. Section 12.1.1(a) be amended to delete the words “for vessels 12 metres or less in length”.
13. Section 12.2.1(a) which reads as follows:
- 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;
- be deleted and replaced with the following:
- subject to a need for *emergency mooring*, no person shall anchor, moor, or permit the mooring of a floating residential vessel or structure such as a *houseboat*, for periods greater than 72 hours every 30 days.
14. Section 13.2.1, which relates to moorage in the W-2 zone and which reads as follows:



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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No person shall anchor, moor, or permit the mooring of a vessel for periods greater than 72 hours every 30 days;

be deleted and replaced with the following:

No person shall operate a motorized vessel;

15. Amend section 15 regarding Resource Use to read as follows:

### **RU-1 (Resource Use)**

#### **Permitted Uses**

15.1 In a RU-1 zone the following *uses* and no others shall be permitted:

.1 *Principal Uses, Buildings and Structures*

(a) *resource use;*

.2 *Secondary Uses, Buildings and Structures*

(a) *accessory buildings and structures.*

#### **Siting of *Buildings, Structures and Uses***

15.2 The minimum *setback* for a *principal building* shall be 7.5 metres from a *parcel* line.

16. Add permitted uses and area of parcels for OS-1 (Open Space Areas) as follows:

### **OS-1 (Open Space Areas)**

#### **Permitted Uses**

16.1 In an OS-1 zone the following uses and no others shall be permitted:

.1 Principal Uses, Buildings and Structures

(a) community watershed management for protection of domestic water supplies;

(b) *natural areas;*

(c) recreation trails, including signage;

(d) fire department training facility.

.2 Secondary Uses, Buildings and Structures



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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(a) parking areas.

### **Area of Parcels**

16.2 .1 The minimum parcel area shall be 16 hectares.

17. Schedule A to Zoning Bylaw No. 520, 2017 be amended by redefining the boundaries of the W-2 (Water - Marine Community Recreation) zone in accordance with the GPS coordinates as set out on Schedule A. Note that Schedule A includes the lot created by Road Closure Bylaw No. 517, 2017 within the RS-1 zone and the Brunswick Beach Overlay Area.

### **Options:**

1. Receive the report, endorse the recommended amendments 1-17, read the bylaw a second time as amended and set the public hearing date for May 4, 2017 per the recommendations at the beginning of this report.
2. As above, with potential changes to the recommended amendments;
3. Otherwise as Council may direct.

**Preferred Option:** The first option to accept the recommendations as per the beginning of the report.

**Follow Up Action:** Staff will place the advertising in a newspaper in accordance with the requirements of the *Local Government Act* and the *Community Charter* and prepare for the public hearing. Communications will also go out via the Village Update and be advertised on the municipal website.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



**Zoning and Development Bylaw No. 520, 2017**

## VILLAGE OF LIONS BAY

### ZONING and DEVELOPMENT BYLAW NO. 520, 2017

#### A Bylaw to Establish Zones and Regulate the Use of Land, Buildings and Structures Within the Zones

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

#### PART I TITLE

1.1 This bylaw may be cited for all purposes as "Zoning and Development Bylaw No.520, 2017".

#### Repeal

1.2 The following bylaws are hereby repealed:

- .1 Zoning Bylaw No. 362, 2004, as amended; and
- .2 Greater Vancouver Regional District Electoral Area C Zoning Bylaw No. 785, 1995, as amended, to the extent the bylaw applied within the *Municipality*, through Supplementary Letters Patent or otherwise.

#### PART II INTERPRETATION

##### Definitions

2.1 In this bylaw:

*accessory use, building or structure* means a *use, building or structure* that is subordinate, incidental and exclusively devoted to a *principal use, building or structure* on the same *parcel* as the *accessory use, building or structure*, or, in the case of common property in a strata plan, a *principal use, building or structure* on a strata lot within the same strata plan;

*aisle space* means the area of a *parcel* which provides space for motor vehicle access and maneuvering in respect of parking and does not include space for motor vehicle parking;

*apartment* means a *multi-unit dwelling* which has its principal access from a common entrance;

*Approving Officer* means the person appointed by Council as the Approving Officer for the *Municipality*;

*building* means a *structure* used or intended for supporting or sheltering a *use* or occupancy;

*building or structure, accessory* means a building or *structure* that is subordinate to and serves a *principal building* or use;

*Building Official* means the *Building Official* for the *Municipality*;

*building, principal* means a building in which is conducted the *principal use* of the *parcel* on which it is located;

*cannabis* means cannabis as defined in the *Controlled Drugs and Substances Act* and includes any products containing cannabis;

*CAO* means the Chief Administrative Officer of the *Municipality*;

*carport* means a *structure* which shelters an area used for the parking of one or more motor vehicles and is open at least 50 percent on all sides;

*church* means an assembly *building* used for religious but not commercial or residential purposes;

*civic use* means a *use* providing for public functions, including but not limited to government offices, public schools, colleges, and hospitals, community centres, courts, police stations, firehalls and fire department training facilities, ambulance stations, libraries, museums, parks, playgrounds, cemeteries, and *highways*;

*Community Amenity Contribution Policy* means the community amenity policy in the Official Community Plan of the *Municipality*;

*conservation use* means the preservation and protection of natural resources and assets in their natural state including the habitat of birds, fish and other wildlife;

*convenience store* means a *retail store* where a range of day-to-day items such as newspapers, confections, foodstuffs, sundries and other such *household* items are sold in small quantities, and may include the retail sale of alcoholic beverages;

*cottage* means a *building* containing a secondary *dwelling unit*, which is separate from, and accessory to, a principal *single detached dwelling* on the same lot;

*density* means any of the following: the number of *dwelling units* per hectare of *parcel* area, the *floor area ratio*, or the number of *parcels* per hectare;

*dwelling unit* means a set of habitable rooms within a *building*, used as a residence by not more than one *household*, that contains:

- (a) a separate entrance from the outdoors; and
- (b) a gas range or stove or electric range or stove with 240 volt wiring;

*dwelling, duplex* means a *building* containing two *dwelling units*, neither of which is a *secondary suite*, divided horizontally or vertically, with each *dwelling unit* having a separate exterior entrance;

*dwelling, multi-unit* means a *building* containing three or more *dwelling units*;

*dwelling, single detached* means a *building* containing only one *dwelling unit*;

*dwelling with secondary suite* means a *building* containing two *dwelling units*, a larger principal *dwelling unit* and a smaller *secondary suite*;

**emergency mooring** means mooring for

(a) safe harbour from inclement weather or marine conditions;

(b) repairs to a vessel;

(c) medical purposes;

(d) overnight purposes; or

(e) provisioning of supplies.

*environmental conservation* means the preservation and protection of natural resources and assets in their natural state including the habitat of birds, fish and other wildlife;

*fence* includes arbor, archway, gate, pergola, screen, trellis and *wall*;

*float* means a buoyant platform *structure*, affixed on the surface of water by a rope, chain or wire connected to an anchor located beneath the low water mark and which is customarily used for recreational purposes such as swimming or diving;

*floating dock* means a platform or ramp supported by pontoons usually joined to the shore with a gangway and usually held in place by vertical pilings which are embedded in the seafloor or by anchored cables;

*floor area, gross* means the total floor area of all *buildings* on a *parcel* measured to the outer limits of the *buildings* including all areas giving access thereto such as corridors, hallways, landings, foyers, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas and excluding unenclosed swimming pools, balconies or sun decks, elevators, up to 40 square metres of *garage* or *carport* area, ventilating machinery;

*floor area ratio* means the *gross floor area* divided by the area of a *parcel*;

*garage* means an *accessory building* or a portion of a *principal building* that is used for the parking of one or more motor vehicles and is totally enclosed with a roof, *walls*, and one or more doors;

*grade, average* is measured around the perimeter of a *building* or *structure* at or directly above or below the outermost projection of the exterior *walls* or the posts of *carports*, as described in section 4.8. A deck attached to a *building* is not considered in determining the *building* perimeter;

*grade, finished* means the ground level created by human action, excluding created localized depressions such as for vehicles or pedestrian entrances;

*grade, natural* means the undisturbed ground level formed without human intervention;

*height* means the vertical distance from the *average grade* of a *structure* to the highest point of the roof surface, in the case of a *structure* without a roof, to the highest point of the *structure*;

*highway* includes a *street*, road, *lane*, bridge, viaduct and any other way open to public use, but does not include a private right of way on private property;

*home-based business* means an occupation, business, trade or professional practice which is carried on for remuneration or financial gain within a wholly enclosed *building* or *structure* so that the business use is not evident to passersby, and which is *accessory* to the principal *residential use* of the property;

*home exchange* for the purpose of this bylaw means the exchange of two homes, without a monetary transaction, where the residents of each home trade use of their homes at a time or times convenient to both parties;

*houseboat* means a special type of vessel that has been designed or modified for recreational or residential-overnight uses.

*household* means one or more persons related by blood, marriage, common law marriage or adoption; or a group of not more than 5 unrelated persons; all of whom are living together in one dwelling using common *kitchen* facilities.

*infrastructure use* means a use providing for the servicing of all or a portion of the *Municipality* with community water or sewer systems (including pump houses and sewage treatment plants), storm drainage systems, roads, community gas, electrical, telephone, broadcast transmission and similar public service facilities and equipment where such use is established by the *Municipality*, by another governmental body or by a company operating under a license or permit issued by a Provincial or Federal regulatory authority, and includes *public works yard*, maintenance *buildings* and offices;

*kitchen* means facilities intended or used for the preparation or cooking of meals, and includes any room or portion of a room containing cooking appliances, including stove, oven, and hotplates, as well as raised counters, cabinets, or where wiring exists for the installation of such facilities;

*lane* means a *highway* which is greater than 3 metres and less than 10 metres in width and which provides secondary access to a *parcel*

*main floor* means the floor of the *storey* which is nearest to the *finished grade* of the *parcel*;

*mooring system* means a system of works that is used to secure a vessel and that consists of an anchor that is set in or on the bed of a navigable water, a single anchor line, a single buoy and a mooring line to attach to a vessel;

*Municipality* means the municipality of the Village of Lions Bay or the area within the Lions Bay municipal boundaries as the context may require;

**natural areas** means land that is retained in its natural state for the purpose of protecting and preserving natural ecosystems, biological diversity, and steeply sloped lands;

*natural boundary* means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil;

*panhandle lot* means a *parcel* which gains access to a public *street* through a strip of land narrower than the typical frontage dimensions required for the *parcel*;

*parcel* means a lot, block, or other area in which land is held or into which land is subdivided;

*parcel, through* means a *parcel* that abuts two generally parallel *highways*;

*parcel coverage* means the total horizontal area within the outermost *walls* of the *buildings* on a *parcel*, expressed as a percentage of the *parcel* area;

*parcel line, exterior side* means the *parcel* line or lines not being the front or rear *parcel line*, common to the *parcel* and a *highway*;

*parcel line, front* means the *parcel* line common to the *parcel* and:

- (a) an abutting *highway*, and
- (b) where there is more than one *parcel* line abutting a *highway*, the shortest of these lines shall be the front;

*parcel line, rear* means the *parcel* line opposite to and most distant from the *front parcel line* or where the rear portion of the *parcel* is bounded by intersecting *side parcel lines*, it shall be the point of such intersection;

*parcel line, side* means a *parcel* line, other than a front or rear *parcel line*, common to two or more *parcels*;

**parking space, off-street** means an area on a *parcel* identified for the parking of one motor vehicle and does not include *aisle space*;

*personal services establishment* means use of a *building* or portion thereof to provide: (a) grooming services to a person including but not limited to hairstylists, aestheticians and spa services; or (b) clothing related services including shoe repairs, tailor or dressmaker and other similar services;

*principal use* means the main purpose for which land, *buildings* or *structures* are ordinarily used;

*Public Works Manager* means the Public Works Manager for the *Municipality*;

*public works yard* means premises operated by, or on behalf of, the *municipality*, for the storage, manufacture, maintenance or repair of *buildings*, infrastructure, materials or equipment

including machine shop, paint shop, sign shop, woodworking shop, fuel storage, and repair *garage* used in connection with public works;

*residential use* means the occupancy or *use* of a *dwelling unit* for the permanent domicile of a person or persons, or the occasional or seasonal occupancy of a *dwelling unit* as a dwelling by an owner who has a permanent domicile elsewhere, or by non-paying guests of such an owner - this *use* does not include *short term rentals*;

**resource use** means a *use* providing for the extraction or stockpiling of ~~primary forest~~, mineral and other resource materials, and in addition includes only the primary grading, cutting, crushing, pumping and filtering of such materials for shipment or distribution, and excludes all manufacturing of products, and any processing not specifically included in this definition;

*retail store* means a place where consumer goods are displayed for sale or rent, or sold directly to the public for the purchaser's own *use*;

*retail store, cannabis* means premises where *cannabis* is sold or otherwise provided to a person who attends at the premises, with or without a medical prescription;

*retaining wall* means a vertical *structure* used to retain soil for the construction of an artificial grade by either excavating from or adding fill to the *natural grade*;

*secondary suite* means a *dwelling unit* completely contained within what would otherwise be a *single detached dwelling* and having:

- (a) a total floor area of not more than 90m<sup>2</sup> in area, and
  - (b) having a floor area less than 40 percent of the habitable floor area of the *building*,
- used only for *residential use* consistent with the provisions of the *Residential Tenancy Act*;

*secondary use, building or structure* means one or more *uses, buildings or structures* that are used in conjunction with a *principal use, building or structure* on the same *parcel*;

*setback* means the minimum permitted distance between a *building or structure* and a specified *parcel line or natural boundary*;

*short term rental* means the use of a *dwelling unit* for the temporary commercial accommodation of paying guests for a period of less than one month and excludes *home exchanges*;

*street* means a *highway* 10 metres or more in width;

*storey* means the portion of a *building* that is situated between the top of any floor and

- a) the top of the floor next above it; or
- b) if there is no floor above it, that portion between the top of such floor and the ceiling above it;

*structure* means any construction fixed to, supported by or sunk into land or water but excludes a *fence* less than 1.9 metres and a *retaining wall* less than 1.2 metres, and includes a *building*;

*temporary structure* means a *structure* which is:

- a) not a fixture fixed to or sunk into land; or
- b) not attached to land other than by its weight;

*townhouse* means a *multi-unit dwelling* not more than three *storeys* high with *dwelling units* located side by side under one roof, with private exits or entrances to each dwelling and with each dwelling sharing common *walls* or party *walls*;

*use*, includes actual *use*, intended *use* or designed for a particular *use*;

*wall* means any vertical *structure* used as an enclosure or screen where the thickness is greater than 8 centimetres, excluding rails and posts. Thinner *structures* are considered *fences*;

*watercourse* means a depression with a bed 0.6 metres or more below the average natural elevation of surrounding land:

- (a) serving to give direction to a current of water for an average of at least six months of a year according to records kept by the government of British Columbia; or
- (b) having a drainage area of 2 square kilometres or more.

### **Illustrations**

- 2.2 Illustrations provided in this bylaw are provided for convenience only and do not form part of the bylaw. If a conflict exists between an illustration and the text, the text will prevail.

### **Rounding**

- 2.3 Where calculation of maximum number of *dwelling units* or *parcels* per hectare, minimum number of *parking spaces* per specified *gross floor area* or similar calculation of permitted or required units results in a fraction, the required or permitted number of units shall be rounded to the next lower whole number.

## **PART III APPLICATION, ADMINISTRATION AND ENFORCEMENT**

### **Application**

3.1 This bylaw applies to all land within the *Municipality*, including the surface of water.

### **Compliance**

3.2 Land shall not be used and *buildings* and *structures* shall not be constructed, altered, located or used except as specifically permitted by this bylaw.

### **Inspection**

3.3 Officers or employees of the *Municipality*, or other persons authorized by Council, may enter on property, and enter into property, at reasonable times and in a reasonable manner, after taking reasonable steps to advise the owner or occupier before entering the property, and complying with any other requirements of the *Community Charter*, to inspect and determine whether all regulations, prohibitions and requirements are being met in relation to this bylaw.

### **Offence**

- 3.4
- .1 Any person who violates, or causes or permits an act to be done in violation of a provision of this bylaw shall be deemed to be guilty upon summary conviction of an offence under this bylaw.
  - .2 Each day's continuance of an offence under Section 3.4 constitutes a new and distinct offence.
  - .3 Notwithstanding the foregoing, where the *Municipality* elects enforcement under Bylaw Notice Enforcement Bylaw No. 385, 2006, as amended, any bylaw contraventions under this zoning bylaw shall not constitute the creation of an offence.

### **Penalty**

- 3.5 Every person who contravenes this bylaw is liable:
- .1 to a penalty for contravention as set out in Bylaw Notice Enforcement Bylaw No. 385, 2006, as amended;
  - .2 on summary conviction to a fine not exceeding \$10,000 and the costs of prosecution; or
  - .3 to both a penalty under subsection 3.5.1 and a fine under subsection 3.5.2.

### **Severability**

3.6 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

## **PART IV        GENERAL REGULATIONS**

### **Application**

4.1     Except as otherwise specified in this bylaw, Part IV applies to all zones established under this bylaw.

### **Uses Permitted in All Zones**

4.2     The following *uses* and *structures* are permitted in all zones:

.1        *Principal Uses, Buildings and Structures*

- (a)     community garden;
- (b)     *environmental conservation* activities;
- (c)     parks, playgrounds and recreational trails;
- (d)     *infrastructure use*;

.2        *Secondary Uses, Buildings and Structures*

- (a)     temporary construction and project sales offices authorized by *building* permit as temporary *buildings*;

### **Uses Prohibited in All Zones**

4.3     The following *uses* are expressly prohibited in all zones:

- .1        *residential use* of a mobile home, tent, trailer or recreation vehicle;
- .2        storage of boats exceeding 7 metres in length, except in the C-2 and C-3 Zones;
- .3        animal husbandry including the keeping of poultry, fish farming, the boarding of animals and the keeping of animals, except that *household* pets, other than poultry, may be kept;
- .4        a *use* with a drive-through service;
- .5        *cannabis retail store*.
- .6        *cannabis* production, except as permitted under Part 2 [Production for Own Medical Purposes and Production by a Designated Person] of the *Access to Cannabis for Medical Purposes Regulations*;
- .7        *short term rentals*; except where authorized under a temporary *use* permit;
- .8        any *use* not listed as a *principal* or *secondary use* in this Part or any of the zones.

### **Principal Uses, Buildings and Structures**

4.4     Except where specifically permitted, not more than one *principal building* shall be located on a *parcel*.

### Accessory Uses, Buildings and Structures

- 4.5 .1 *Principal uses* permitted by this bylaw do not include, except where specifically permitted, *accessory uses, buildings or structures*.
- .2 All *accessory buildings and structures* shall be located on the same *parcel* as the *principal building* to which it is *accessory*.
- .3 An *accessory building or structure* attached to the *principal building* shall be considered a part of the *principal building* and shall comply in all respects with the regulations of this bylaw applicable to the *principal building*.
- .4 For the purposes of section 4.5.3 “attached” means heated space with a minimum internal clear width of 860mm and a minimum finished floor area of 3.5 square metres.
- .5 An *accessory building or structure* shall not be used as a *dwelling unit*.
- .6 No *accessory building or structure* shall include *kitchen* facilities.

### Temporary Use Permits

- 4.6 (a) Pursuant to the *Local Government Act*, all lands within the *Municipality* are designated as areas where temporary *uses* may be allowed under a temporary *use permit*; and tThe
- (b) Council delegates to the *CAO* the authority to grant temporary *use permits* in accordance with the *Short Term Rental Policy*.

### Siting Exemptions

- 4.7 .1 Interior *side parcel line* requirements shall not apply to strata *parcels* under the *Strata Property Act* where a common *wall* is shared by two or more *dwelling units* within a *building*.
- .2 The following features may project into the *setback* area required by this bylaw between a *building* and front, rear or *side parcel lines*:
- (a) gutters, cornices, sills, belt courses, bay windows, chimneys, heating or ventilating equipment if the projections do not exceed 0.6 metres;
- (b) eaves, porches, canopies and sunshades if the projections, measured horizontally, do not exceed:
- (i) 1.5 metres for front and *rear parcel lines*, or
- (ii) 0.6 metres for *side parcel lines*
- provided that the foundation or supports for them do not encroach into any required front, side or rear *setback* area.
- .3 The following are exempted from the siting regulations:
- (a) *fences*,
- (b) *retaining walls* not exceeding 1.2 metres in *height*;

- (c) stairs not exceeding two metres, exclusive of necessary handrails or guards, above existing ground elevation;
- (d) free standing light poles, flag poles, warning devices, antennas, masts and clothes lines;
- (e) sidewalks, patios and hard surfacing of the ground;
- (f) uncovered swimming pools or tennis courts provided that the pool or tennis court is:
  - i. not within the required minimum siting distance from the *front parcel line*; and
  - ii. a minimum of 1.0 metre from any other *parcel line*; and
- (g) underground *structures* that do not extend above the surface of the *parcel*.

.4 In a zone in which *residential uses* are permitted, a free standing tool storage shed or greenhouse not exceeding 19 square metres in area or a combination of tool storage and greenhouse not exceeding 28 square metres in area may be placed within the *setback* area between the *principal building* and *rear parcel line*.

**Calculation of Average Grade**

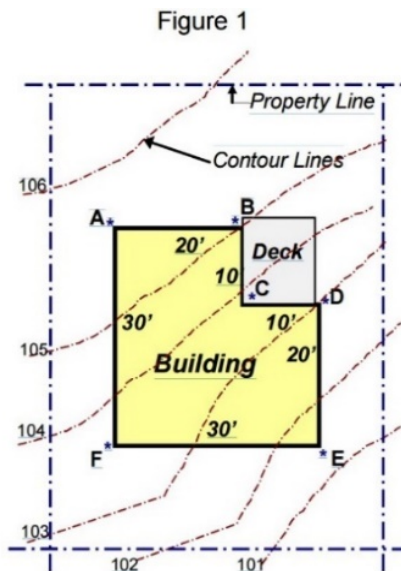
4.8 The *average grade* for a *building* or *structure* shall be calculated as follows:

- .1 (a) measure the ground elevation at each corner of the *building*; then
- (b) total the elevations of all corners; then
- (c) divide by the number of corners.

The result is *average grade* for the *building*, the reference point from which *height* will be measured.

Example:

Corner	Elevation
A	105.5 m
B	105.0 m
C	104.0 m
D	103.0 m
E	101.5 m
F	104.0 m
Total	623.0 m
÷ 6	103.8 m



- .2 Where the *natural grade* cannot be ascertained because of existing landscaping, *buildings* or *structures*, and appears to have been significantly altered, the level of *natural grade* shall be determined by the *Building Official*, who may rely on the professional opinion of a British Columbia Land Surveyor, at the cost of the property owner.

### Height Exemptions

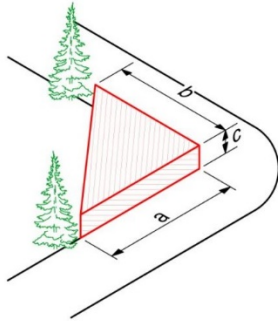
- 4.9 Any of the following may exceed the *height* limitations specified for each zone of this Bylaw provided that the *parcel coverage* of such *structures* does not exceed 1 percent or, if it is located on a *building*, the *structure* does not occupy more than 5 percent of the roof area of the *building*:
  - .1 dome or cupola;
  - .2 monument;
  - .3 chimney;
  - .4 spire, belfry;
  - .5 mast or antenna for any purpose other than the domestic reception of radio and television signals;
  - .6 mechanical appurtenance screened from view from a *highway*
  - .7 observation tower; or
  - .8 flagpole.

### Fences and Retaining Walls

- 4.10 Except as otherwise specifically stated in this bylaw:
  - .1 the *height* of a *fence* or *wall* shall be determined by measurement from the average *finished grade* within 0.9 metres of both sides of the *fence* or *wall*;
  - .2 no *fence* shall exceed 1.9 metres in *height*;
  - .3 a site alteration permit, site plan, geotechnical report, and engineer's Letters of Assurance shall be required for *retaining walls* with *heights* greater than 1.2 metres or for any *wall* slope greater than 45 degrees. The *Building Official* may require an engineer's Letters of Assurance, for a series of terraced *retaining walls* with a combined *height* of greater than 1.2 metres;
  - .4 confirmation of siting by a British Columbia Land Surveyor (BCLS) is required where a *fence* or *wall* will be located within one metre of a property line;
  - .5 a registered professional shall supervise the design and construction of a *retaining wall* greater than or equal to 1.2 metres in *height*. Sealed copies of the design plan and field review reports prepared by the registered professional for all *retaining walls* greater than or equal to 1.2 metres in *height* shall be submitted to the *Building Official* prior to commencement of the work.

## Visibility

- 4.11 Despite section 4.10.2, on a *parcel* contiguous to a *street* intersection in any zone, no *fence*, *retaining wall*, *wall*, *hedge* or other obstruction to the line of vision shall be allowed at a greater *height* than 0.9 metres above the established elevation of the centre point of the intersecting *streets*, at or within a distance of 4.5 metres from the corner of the *parcel* at the intersection of the *streets*.



a = 4.5 metres

b = 4.5 metres

c = 0.9 metres

## Home-based business

- 4.12 *Home-based businesses*, where permitted as a *secondary use* in a zone, shall be subject to the following conditions:
- .1 the *home-based business* shall be carried on by persons resident on the *parcel*;
  - .2 all *home-based business* shall be conducted entirely within a completely enclosed *building* permitted under this bylaw;
  - .3 there shall be no signs or other variations from a primarily residential appearance of the land and premises where a *home-based business* is located;
  - .4 the *gross floor area* of the *home-based business* shall not exceed 100 m<sup>2</sup> or 40% of the *gross floor area* of the principal dwelling in which the *home-based business use* is located, whichever is less
  - .5 outdoor storage of materials or equipment is prohibited, **except as provided for in section 4.15;**
  - .6 any *use* which is or may become obnoxious, offensive, dangerous or a nuisance by reason of the presence or emission of odour, dust, smoke, noise, gas, fumes, cinders, vibration, electrical interference, refuse matter or water carried wastes is prohibited;
  - .7 for clarity, automobile body shop, automobile service, automobile salvage or wrecking yard; brewery; distillery; kennel; animal breeding for commercial purposes; restaurant; and the parking or storage of industrial or construction equipment or materials are specifically prohibited as *home-based businesses*;

**Off-street Parking**

- 4.13 .1 Except as otherwise specified in this bylaw, space for the off-street parking and loading of motor vehicles for a class of *building* permitted under this bylaw shall be provided and maintained in accordance with the regulations of this section.
- .2 The number of *off-street parking spaces* for motor vehicles required for any class of *building* shall be calculated according to Table 1 of this bylaw in which Column I classifies the types of *buildings* and Column II sets out the number of required off *street* parking and loading spaces that are to be provided for each *use* in Column I.
- .3 Where a class of *building* permitted under this bylaw is not specifically referred to in Column I of Table 1, the number of *off-street parking spaces* shall be calculated using the requirements for a similar class of *building* that is listed in Table 1.
- .4 Where the calculation of the required *off-street parking space* results in a fraction, the number of required *parking spaces* shall be rounded down.
- .5 Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.4 square metres of seating shall be deemed to be one seat.
- .6 *Off-street parking spaces* shall be located on the same *parcel* as the *building* they serve and must, except for *single detached dwellings, cottages* and duplexes, have associated *aisle space* as set out in section 4.14.

**TABLE 1**

<b>COLUMN I</b>	<b>COLUMN II</b>
<i>Building Class, Use or Type</i>	<b>Required # of Off-Street Parking Spaces</b>
Single family dwelling per <i>parcel</i>	2 for each <i>Single Detached Dwelling</i> without a <i>Secondary Suite</i> and 3 for each <i>Single Detached Dwelling</i> with a <i>Secondary Suite</i>
<i>Cottage</i>	2 per <i>cottage</i>
<i>Apartment building or townhouse</i>	1.5 for each <i>dwelling unit</i>
Shopping centre and individual <i>retail store</i>	1 per 18.6 square metres of <i>gross floor area</i>

Restaurant, coffee shop, facility licensed for consumption of alcohol	1 per 4 seats of maximum seating capacity
Public assembly places, <i>churches</i> , auditoriums, community centres, meeting halls, and recreation centres	1 for each 5 seats based on maximum capacity
Marina	1 per 2 berths or 1 per 7.5 metres of moorage

### **Parking and Aisle Space Dimensions**

- 4.14 .1 An *off street parking space* shall be not less than 2.75 metres in width and 6 metres in length with a minimum vertical clearance of 2.8 metres.
- .2 *Aisle space* shall be a minimum of:
- (a) 6 metres wide where the angle of the *parking space* to the *aisle space* is 61 degrees to 90 degrees;
  - (b) 5 metres wide where the angle of the *parking space* to the *aisle space* is 46 degrees to 60 degrees; or
  - (c) 4 metres wide where the angle of the *parking space* to the *aisle space* is 1 degree to 45 degrees.

### **Parking and Storage of Heavy Commercial and Industrial Vehicles and Equipment**

- 4.15 .1 The outdoor storage or parking of commercial or industrial vehicles, equipment, or machinery with a primary function other than the transportation of passengers, including but not limited to excavators, dump trucks, forklifts, backhoes, tractors, trailers and similar types of vehicles, equipment or machinery is prohibited in all Residential zones.
- .2 Outdoor storage or stockpiling of any commercial, industrial or construction materials, implements or supplies is prohibited in all Residential zones.
- .3 Despite clause 4.15.1, one commercial or industrial vehicle or piece of equipment per *parcel* may be parked or stored outdoors on a lot in a Residential zone provided that the vehicle or equipment:
- (a) has a gross vehicle weight rating (or manufacturer's specified operating weight in the case of equipment) of not more than 7,000 kilograms and
  - (b) is operated by a resident of the *parcel*.
- .4 Despite clauses 4.15.1 and 4.15.2, commercial and industrial vehicles, equipment, or machinery and commercial, industrial or construction materials, implements or supplies may be stored on a *parcel* for which the alteration of the land or the construction of a *building* or *structure* has been authorized by the Village through:

- (a) a site alteration permit, or
- (b) a *building* permit,

provided that all such vehicles, equipment, supplies, and materials:

- (c) can be demonstrated to the satisfaction of:
  - (i) the *Public Works Manager or the Building Official*, regarding site alteration permits, or
  - (ii) the *Building Official*, regarding *building* permits,
 to be directly related to and strictly necessary for the fulfillment of the construction so authorized by the Village, and
- (d) are removed within 30 days of final inspection related to the site alteration permit or the *building* permit, or such earlier date as the *Public Works Manager or Building Official* determines such vehicles, equipment, supplies, and materials are no longer needed to fulfill the scope of the applicable permit.

- .5 A person may appeal the determination of the *Public Works Manager or the Building Official* under section 4.15.4 to the Council by submitting a request and the detailed reasons for appeal and any supporting documentation to the Corporate Officer, who shall add the matter to an upcoming Council meeting agenda.
- .6 On an appeal under section 4.15.5, the Council may uphold the determination and order of the *Public Works Manager or Building Official*, or may vary such order as it determines is reasonable in the circumstances.

### **Temporary Structures**

- 4.16 Notwithstanding any other provision of this bylaw, a *temporary structure* is prohibited, except that:
  - .1 The CAO may issue a permit for a *temporary structure* on receipt of an application in writing requesting permission for the *temporary structure*.
  - .2 The CAO shall not issue a permit for a *temporary structure* if it would obstruct a public right of way or easement; or contravene a Village bylaw.
  - .3 A *temporary structure* permit is valid for a period of not more than 60 days, provided that Council on receipt of an application in writing for an extension may extend the permit period for not more than one year.

### **Metal Shipping Containers**

- 4.17 .1 A metal shipping container shall only be used for storage purposes.
- .2 A metal shipping container shall not be accessible to the general public, or rented or leased as part of a commercial storage facility.
- .3 Metal shipping containers are permitted only in the C-2, CU-1 and RU-1 zones.

- .4 Despite Section 4.17.3:
- (a) where a site alteration or *building* permit has been issued for construction on a *parcel* in any zone, metal shipping containers may be used for temporary storage provided that they are removed within 30 days of:
    - (i) final inspection of the *building* or *structure* for which the *building* permit has been issued;
    - (ii) expiry of the *building* permit;
    - (iii) completion of a site alteration for which a site alteration permit has been issued; or
    - (iv) a determination by the *Public Works Manager* or the *Building Official* that the shipping container is no longer needed to fulfill the scope of the applicable permit, in which case the provisions of sections 4.15.5 and 4.15.6 apply.
  - (b) metal shipping containers may be used for moving provided that they are not located on any *parcel* for longer than 60 days;
  - (c) metal shipping containers may be used for emergency purposes on a *parcel* in any zone provided they are not located on any *parcel* for longer than 90 days; and
  - (d) metal shipping containers may be used in conjunction with *infrastructure uses* and *civic uses* on a *parcel* in any zone.
- .5 Despite section 4.17.4, a metal shipping container is not permitted to remain on an RS-1 *parcel* longer than two years.
- .6 The maximum number of metal shipping containers on any *parcel* is 1, except on *parcels* used for fire department training facilities.

### Solar Energy Devices

- 4.18 .1 Solar energy devices are permitted in any zone provided that where attached to a *building* or *structure*:
- (a) the device does not extend beyond the outermost edge of the roof or *structure*;
  - (b) the device does not extend above the highest point of the roof or *structure*; and
  - (c) roof connection details have been approved by a structural engineer.
- .2 Where a solar energy device is not attached to a *building* or *structure*, or is attached to a pole, it shall comply with the siting requirements for the *principal building* or *structure* on the *parcel* on which the device is located.

## **Flood Protection**

- 4.19 No *building* or *structure* shall be constructed, erected or placed;
- .1 within 15 metres of the *natural boundary* of a *watercourse*;
  - .2 on ground surface less than:
    - (a) 0.7 metres above the 200 year flood level, which level has been established by the Ministry of Environment;
    - (b) 3.1 metres above the *natural boundary* of a *watercourse* where the 200 year flood level has not been established; and
    - (c) 1.6 metres above the *natural boundary* of the sea.

## **PART V GENERAL SUBDIVISION PROVISIONS AND REGULATIONS**

### **Minimum Frontage Waiver**

- 5.1 The *Approving Officer* may exempt, where a *parcel* of land fronts on a *highway*, a person proposing to subdivide land from the limitation provided under Section 512 of the *Local Government Act* after duly considering whether:
- .1 the proposed lot is capable of being further subdivided under existing regulations;
  - .2 an attempt is being made to assemble land which conforms substantially with the Official Community Plan;
  - .3 the lot with insufficient frontage is for municipal or public use; and
  - .4 unusual soil conditions exist or may develop as a result of the proposed subdivision.

### **Panhandle Lots**

- 5.2 The area within the access strip of a *panhandle lot* in a residential zone shall not be included in the calculation of the area of the lot.

### **Minimum Parcel Area Exceptions**

- 5.3 Minimum *parcel* area regulations required by the applicable zone shall not apply where:
- .1 a covenant is registered restricting the use of the *parcel* to non-sewage generating uses prohibiting the construction of *buildings* and *structures*;
  - .2 the *parcel* is intended for *infrastructure uses*, parks, fire halls, or fire department training facilities;
  - .3 an adjustment of lot lines dividing contiguous *parcels* to facilitate an existing development or improve a subdivision pattern does not create, or make it possible to create, additional *parcels* to those existing at the time of application; or
  - .4 a crown non-residential upland lease or aquatic lease is granted.

**PART VI CREATION AND DEFINITIONS OF ZONES****Creation of Zones**

6.1. The area of the *municipality* is divided into the zones identified in Column I and each zone is briefly described in Column II:

<b>COLUMN I</b>	<b>COLUMN II</b>
RS-1	Residential - Single Detached
RM-1	Residential – Multiple Unit
C-1	Commercial - Neighbourhood
C-2	Commercial - Marina
C-3	Commercial - Marina Foreshore
W-1	Water - Marine Foreshore
W-2	Water – Marine Community Recreation
CU-1	Community Use
RU-1	Resource Use
OS-1	Open Space Areas

**Definition of Zones**

- 6.2 .1 The area of each zone is defined by Schedule A.
- .2 Where a zone boundary is shown on Schedule A as following a road right of way, rail right of way or a water course, the centre line of the road right of way, rail right of way or water course shall be the zone boundary.

## PART VII ZONES

### RS-1 Zone (Residential – Single Detached)

#### Permitted Uses

7.1 The following *uses* and no others are permitted in the RS-1 zone:

- .1 *Principal Uses, Buildings and Structures*
  - (a) *residential use in a single detached dwelling;*
  - (b) *residential use in a dwelling with secondary suite;*
- .2 *Secondary Uses, Buildings and Structures*
  - (a) *home-based business;*
  - (b) *accessory buildings and structures.*

#### Density and Area of Parcels

- 7.2 .1 The base *density* for existing *parcels* shall be a maximum of one *dwelling unit per parcel*, not including *secondary suites*.
- .2 The base *density* for *parcels* created by subdivision shall be a maximum of one *parcel* per 8000 m<sup>2</sup> of existing *parcel* area.
- .3 The minimum *parcel* area shall be 8000 m<sup>2</sup>.

#### Density Benefits for Amenities

- 7.3 .1 Despite section 7.2, the maximum *density* may be increased to an average of one *parcel* per 800 m<sup>2</sup>, with a 700 m<sup>2</sup> minimum *parcel* area, where amenities identified in the *Community Amenity Contribution Policy* are provided.
- .2 Despite sections 7.2, and subject to section 7.9, the maximum *density* may be increased from one to two *principal buildings per parcel* containing dwellings to accommodate a *cottage* on *parcels* having a minimum area of 1,000 m<sup>2</sup>, where a covenant and amenities identified in the *Community Amenity Contribution Policy* are provided.
- .3 The amenities provided under sections 7.3.1 or 7.3.2 shall be subject to negotiation with the owner based on a target contribution towards amenities identified in the *Community Amenity Contribution Policy*.

#### Size and Density of the Use of Land, Buildings and Structures

- 7.4 .1 Subject to section 7.3, no more than one *principal building* shall be located on a *parcel*.

- .2 The *floor area ratio* shall not exceed 0.35.
- .3 *Parcel coverage* shall not exceed 30 percent.
- .4 The minimum floor area of the *main floor* of a *principal building* shall be 93 m<sup>2</sup>.

### Siting

7.5 The minimum *setback* for a *building* or *structure* shall be:

- .1 7.5 metres from a front or rear *parcel line*; or
- .2 2.4 metres from a *side parcel line*.

### Brunswick Beach Overlay Area

7.6 Despite sections 7.4, 7.5 and 7.8.2, the following regulations apply to the area outlined in a heavy black line on Schedule A (the Brunswick Beach Overlay Area):

- .1 Size and *Density* of the *Use of Land, Buildings and Structures*
  - (a) No more than one *principal building* shall be located on a *parcel*.
  - (b) The *floor area ratio* shall not exceed 0.25 plus 240 m<sup>2</sup>.
  - (c) *Parcel coverage* shall not exceed 12.5 percent plus 180 m<sup>2</sup>.
  - (d) The minimum *gross floor area* of a *principal building* shall be 75 m<sup>2</sup>.
  - e) A floor area of up to 40 m<sup>2</sup> to accommodate *accessory* storage and a *garage* may be excluded from the *floor area ratio* and *parcel coverage* calculations in (b) and (c) above.
- .2 Siting
 

No *building* or *structure* shall be located within:

  - (a) 4.5 metres from a front or rear *parcel line* common to a public right of way whose opposite side adjoins the sea;
  - (b) the lesser of 7.5 metres or 20 percent of the *parcel* depth, to a minimum of 4.5 metres from any other *front parcel line*;
  - (c) 7.5 metres from any other rear *parcel line*;
  - (d) 1.5 metres of an interior *side parcel line*; or
  - (e) 3.0 metres of an *exterior side parcel line*.

.3 Minimum Width

There shall be no minimum width provision for *principal buildings* in the Brunswick Beach Overlay Area.

.4 Height

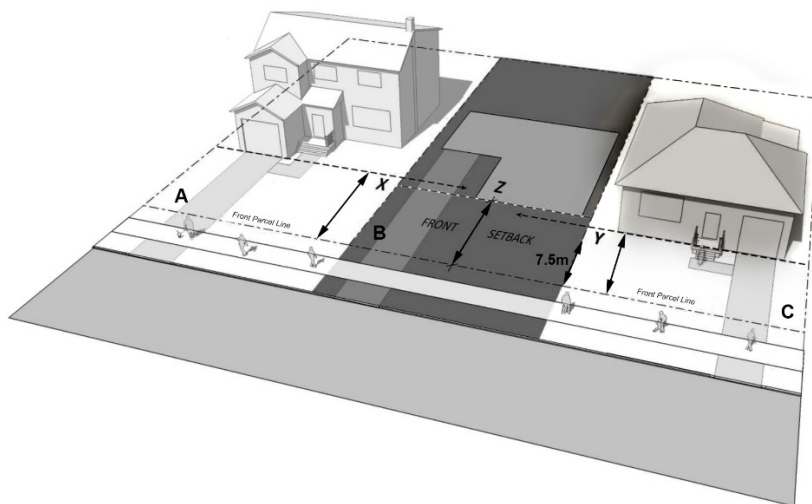
In the Brunswick Beach Overlay Area, *height* shall be measured from the *average grade* as follows:

- (a) to the highest point of the roof surface of a flat roof;
- (b) to the deck line of a mansard roof;
- (c) to the mean elevation between the eaves and the ridge of a gable, hip, gambrel, or other sloping roof; or
- (d) for a *structure* without a roof, to the highest point of the *structure*.

**Front Setback Averaging**

7.7 .1 Despite sections 7.5 and 7.6.2, where the average front *setback* of existing *principal buildings* on the adjacent *parcels* on each side of a subject *parcel* is more than the required front *setback* by at least 1.5 m, the front *setback* of the subject *parcel* shall be the average of the front *setbacks* on the adjacent *parcels*.

*Example: Parcel B shares interior parcel lines with Parcels A and C and is not within the Brunswick Beach Overlay Area. The principal buildings on Parcel A and C are sited X metres and Y metres from the front parcel line respectively. The minimum front setback (Z) for Parcel B is calculated as follows:  $(X + Y)/2 = Z$  and will apply if Z is greater than or equal to 9.0 metres metres (the required 7.5 metres + 1.5 m), as illustrated below:*



- .2 Where a *parcel* has two *front parcel lines*, one facing a *highway* and one facing the ocean, front *setback* averaging shall apply only to the *front parcel line* facing the ocean.
- .3 Where a *parcel* is a *through parcel*, front *setback* averaging shall apply only to the *front parcel line* facing the *highway* which provides primary access to the *parcel*.

### Height and Width of Buildings

- 7.8 .1 The *height* of a *principal building* shall not exceed 9.0 metres for a sloping roof or 7.5 metres for a flat roof.
- .2 The minimum width of a *principal building* shall be 5.1 metres.

### Secondary Suites and Cottages

- 7.9 .1 No more than one *secondary suite* or one *cottage*, but not both, shall be located on a *parcel*.
- .2 A *secondary suite* shall not exceed a *gross floor area* of 90 m<sup>2</sup> or 40 percent of the *gross floor area* of the single detached dwelling, whichever is less.
- .3 A *cottage* shall not exceed the *floor area ratio* in section 7.4.2 or 115m<sup>2</sup>, whichever is less or a *height* of 9.0 metres for a sloping roof or 7.5 metres for a flat roof.

### Accessory Buildings and Structures

- 7.10 .1 No more than two *accessory buildings* or *structures* shall be located on a *parcel*.
- .2 The *height* of an *accessory building* or *structure* shall not exceed 3.65 metres or, where the slope of the roof is greater than or equal to 3 in 12, 4.65 m.
- .3 The maximum combined floor area of all *accessory buildings* shall not exceed 77 m<sup>2</sup>.

### Off-street Parking

- 7.11 .1 *Off-street* parking shall be provided in accordance with sections 4.13 and 4.14.

## RM-1 Zone (Residential – Multiple Unit)

### Permitted Uses

8.1 The following *uses* and no others shall be permitted in the RM-1 zone:

- .1 *Principal Uses, Buildings and Structures*
  - (a) *residential use in townhouses;*
  - (b) *residential use in duplex dwellings.*
- .2 *Secondary Uses, Buildings and Structures*
  - (a) *accessory buildings and structures.*

### Size and Density of the Use of Land, Buildings and Structures

- 8.2 .1 More than one *principal building* may be located on a *parcel*.
- .2 The *floor area ratio* shall not exceed 0.65.
- .3 *Parcel coverage* shall not exceed 30 percent.
- .4 The maximum *density* shall be 40 *dwelling units* per hectare of *parcel area*.

### Siting of Principal Buildings

- 8.3 The minimum *setback* for a *principal building* shall be:
  - .1 7.5 metres from a front or *rear parcel line*; or
  - .2 the greater of 3 m, or 50 percent of the *height* of a *principal building* on the *parcel*, from a *side parcel line*.

### Height of Principal Buildings

- 8.4 .1 The *height* of a *principal building* shall not exceed 9.0 m

### Accessory Buildings and Structures

- 8.5 .1 The *height* of an *accessory building or structure* shall not exceed 4.9 m.
- .2 The minimum *setback* for an *accessory building or structure* shall be:
  - (a) 7.5 metres from a front or *exterior side parcel line*; or
  - (b) 2.4 metres from a side or *rear parcel line*.

### Off-street Parking

- 8.6 .1 Off-*street parking* shall be provided in accordance with sections 4.13 and 4.14.
- .2 The minimum *setback* for an off-*street parking space* shall be 1.5 metres from a *parcel line*.

## **C-1 Zone (Commercial - Neighbourhood)**

### **Permitted Uses**

9.1 The following *uses* and no others shall be permitted in a C-1 zone:

- .1 *Principal Uses, Buildings and Structures*
  - (a) *convenience store;*
  - (b) *retail store;*
  - (c) *office, bank;*
  - (d) *personal services establishment;*
  - (e) *restaurant, excluding drive-in restaurant;*
  - (f) *apartment.*
- .2 *Secondary Uses, Buildings and Structures*
  - (a) none permitted.

### **Size and Density of the Use of Land, Buildings and Structures**

- 9.2
- .1 No more than one *principal building* shall be located on a *parcel*.
  - .2 *Parcel coverage* shall not exceed 60 percent.
  - .3 The maximum *gross floor area* for a *convenience store* shall be 340 m<sup>2</sup>.

### **Siting of Principal Buildings**

- 9.3 The minimum *setback* for a *principal building* shall be:
- .1 7.5 metres from a front or *rear parcel line*; or
  - .2 3.0 metres from a *side parcel line*.

### **Height of Principal Buildings**

- 9.4
- .1 The *height* of a *principal building* shall not exceed 7.5 metres or two *storeys*, whichever is greater.

### **Off-street Parking and Loading**

- 9.5
- .1 *Off-street* parking shall be provided in accordance with sections 4.13 and 4.14.
  - .2 One *off-street* loading space shall be provided on the *parcel*.
  - .3 An *off-street* loading space shall be prohibited in the required *side parcel line setback* area.

## **C-2 Zone (Commercial - Marina)**

10.1 The following *uses* and no others shall be permitted in a C-2 zone:

.1 *Principal Uses, Buildings and Structures*

- (a) boat storage;
- (b) boat rentals,
- (c) marine fuel sales;
- (d) marina land facilities including boat maintenance and repair, restaurant, office, outboard and inboard engine repairs, store or sales room for the sale or rental of boats, engines, or marine supplies including food and sporting goods;
- (e) boat hoists and launching ramps.

.2 *Secondary Uses, Buildings and Structures*

- (a) not more than one accessory dwelling per *parcel*.

### **Site Specific Uses**

10.2 Despite section 10.1, in the area delineated as **C-2A**:

*Permitted Uses*

.1 The following *uses* and no others shall be permitted

- (a) boat storage;
- (b) parking;
- (c) office.

*Conditions of Use*

- .2
- (a) The *height* of an office *building* shall not exceed the lesser of 7.5 metres or two *storeys*.
  - (b) The *height* of all other *buildings* and *structures* shall not exceed 3 m.
  - (c) The maximum *gross floor area* for an office *building* shall not exceed 47 m<sup>2</sup> per *storey* plus a deck area of 47 m<sup>2</sup>.
  - (d) No part of an office *building* shall be located more than 24 metres from the *natural boundary* of Rundle Creek

10.3 Despite section 10.1, in the area delineated as **C-2B**:

*Permitted Uses*

.1 The following *uses* and no others shall be permitted

- (a) boat storage;

- (b) parking.

*Conditions of Use*

- .2 The *height* of a *building* or *structure* shall not exceed 9 m.

**Size and Density of the Use of Land, Buildings and Structures**

- 10.2 .1 *Parcel coverage* shall not exceed 60 percent.

**Siting of Buildings, Structures and Uses**

- 10.3 The minimum *setback* for a *principal building* shall be:

- .1 7.5 metres from a front or *rear parcel line*;
- .2 3.0 metres from a *side parcel line*;
- .3 0 metres from the *natural boundary* of the ocean, except the minimum *setback* for sewage disposal systems and public utility *uses* shall be 7.5 metres from the *natural boundary* of the ocean.

**Height of Buildings and Structures**

- 10.4 .1 The *height* of a *principal building* or *structure*, except boat hoists and gantries for stepping masts, shall not exceed 9.0 m.

**Off-street Parking and Loading**

- 10.5 .1 Off-*street* parking shall be provided in accordance with sections 4.13 and 4.14 .
- .2 Areas required for parking shall not be used for the sale or rental of boats.
- .3 Areas required for parking may only be used for the storage of boats and boat cradles between October 1<sup>st</sup> in any year and March 31<sup>st</sup> of the next year.
- .4 No person shall reside in a vessel stored in the C-2 zone.

### C-3 Zone (Commercial - Marina Foreshore)

#### Permitted Uses

11.1 The following *uses* and no others shall be permitted in a C-3 zone:

- .1 *Principal Uses, Buildings and Structures*
  - (a) *floating dock*;
  - (b) fuel sales;
  - (c) launching ramp;
  - (d) buoy for the mooring of vessels.
- .2 *Secondary Uses, Buildings and Structures*
  - (a) none permitted.

#### Conditions of Use

11.2 In a C-3 zone:

- .1 a *floating dock* or launching ramp shall be located within the boundaries of a water lease or license of the occupation granted or approved by the Province;
- .2 the location, shape, size and type of construction of a proposed *floating dock* or launching ramp shall be clearly shown on a plan and drawing submitted to the CAO before construction or installation;
- .3 no portion of a *floating dock*, other than a *floating dock* for fuel sales, shall exceed a width of 3 metres or a *height* above sea level of 1 m, except for hand railings;
- .4 no portion of a fuel *floating dock* shall exceed a width of 5 m, a length of 12 metres or a *height* of 1 metres above sea level, except for hand railings;
- .5 no portion of a launching ramp shall exceed a width of 5 metres or be located within 1 metre from the natural ocean bottom;
- .6 no *building*, shed or *structure* may be erected on a *floating dock* other than posts to carry lighting fixtures and the necessary wiring together with structural posts, rails and supports;
- .7 marina fueling facilities may be erected on a *floating dock*; and
- .8 no person shall reside on a *floating dock* or vessel moored in the C-3 zone.

**W-1 Zone (Water - Marine Foreshore)****Permitted Uses**

12.1 In a W-1 zone the following *uses* and no others shall be permitted:

.1 *Principal Uses, Buildings and Structures*

- (a) public or private mooring to a *mooring system* ~~for vessels 12 metres or less in length~~;
- (b) public or private *float*;
- (c) public boat launching ramp;
- (d) overnight accommodation on an anchored or moored vessel for a period not exceeding three nights every 30 days;
- (e) *emergency mooring*.

.2 *Secondary Uses, Buildings and Structures*

- (a) None permitted.

**Conditions of Use**

12.2 .1 In a W-1 zone:

- (a) subject to a need for *emergency mooring*, no person shall anchor, moor, or permit the mooring of a *floating residential structure, such as a houseboat*, for periods greater than 72 hours every 30 days;
- (b) all *mooring systems* shall meet the requirements, standards and guidelines of the "Order Amending the Minor Works and Waters (Navigable Waters Protection Act) Order", the Private Buoy Regulations under the *Canada Shipping Act* and any other Transport Canada regulation, order or directive as applicable;
- (c) private *floats* shall be located within the boundaries of a water lease or license of occupation granted or approved by the Province;
- (d) no portion of a *float* shall exceed 3 metres in width, 3 metres in length or 1 metre above sea level, except for hand railings;

- (e) the location, shape, size and type of construction of a proposed *float* shall be clearly shown on a plan and drawing submitted to the *CAO* before construction or installation;
- (f) no portion of a public boat launching ramp shall exceed 3.5 metres in width or 1 metre above the natural ocean bottom;
- (g) no *building*, shed or *structure* shall be erected on a *float*; and
- (h) the owner or operator of a vessel shall not cause, allow or permit the vessel to move from one location to another in the W-1 zone in an attempt to avoid the time limit in section 12.1.1(d) or 12.2.1(a).

## W-2 Zone (Water - Marine Community Recreation)

### Permitted Uses

13.1 In a W-2 zone the following *uses* and no others shall be permitted:

.1 *Principal Uses, Buildings and Structures*

- (a) public beach;
- (b) public *float*;
- (c) public boat launching ramp.
- (d) *emergency mooring*.

.2 *Secondary Uses, Buildings and Structures*

- (a) None permitted.

### Conditions of Use

13.2 In a W-2 zone:

~~.1 No person shall operate a motorized vessel;~~

~~.1 No person shall anchor, moor, or permit the mooring of a vessel for periods greater than 72 hours every 30 days.~~

.2 No portion of a *float* shall exceed 3 metres in width, 3 metres in length or 1 metre above sea level, except for hand railings.

.3 No portion of a public boat launching ramp shall exceed 3.5 metres in width or 1 metre above the natural ocean bottom.

.4 No *building* or *structure* shall be erected on a *float*.

## **CU-1 Zone (Community Use)**

### **Permitted Uses**

14.1 In a CU-1 zone the following *uses* and no others shall be permitted:

- .1 *Principal Uses, Buildings and Structures*
  - (a) *civic use;*
  - (b) *church;*
  - (c) *community care use.*
- .2 *Secondary Uses, Buildings and Structures*
  - (a) *None permitted.*

### **Size and Density of the Use of Land, Buildings and Structures**

14.2 .1 *Parcel coverage* shall not exceed 50 percent, except there shall be no maximum *parcel coverage* for firehalls, ambulance stations or other civic or *infrastructure uses*.

### **Siting of Buildings, Structures and Uses**

14.3 The minimum *setback* for a *principal building* shall be:

- .1 7.5 metres from a *front parcel line*; except a school shall have a minimum *setback* of 10 metres from a *front parcel line*;
- .2 7.5 metres from a *rear parcel line*;
- .3 the greater of 2.4 metres or 10 percent of the length of the *front parcel line*, from a *side parcel line*.

### **Height of Buildings and Structures**

14.4 .1 The *height* of a *principal building* shall not exceed 7.5 m.

### **Off-street Parking**

14.5 .1 *Off-street parking* shall be provided in accordance with sections 4.13 and 4.14.

## **RU-1 (Resource Use)**

### **Permitted Uses**

15.1 In a RU-1 zone the following *uses* and no others shall be permitted:

.1 *Principal Uses, Buildings and Structures*

(a) *resource use;*

.2 *Secondary Uses, Buildings and Structures*

(a) *accessory buildings and structures.*

### **Siting of Buildings, Structures and Uses**

15.2 The minimum *setback* for a *principal building* shall be 7.5 metres from a *parcel* line.

**OS-1 (Open Space Areas)**

**Permitted Uses**

16.1 In an OS-1 zone the following uses and no others shall be permitted:

.1 Principal Uses, Buildings and Structures

- (a) community watershed management for protection of domestic water supplies;
- (b) *natural areas*;
- (c) recreation trails, including signage;
- (d) fire department training facility.

.2 Secondary Uses, Buildings and Structures

- (a) parking areas.

**Area of Parcels**

16.2 .1 The minimum parcel area shall be 16 hectares.

READ A FIRST TIME this                    21<sup>st</sup>    day of                    March, 2017

READ A SECOND TIME this    \_\_\_\_\_ day of \_\_\_\_\_, 2017

PUBLIC HEARING HELD this    \_\_\_\_\_ day of \_\_\_\_\_, 2017

APPROVED PURSUANT TO S.52 OF THE TRANSPORTATION ACT this  
\_\_\_\_\_ day of \_\_\_\_\_, 2017

READ A THIRD TIME this    \_\_\_\_\_ day of \_\_\_\_\_, 2017

ADOPTED this                    \_\_\_\_\_ day of \_\_\_\_\_, 2017

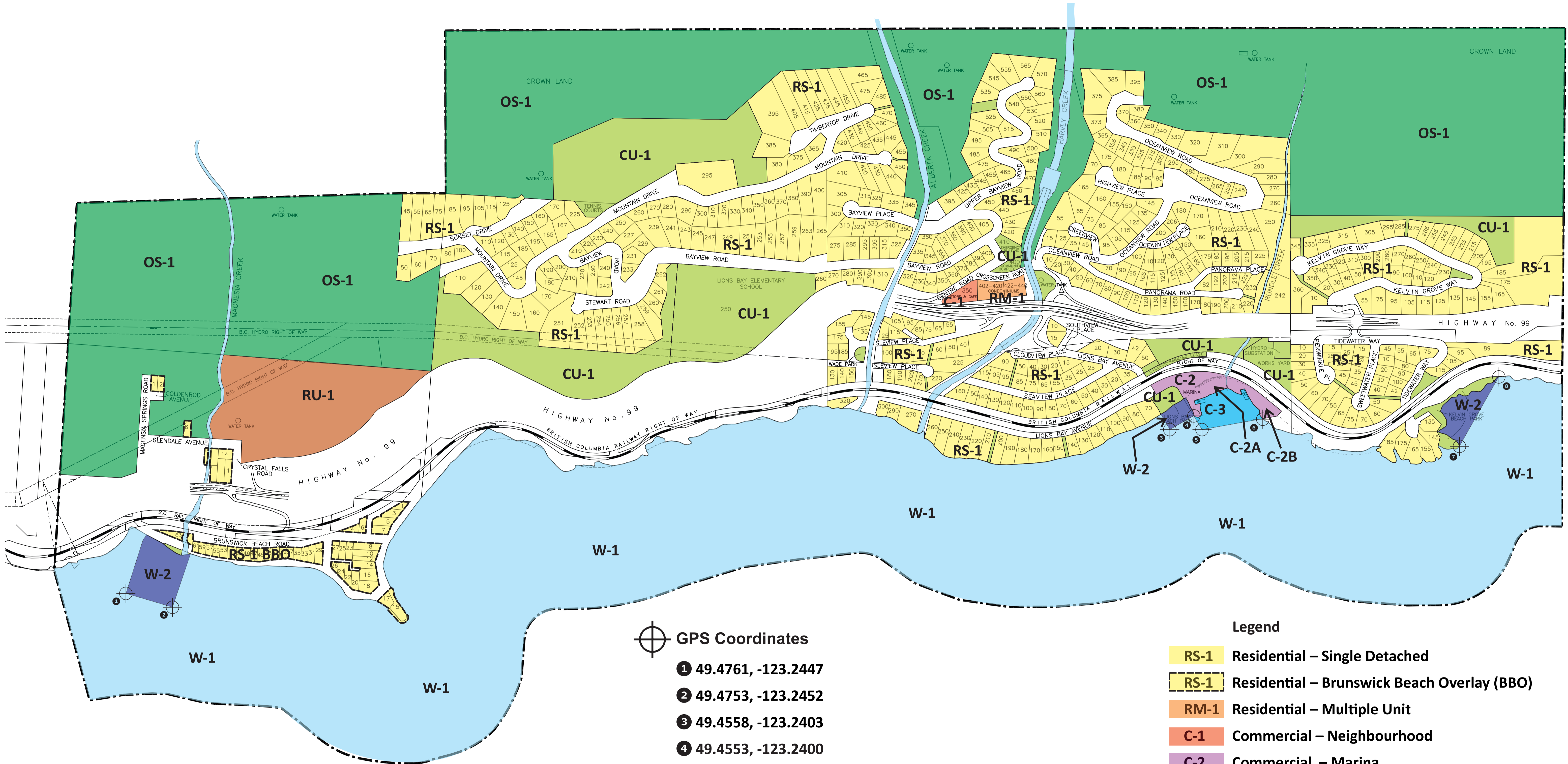
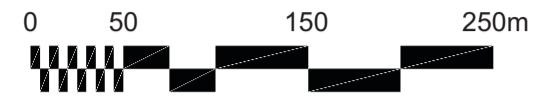
\_\_\_\_\_  
Mayor

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

**Certified a true copy of Zoning and Development  
Bylaw No.520, 2017 as at first reading.**

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

# Schedule A - Zoning and Development Bylaw No. 520, 2017



- GPS Coordinates**
- ① 49.4761, -123.2447
  - ② 49.4753, -123.2452
  - ③ 49.4558, -123.2403
  - ④ 49.4553, -123.2400
  - ⑤ 49.4551, -123.2403
  - ⑥ 49.4536, -123.2399
  - ⑦ 49.4501, -123.2408
  - ⑧ 49.4493, -123.2387

**Legend**

RS-1	Residential – Single Detached
RS-1 (with dashed border)	Residential – Brunswick Beach Overlay (BBO)
RM-1	Residential – Multiple Unit
C-1	Commercial – Neighbourhood
C-2	Commercial – Marina
C-3	Commercial – Marina Foreshore
W-1	Water – Marine Foreshore
W-2	Water – Marine Community Recreation
CU-1	Community Use
RU-1	Resource Use
OS-1	Open Space

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## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

<b>Type</b>	<b>POLICY</b>		<b>Policy No</b>	<b>POL – 1703</b>
<b>Title</b>	<b>Community Amenity Contributions Policy</b>			
<b>Author</b>	<b>CAO</b>	<b>Reviewed By:</b>		
<b>Date</b>	<b>April 4, 2017</b>		<b>Version</b>	<b>1</b>

### Purpose

The purpose of this policy is to provide guidance for staff, elected officials, property owners and residents of the Village of Lions Bay regarding applications under Zoning and Development Bylaw No. 520, 2017 (Bylaw No. 520) to increase the maximum density permitted. The Village of Lions Bay Official Community Plan recognizes the need to assess and provide for infill housing opportunities on an incremental, site specific basis to provide alternative housing for a broader array of the community's existing and future demographic and socio-economic composition. It also recognizes specific parcels which have development opportunities. Community Amenity Contributions (CACs) are intended to help address the needs and impacts of growth and are linked to changes in use or density under Bylaw No. 520.

Section 482 of the *Local Government Act* provides for municipalities to introduce conditions upon which an owner of property may be entitled to a higher density than would otherwise be applicable to the property within a zoning classification. These conditions may relate to the conservation or provision of amenities, including the number, kind and extent of amenities. The property owner can decide if they wish to take advantage of the opportunity to increase density by providing a defined amenity contribution.

Municipalities may also address applications for changes in use and density, from one zoning classification to another. Such reclassifications generally result in upzoning of the land, which creates a gain in the value of the land, but which may also have short and long term impacts on the neighbourhood or the community as a whole. Municipalities and property owners may negotiate suitable amenities to address these impacts and community needs through a site specific rezoning agreement.

This policy document sets out the Village of Lions Bay's approach to seeking community benefits in association with zoning approvals for changes in land use and/or density so that

POL-1703: Community Amenity Contributions Policy



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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property owners and the public in general understand the purpose and mechanisms for these contributions. The Municipality wants its approach to Community Amenity Contributions to be clearly understood, predictable, consistently applied and reasonable.

### **Community Amenities**

Renewal or replacement of fire hall  
 Replacement of all Lions Bay Fire Rescue apparatus  
 Renewal or replacement of park facilities  
 Construction of Transit Shelters  
 Construction of new trails linking neighbourhoods  
 Improvements to existing trails linking neighbourhoods  
 Dedication of land for parks and open spaces that exceed minimum requirements  
 Dedication of land for connecting trails  
 Improvement of on-street and off-street pedestrian walkways and bike paths  
 Improvements to Community Use Facilities  
 Development of Affordable, Rent Restricted, Special Needs and Seniors Housing  
 Other amenities of a similar nature to those listed above

### **Policy**

1. New development should make a fair contribution to new or renewed community amenities, affordable housing and other community needs, in order to meet the needs of the community and address some of the impacts of new development.
2. The Municipality will set its targets for community amenity contributions such that the cost implications for new development will be reasonable and property owners will still see incentives to seek zoning for residential and commercial development. The Municipality will set targets for CACs in accordance with this principle.
3. The Municipality will negotiate CACs on a site specific basis during the rezoning process. In these negotiations, the Municipality will seek to obtain a target contribution that makes a meaningful contribution to community amenities while ensuring that property owners still have sufficient incentive to seek changes in use or density.

POL-1703: Community Amenity Contributions Policy



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

4. The Municipality will establish a CAC reserve for cash-in-lieu contributions toward the amenities listed in this policy. Funds in the CAC reserve may only be used for expenses related to such amenities.
  
5. Generally, the Municipality will seek to negotiate the following target amenity contributions on a site specific basis in conjunction with increases in density resulting from:
  - a. subdivision of a parcel to create one or more additional parcels per section 7.3.1 of Zoning and Development Bylaw No. 520, 2017. Target amenity contribution: 33% of the land value of the parcels created as a result of the additional density, or an amenity of similar value;
  - b. increase in density to accommodate a cottage per section 7.3.2 of Zoning Bylaw No. 520, 2017. Target amenity contribution: registration of a covenant under section 219 of the *Land Title Act* restricting future subdivision under the *Strata Property Act*, plus a target amenity contribution of \$100/square metre of floor area of the cottage, or an amenity of similar value;
  - c. rezoning to facilitate construction of a duplex. Target amenity contribution: \$200/square metre of the maximum permissible floor area of the duplex building on the parcel multiplied by a factor of 0.50, or an amenity of similar value;
  - d. rezoning from RS-1 to RM-1 or similar to accommodate multi-unit residential development. Target amenity contribution: 50% of the land value of the parcels created as a result of the additional density, or an amenity of similar value;
  - e. rezoning from CU-1 to C1 or RM-1, or a combination thereof. Target amenity contribution: 50% of the land value of the parcels created as a result of the additional density, or an amenity of similar value.

\_\_\_\_\_  
Mayor

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

Adopted by Council:	[date]
Updated:	



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

<b>Type</b>	<b>POLICY</b>		<b>Policy No</b>	<b>POL – 1702</b>
<b>Title</b>	<b>Temporary Use Permits for Short Term Rentals</b>			
<b>Author</b>	<b>CAO</b>	<b>Reviewed By:</b>		
<b>Date</b>	<b>April 4, 2017</b>	<b>Version</b>	<b>3</b>	

### **Purpose**

The purpose of this Policy is to provide guidance for staff, elected officials and property owners regarding applications for Temporary Use Permits (TUPs) for Short Term Rentals (STRs). Zoning and Development Bylaw No. 520, 2017 prohibits STRs in all zones, except where authorized under a TUP. The Municipality of the Village of Lions Bay (the Municipality) has delegated the authority to grant TUPs to the Chief Administrative Officer (CAO) in accordance with this policy.

### **Policy**

1. TUPs for short term rentals shall not be granted in respect of:
  - a. houseboats,
  - b. secondary suites, or
  - c. premises which contain a child home care business or are located within 100 metres of a school or daycare.
2. An application for a TUP must be submitted by the property owner (Owner) along with a state of title certificate and stipulate whether the Owner will be living on the applicable parcel during the STRs. Preference in granting TUPs will be given to Owners living on site. Application fees are in accordance with Fees Bylaw No. 497, 2016, as amended.
3. If the Owner does not live on site or within Lions Bay, they must employ an agent within Lions Bay to manage the STRs and the name of the agent must be provided to the Municipality. Twenty-four hour per day contact information for the Owner and, if applicable, the agent, must be provided to the Municipality and neighbouring residents within 100 metres of the property. The Owner or agent must be capable of responding to complaints within 1 hour.

POL-1702: Temporary Use Permits for Short Term Rentals



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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4. All parking for STRs must be provided on the property. The number of rooms allowed to be rented shall be dependent on the number of parking spots available on the property, but shall not exceed 5 rooms on any parcel. The number of guests shall not exceed 10 on any parcel. The number of guest vehicles shall not exceed the number of guest vehicle parking spaces on the parcel, having regard to any parking spaces required for the Owner and/or a long term rental tenant of a secondary suite.
5. No more than one dwelling unit per parcel may be granted a TUP for STRs.
6. All premises which are subject to a TUP application for STRs shall be inspected for compliance with the Building Code in relation to the use intended under the application. Without limiting the generality of the foregoing, the application form will specify a pre-inspection checklist for STRs to assist applicants in meeting the requirements.
7. Decisions regarding the granting of TUPs may take into consideration any or all of the following:
  - a. safety considerations identified regarding the applicable premises;
  - b. the ability of water and septic disposal systems to handle the anticipated uses;
  - c. the proximity to and potential impacts on identified sensitive ecosystems;
  - d. the proximity to and impact on public rights-of-way, beach accesses and other public use areas;
  - e. the size of
    - i. the dwelling unit;
    - ii. the parcel; and
 the location of the dwelling unit on the parcel in relation to neighbouring properties;
  - f. the impact of vehicles coming and going to and parking upon the property;
  - g. the intended form of management of the STR business;
  - h. previous history of complaints regarding STRs at the property;
  - i. potential impacts upon the neighbourhood;
  - j. the number of TUPs already issued for STRs in the neighbourhood and in Lions Bay.
8. The CAO may require the Owner to provide a report from an authorized person under the Sewerage System Regulation to confirm that a septic disposal system is capable of handling the anticipated uses related to a TUP.

POL-1702: Temporary Use Permits for Short Term Rentals



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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9. All TUPs shall specify quiet times between the hours of 10 pm and 8 am seven days per week and restrict the use of hot tubs accordingly.
10. No signs indicating the STR use are permitted on or off the property.
11. STRs within a strata unit must be supported by a resolution from the strata council.
12. Security in the form of an irrevocable letter of credit or similar instrument in the amount of \$5,000 is required in conjunction with the issuance of a TUP for STRs. This security may be drawn upon by the Municipality for:
  - a. any Bylaw Notices issued under Bylaw Notice Enforcement Bylaw No. 385, as amended;
  - b. any judgements obtained or legal expenses incurred in pursuit of remedies in BC Provincial or Supreme Court;
  - c. any of the grounds permitted under section 502 of the *Local Government Act*.

If drawn upon by the Municipality, this security shall be replenished by the Owner within 30 days or the TUP will be rescinded.
13. Applicant must provide proof of insurance for the use intended, including a Broad form Commercial General Liability policy for a limit of not less than two million (\$2,000,000.00) dollars per occurrence with respect to third party liability claims for bodily injury, property damage, personal injury. Such insurance must stay in force and not be amended, cancelled or allowed to lapse during the term of the TUP.
14. The term of the first TUP issued in respect of a property shall be no longer than 1 year. Within 60 days of the expiry of the term, the Owner may apply for a 1 year renewal term. Any subsequent use of the property for STRs beyond the renewal term shall be prohibited unless the Owner applies for and receives a new TUP for up to 3 years. All applications and renewal applications are subject to this policy.
15. If any objections to an application are received by the CAO, the CAO may not make a decision to issue or not issue a TUP and shall instead, refer the application to the next available Council meeting, once all application materials have been received.

POL-1702: Temporary Use Permits for Short Term Rentals



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

16. A decision of the CAO under this policy may be reconsidered by Council if, within 30 days of the CAO's decision being conveyed to the Owner in writing via email, the Owner requests a reconsideration. The Owner may submit such a request in writing via email addressed to [Council@lionsbay.ca](mailto:Council@lionsbay.ca) and copied to [cao@lionsbay.ca](mailto:cao@lionsbay.ca) and [agenda@lionsbay.ca](mailto:agenda@lionsbay.ca) . A reconsideration will be heard by Council at the next available regular Council meeting.

\_\_\_\_\_  
Mayor

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

Adopted by Council:	[date]
Updated:	

DRAFT

## VILLAGE OF LIONS BAY

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### Incoming Correspondence - April 18, 2017

*General Correspondence:*

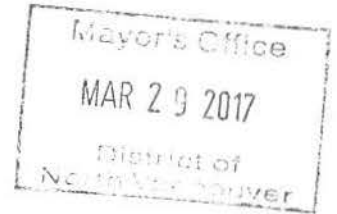
- G-1: E-Comm Board of Directors Designate 2017-2018 (Page 1)
- G-2: Metro Vancouver - Council of Councils (Page 3)
- G-3: Meatless Monday Proclamation (Page 5)
- G-4: Update from MLA Jordan Sturdy (Page 8)
- G-5: Flag Shop Paraphernalia for Canada 150 Day (Page 25)
- G-6: Request to Support the Salish Sea UNESCO World Heritage Site Application (Page 30)

*Resident Correspondence:*

- R-1: Mark Ignas - Tree Permit #75 (Page 36)
- R-2: Annmarie Gates - Letter to Council (Page 37)
- R-3: Louis Peterson - Request for Use of Old Library Space (Page 40)
- R-4: Lisa Turpin - Road Issue (Page 42)
- R-5: Lisa Turpin - Zoning Bylaws (Page 45)
- R-6: Lisa Turpin - Day Care Zoning and OCP (Page 47)

March 24, 2017

Mayor Richard Walton and Council  
District of North Vancouver  
355 West Queens Road  
North Vancouver, BC  
V7N 4N5



Dear Mayor Walton and Council,

**RE: E-Comm Board of Directors Designate — 2017-2018 Term**

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The Annual General Meeting (the "Meeting") of the Shareholders (Members) of E-Comm *Emergency Communications for British Columbia Inc.* ("E-Comm") will be held on Thursday, June 22, 2017 and, at that time, the Board of Directors will be appointed by the shareholders for the 2017-2018 term.

At present, Mayor Richard Walton represents the District of North Vancouver, City of North Vancouver, District of West Vancouver and the Village of Lions Bay on our Board of Directors. Pursuant to Section 4.2.1.5 of the E-Comm Members' Agreement, the above entities are entitled to designate one mutually-agreed upon individual for election to the Board of Directors of E-Comm.

The Board of E-Comm is focused on good governance and we are looking for effective directors for the benefit of all shareholders. An effective director will have competencies in many, or most, of the following areas: Knowledge of E-Comm or the public-safety industry, knowledge of the role of a board, analytical skills including financial acumen, leadership skills, good communication skills, sound judgment, high integrity and the ability to influence others.

The E-Comm Board of Directors meets five times per year and provides oversight of the business and affairs of the company. Two additional sessions are also held annually for strategic planning and board education. There are three standing committees of the board (Audit, Governance and Human Resources and Compensation), each meeting five times per year. Participation on committees is voluntary, but recommended.

Although shareholders are required to elect directors every year at our Annual General Meeting, there is no limit on the number of terms any one director can serve. Indeed, we believe that it is in all shareholders' best interest when a director can serve multiple terms.

Because your municipality/organization is among a designated group of Members, **we respectfully request that you confer with the others members of your grouping to establish a mutually-agreeable nominee prior to informing us of your nominee.** This will help to ensure a smooth nomination process.

**We request that you advise the undersigned with written confirmation by May 19, 2017, of the name and contact information of your mutually-agreed upon nominee to the E-Comm Board.**

Mayor Richard Walton and Council  
 District of North Vancouver  
 March 24, 2017

Page 2

Please note that nominating a director is a separate process from designating a representative to vote your shares at the Annual General Meeting (AGM) in June. As such, I will be contacting the District of North Vancouver again at the end of May with information on the AGM and requesting that you designate one individual to attend the Annual General Meeting of the Shareholders for the purposes of voting the District of North Vancouver's shares.\* Please find attached, a Common Questions and Background document for additional information.

Yours truly,



Jody Robertson  
 Corporate Secretary

t | 604-215-4956  
 e | jody.robertson@ecomm911.ca

\*Our records indicate the following shares for police services are held by the group to which you belong:

	Class A	Class B
City of North Vancouver	2	1
<b>District of North Vancouver</b>	<b>1</b>	<b>1</b>
District of West Vancouver	1	1
Village of Lions Bay	1	-

**From:** [Alex Ferguson](#)  
**To:** [Alex Ferguson](#)  
**Subject:** FW: Council of Councils - Apr 29, 2017  
**Date:** Monday, April 03, 2017 12:33:11 PM

---



COUNCIL OF COUNCILS

Dear Mayor and Council

### **April 29, 2017 Metro Vancouver Council of Councils**

On behalf of the Metro Vancouver Board of Directors, we are pleased to invite you to attend the next Metro Vancouver Council of Councils meeting, which will take place Saturday, April 29, 2017.

Council of Councils are intended to provide all municipally elected officials within the greater Vancouver area - regardless of whether they sit on the Metro Vancouver Board of Directors or on any of its Standing Committees - with an overview and update of important regional issues. The April 29 meeting will include Metro Vancouver's Lions Gate Secondary Wastewater Treatment Plant, our Local Government Matters pre-election engagement campaign, the recently released *Addressing Homelessness in Metro Vancouver* position paper and the recently completed Homeless Count, changes to the operation and management of the Metro Vancouver Housing Corporation and the February 2017 Board Strategic Planning Workshop, among others. We certainly hope that you can join us for this important dialogue.

#### **Details for the Council of Councils are as follows:**

**Saturday, April 29, 2017**

**9:00 a.m. - 12:00 p.m. (a full breakfast will be served from 8:00 - 9:00 a.m.)**

***Coast Hotel and Convention Centre***

***20393 Fraser Highway***

***City of Langley, BC V3A 7N2***

***Google maps link: [City of Langley Coast Hotel and Convention Centre](#)***

Please note that attendees will be compensated for their participation

in accordance with Metro Vancouver's standard Board and Committee remuneration schedule, which is available on our website under Board Remuneration.

A detailed agenda will follow over the next week. To RSVP for the April 29 Council of Councils or for more information email to:

[pilar.dean@metrovancover.org](mailto:pilar.dean@metrovancover.org) (604-451-6066).

Sincerely,



Greg Moore  
Chair, Metro Vancouver Board



Raymond Louie  
Vice-Chair, Metro Vancouver  
Board

**From:** [Emily](#)  
**To:** [Council @ Lions Bay](#)  
**Cc:** [Agenda](#)  
**Subject:** Meatless Monday Proclamation  
**Date:** Monday, April 03, 2017 4:01:18 PM  
**Attachments:** [Draft Meatless Monday Proclamation - Lions Bay.docx](#)  
[Meatless Monday Backgrounder - City.docx](#)

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Dear Mayor Buhr and Council,

I am writing you regarding the globally popular Meatless Monday initiative and the City of Vancouver's recent proclamation declaring Monday, May 15<sup>th</sup>, 2017 as "Meatless Monday". It is my hope that Lions Bay can join this effort and pass a similar proclamation, on either the same date or another that might be preferable. Such a proclamation would reflect solidarity with the City of Vancouver and the citizens, schools and organizations throughout Metro Vancouver who are actively participating in this humane, healthy and sustainable-eating initiative.

Please see the attached Meatless Monday background information and the attached draft proclamation for your consideration. I welcome any questions you may have and look forward to hearing back from you regarding this request.

Thank you for your time and consideration.

Sincerely,

Emily Pickett  
Program Coordinator  
Vancouver Humane Society  
[www.vancouverhumanesociety.bc.ca](http://www.vancouverhumanesociety.bc.ca)

# Meatless Monday

## What?

- Per capita, Canadians eat approx. 100kg's of meat per year. That is among the highest in the world. The global average is approx. 40kg's per capita.
- Meatless Monday is a global movement with a simple message: once a week, cut the meat. Reducing our consumption of meat is a powerful way to protect animal welfare, the environment, improve individual and public health, and save money.

## Why?

### Health:

- Reducing our overconsumption of meat and incorporating more plant-based proteins has health benefits: helps protect against heart disease, stroke, and cancer, reduces risk for diabetes, curbs obesity and improves the nutritional quality of a diet by reducing saturated and total fat.

### Environment:

- Raising plant crops to feed livestock is much less efficient than eating plant crops directly.
- Animal agriculture is identified as a major contributor to climate change, pollution, water use, land degradation, deforestation, biodiversity decline, and ocean degradation.

### Animal welfare:

- Our overconsumption of meat is responsible for the rise of factory farming – Over 700 million animals per year are raised and killed for food in Canada.

### Economic:

- Plant-based proteins tend to be cheaper, making meatless eating easier on your budget.

## Who?

- Meatless Monday is active in 30+ countries. Many cities have passed proclamations in support of the initiative, including San Francisco, Washington, Los Angeles, Pittsburgh and most recently, Vancouver.
- Locally, ten Metro Vancouver schools are participating in Meatless Monday, including Eric Hamber Secondary, Winston Churchill Secondary, David Thompson Secondary, Killarney Secondary, Sutherland Secondary, Langara, BCIT, Capilano, Simon Fraser University and UBC. Several others are also in the process of joining.

## How?

- Participating is simple and flexible!
- Follow the lead of the above-mentioned communities and enact a proclamation declaring Monday, May 15<sup>th</sup>, 2017 (or another date, if preferable) as "Meatless Monday". Want to go the extra mile? Share meatless recipes/tips on Monday(s) to help raise awareness and inspire others to participate.
- For more information & support:  
Emily Pickett, Program Coordinator, Vancouver Humane Society  
[emily@vancouverhumanesociety.bc.ca](mailto:emily@vancouverhumanesociety.bc.ca)  
604-266-9744

WHEREAS overconsumption of meat, dairy and eggs is associated with many major environmental problems, including climate change, worsened human health outcomes, and animal welfare concerns;

WHEREAS Lions Bay is dedicated to developing food systems that are sustainable and that support community health and well-being;

WHEREAS a growing number of people are reducing their meat consumption to help address issues related to factory farming and to help prevent animal cruelty;

WHEREAS numerous schools in Metro Vancouver have implemented Meatless Mondays, including Langara College, Simon Fraser University, Capilano University, British Columbia Institute of Technology, University of British Columbia, Winston Churchill Secondary, David Thompson Secondary, Killarney Secondary, Eric Hamber Secondary and Sutherland Secondary.

WHEREAS the City of Vancouver has passed a proclamation declaring Monday, May 15<sup>th</sup>, 2017 as "Meatless Monday" and Lions Bay has been approached to pass a similar proclamation in solidarity with the Metro Vancouver citizens, schools and organizations participating in Meatless Monday.

RESOLVED that Lions Bay proclaims Monday, May 15<sup>th</sup>, 2017 to be Meatless Monday in an effort to raise awareness of the links between diet and the environment, health, and animal welfare.

UPDATE FROM  
**MLA Jordan Sturdy**

[View this email in your browser](#)



## A Message from Jordan

Since the Legislature rose in mid-March I've been busy meeting with community organizations and constituents from across West Vancouver - Sea to Sky to discuss ongoing and emerging issues and priorities that are important to people from throughout the region. The commitment and energy of individuals and groups and the passion for this special place where we live is remarkable and I am grateful for being given the opportunity to learn from people on the ground about the work they are doing, for and across our region. Almost every sector of British Columbia is represented in West Vancouver-Sea to Sky, from technology to tourism, agriculture to forestry, and manufacturing to all forms of transportation.

This diversity and the ingenuity that I see from residents and entrepreneurs are inspiring and they are some of the reasons I so enjoy my work as an MLA. Some of that work is profiled in this newsletter.

Following Budget 2017 I was pleased to announce funding commitments for West Vancouver - Sea to Sky including some of the following significant amounts:

- BC Disaster Mitigation Funding - \$750,000 for the Pemberton Dyking District and the Squamish Lillooet Regional District.
- Rural Dividend Funding - \$140,086 for the Squamish Chamber of Commerce, Stewardship Pemberton, and Squamish Nation
- Clean Water and Wastewater Funding - \$2,836,889 for Lions Bay, Squamish, Pinecrest Estates and Emerald Estates in Whistler
- BC Air Access Funding - \$194,755 for the Pemberton Regional Airport
- Bike BC Funding - \$500,000 for the Friendship Trail Bridge between Mount Currie and Pemberton
- Clean Water and Wastewater Funding - \$193 million for the new Lions Gate Secondary Wastewater Treatment Plant
- Rural Dividend Funding - \$100,000 for the Friendship Trail for the Squamish Lillooet Regional District
- BC on the Move - \$76.7 million for the Lower Lynn Corridor Interchanges Improvement project

---

The Pemberton Valley Dyking District will receive \$600,000 through the BC Disaster Mitigation Program which will be used for projects including floodplain mapping for portions of the Lillooet River Valley between Lillooet Forest Service Bridge and Lillooet Lake; the lower Birkenhead River; the Ryan River; Miller Creek; and Pemberton Tributary channels. Present floodplain mapping for these areas dates back to the early 1990s and is now outdated for proper flood emergency



response and flood protection  
infrastructure upgrade planning.



Stewardship Pemberton received a grant from the BC Rural Dividend Fund to start working on their plans for power, water and sewer at One Mile Lake Nature House where work is also proceeding on the extended deck. Thanks to Dawn and the team at the Nature Centre for everything they do for the community of Pemberton and for stewardship across the Pemberton Valley.



MLA Ralph Sultan and I joined staff from the BC SPCA West Vancouver location for a tour of their shelter facility. The Province recently announced \$5,000,000 for shelters across the province to support the work they do for animal welfare.

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Pemberton Valley's sporthorse breeder and training company, Dreamcatcher Meadows, is launching a project to increase awareness and sales of B.C. bred sporthorses with funding of \$43,726 from the Province's Buy Local program. The funds help companies to expand their reach and sales. Dreamcatcher Meadows has produced 13 homebred youngsters winning individual Horse of the Year titles, which is the highest score of all North American horses, competing with breeders from all over the world.

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Brad Sills has dedicated over 45 years to Search and Rescue in the Sea to Sky. His commitment was recognized with a Public Safety Lifeline Volunteer Award which honours those who have made significant contributions to emergency and disaster response across BC. Thank you Brad for your time, expertise and mentorship skills in the corridor.

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The Village of Pemberton is receiving \$500,000 from Bike BC for the Friendship Trail Bridge project. The trail will provide a safe, accessible, non-motorized path for active lifestyles and cycling. The funds will go towards the construction of a bridge across the Lillooet River. The trail will be a vital community amenity and will connect Mount Currie with Pemberton. Chief Dean Nelson from Lil'wat Nation joined Mayor Richman, SLRD Director Russell Mack and myself for a tour of the new bridge location.

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The Province worked closely with the Federal Government to ensure that the Langdale Ferry Terminal was eligible for \$17 million in federal infrastructure funding which is good news for ferry users as well as tourists. I was pleased to join MP Pamela Goldsmith-Jones for the announcement event.

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Staff from Sea to Sky Community Services Society and parents whose children will enjoy the new playground at the Childcare Centre (where the excavator is positioned) joined me for a tour of the Centrepont project which will include a new space for the United Church, offices for SSCS and community spaces as well as 32 units of subsidized housing for Squamish residents.

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BC Parks Rangers and staff from Recreation Sites and Trails took me on a tour of Stawamus Provincial Park to review the new camping sites slated for that location. About 32 new camping sites will be available at Chek Canyon and 30 in the backcountry in Garibaldi Provincial Park for this summer. The Province has also added 28 new rangers across BC to protect our parks and the quality of the user experience.

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The Cove Bay Water Treatment Plant on Bowen Island gets a significant boost with combined Federal, Provincial and Municipal funding of \$5,835,500. The new treatment facility will replace aging infrastructure and lay a foundation for the future health of the community. Great news for islanders.

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West Vancouver Lions Club hosted MLA Ralph Sultan and I for an evening of discussion about West Vancouver priorities and the work that the Lions do for the community. The Lions Club has been committed to supporting West Vancouver for decades. Thank you to the members who dedicate their time and experience to the Club.

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The BC Air Access Program is contributing \$194,755 to the Pemberton Regional Airport for apron rehabilitation and an emergency access road. The investment the Province is making will help support tourism in the area, our local air crews, and economic activity at the airport and in the community.

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The BC Disaster Mitigation Program is providing \$150,000 to the Squamish Lillooet Regional District for flood risk assessment, floodplain mapping and flood mitigation planning. This is all part of a broader investment of more than \$80 million in emergency preparedness and mitigation across the province.

---



Through BC's Clean Water and Wastewater Fund infrastructure projects in Lions Bay, Squamish, Pinecrest Estates, and Emerald Estates in Whistler will receive a joint \$7.1 million from the provincial and federal governments. This investment in four Sea to Sky projects is aimed at creating more efficient and effective systems and replacing aging infrastructure. Mayor Wilhelm-Morden, Mayor Buhr, Mayor Heintzman and SLRD Director Tony Rainbow joined MP Goldsmith-Jones and I in Lions Bay for the announcements.

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Jordan Sturdy

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Toll Free: 800.663.8681

April 4, 2017

His Worship Karl Buhr  
Mayor of the Village of Lions Bay  
400 Centre Road  
PO Box 141  
Lions Bay, British Columbia V0N 2E0

Dear Sir,

The Flag Shop has been proudly serving Canadians since 1975, and is officially licensed by the Government of Canada to manufacture Canada 150 products, with access to ALL versions of the Canada 150 logo.

As you know, Canada is a diverse, rich and dynamic country with a population of more than 34 million proud citizens. The second largest country in the world, we share a vast land, many diverse cultures and thriving, vibrant communities.

Since Confederation in 1867, Canada has seen immeasurable change. Today, we are all part of a global community connected by modern technology and ease of travel. As we look ahead to Canada's 150th anniversary of Confederation, it's important for citizens and leaders to consider the meaning of what it is to be Canadian. As a nation, we have proven over and over again that we value peace, tolerance, compassion, friendship and democracy.

The Flag Shop is ready to support you in delivering outstanding and momentous events and celebrations, throughout the year!

The Flag Shop looks forward to celebrating with all Canadians, and we are pleased to offer a 15% discount to municipalities on all stock products, including our Canada 150 product line.

Enclosed is our brochure for Canada 150 stock and also for Canada 150 cobranded banners. Please take a moment to review the offering, which reflects options for including both your municipal logo and the Canada 150 logo.

We offer a full range of flags and many other stock and custom products to celebrate this historic milestone while showcasing your brand! Visit [canada150.flagshop.com](http://canada150.flagshop.com) to view all of our stock and co-branded Canada 150 product options and be inspired by the limitless possibilities for your municipality!

Join proud Canadians from coast to coast to coast, as we mark this historic occasion. Contact us today at [Canada150@flagshop.com](mailto:Canada150@flagshop.com). We have the ideas and expertise you need!

Sincerely,



Susan Braverman, President

Encl.

The Flag Shop is pleased to offer these Canada 150 street banner designs, approved by Heritage Canada. These are our stock banners and can be used as-is, paired with your own street banners, or co-branded with your organization or municipality. The sky's the limit and our teams are ready to work with you to make the perfect Canada 150 street banners.

**Canada 150 Logo** (available in white and red)



**Typographic Logo** (available in red, magenta, dark purple, and teal)

single banner



use as a pair



single banner



use as a pair



single banner



use as a pair



single banner



use as a pair



Contact us for more information at [canada150@flagshop.com](mailto:canada150@flagshop.com).

On top of our Canada 150 stock banners, we have also received many requests from municipalities and organizations to print banners with both Canada 150 logo and their own logos. These co-branded Canada 150 banners add a personalized touch to your city and community.

Here are some co-branded Canada 150 banners that we have done:



We have access to all versions of Canada 150 logos. If you do not have your own banner artwork, our production team can help with your co-branding requirements. We can co-brand our stock banners with your logo, or come up with something new. Design charges may apply.

Here are some co-branded examples using our Canada 150 stock banners:



\*The images here using Downtown Vernon Association's logo are for illustrative purposes only. All banners can be customized with your specifications and your logo.

Contact us for more information at [canada150@flagshop.com](mailto:canada150@flagshop.com).

**Celebrate Canada's 150th birthday with us!**

The Flag Shop has been officially licensed by the Government of Canada to manufacture Canada 150 products, and we are proud to offer a variety of Canada 150 products to celebrate this historical moment. (Products marked with  are made in Canada.)



**Silicone Bracelets**

Made of 100% silicone, these silicone bracelets are 7.5" long (circumference), 2.5" in diameter, and 1/16" thick.

1 - 49 bracelets	\$ 3.95 ea
50 - 249 bracelets	\$ 3.25 ea
250 - 499 bracelets	\$ 2.75 ea
500+ bracelets	\$ 2.25 ea



**Buttons **

1.5" digitally printed round buttons, laminated with safety pin backing. Available in white or red.

1 - 49 buttons	\$1.00 ea
50 - 99	\$0.95
100 - 499	\$0.90
500 - 999	\$0.85
1000 - 4999	\$0.75
5000 +	\$0.55



**Lapel Pins **

Our 0.75" x 0.75" Canada 150 logo lapel pins, with butterfly clasp.

1 - 9 pins	\$3.95 ea
10 - 24	\$3.75
25 - 49	\$3.56
50 - 99	\$3.36
100 - 499	\$3.16
500 +	\$2.96



**Cross Pins **

1.25" x 0.75" Canada / Canada 150 crossed flag pins, with butterfly clasp.

1 - 9 pins	\$4.50 ea
10 - 24	\$4.28
25 - 49	\$4.05
50 - 99	\$3.83
100 - 499	\$3.60
500 +	\$3.38



**Flag Tattoos**

1.5" x 1.5" temporary tattoos are non-toxic and hypoallergenic, safe to apply on the skin.

1 - 199 tattoos	\$0.50 ea
200 - 999	\$0.40
1000 - 4999	\$0.30
5000 +	\$0.20



**Toothpick Flags**

Each flag is 1" x 1.5", on a 2.75" toothpick. Each package has 50 toothpicks. SGS and FDA approved.

1 - 9 packs	\$6.95 ea
10 - 24	\$6.60
25 - 49	\$6.26
50 - 99	\$5.91
100 - 499	\$5.56
500 +	\$5.21



**Paper Flags - 4" x 6" **

Double sided on 100% recycled paper and stapled on a 9.5" white paper stick, available in white or red background.

1 - 49 flags	\$0.75 ea
50 - 99	\$0.70
100 - 499	\$0.65
500 - 999	\$0.60
1000 - 2999	\$0.50
3000+	Contact us for a quote




**Stick Flags**

We carry 4" x 6" white stick flags and 12" x 18" red stick flags. Quantity discounts available.

4" x 6" White Stick Flags	\$5.95 ea
10 - 24	\$5.65
25 - 50	\$5.36
12" x 18" Red Stick Flags	\$7.95 ea
10 - 24	\$7.55
25 - 50	\$7.16



**Flags - White Background **

Canada 150 logo flag with white background. Quantity discounts available. (gr: Grommets / rt: Rope & Toggle)

12" x 18" Polyknit (gr)	\$ 24.95 ea
18" x 36" Polyknit (gr)	\$ 34.95
27" x 54" Polyknit (rt)	\$ 54.95
36" x 72" Polyknit (rt)	\$ 64.95
36" x 72" 210D Nylon (rt)	\$ 94.95
45" x 90" Polyknit (rt)	\$119.95
54" x 108" Polyknit (rt)	\$139.95
72" x 144" Polyknit (rt)	\$199.95



**Flags - Red Background **

Canada 150 logo flag with red background. Quantity discounts available. (gr: Grommets / rt: Rope & Toggle)

18" x 36" Polyknit (gr)	\$ 34.95 ea
27" x 54" Polyknit (rt)	\$ 54.95
36" x 60" Econo Poly (gr)†	\$ 21.95
36" x 72" Polyknit (rt)	\$ 64.95
36" x 72" 210D Nylon (rt)	\$ 94.95
† Made in China	



**Car Flags - 12" x 18" **

Printed on knitted polyester, the ideal fabric for moving vehicles. Window poles are made of sturdy plastic.

1 - 9 flags	\$29.95 ea
10 - 24	\$28.45
25 - 49	\$26.96
50 - 99	\$25.46
100 - 499	\$23.96
500 +	\$22.46



**Pennant Strings - 30'**

30 ft, 12" x 18" double sided triangular pennant strings with 12 pennants per string, printed on 8 mil vinyl.

1 - 9 pennants	\$89.95 ea
10 - 24	\$85.45
25 - 49	\$80.96
50 - 99	\$76.46
100 - 499	\$71.96
500 +	\$67.46

(Grommets can be added to flags with rope & toggle at no additional charge.)



# The Flag Shop

There's a lot more to us than flags!

VOLB Regular Council Meeting - April 18, 2017 - Page 210 of 232  
See What's New!  
canada150.flagshop.com

## Canada 150 Stock Products



### Decals (50/pack)

Each flag size (actual size): 1.125" x 1.675". Package comes with 50 self-adhesive flag decals/stickers.

1 - 9 pack	\$7.95 ea
10 - 24	\$7.55
25 - 49	\$7.16
50 - 99	\$6.76
100 - 499	\$6.36
500 +	\$5.96



### Oval Decals

4.75" x 3.5" glossy vinyl oval decals are waterproof, great for windows or as bumper stickers.

1 - 9 decals	\$4.95 ea
10 - 24	\$4.70
25 - 49	\$4.46
50 - 99	\$4.21
100 - 499	\$3.96
500 +	\$3.71



### Bumper Stickers

10.5" x 2.25" bumper stickers printed on weather proof matte vinyl, available in white or red.

1 - 9 stickers	\$3.95 ea
10 - 24	\$3.75
25 - 49	\$3.56
50 - 99	\$3.36
100 - 499	\$3.16
500 +	\$2.96



### Crests

1.5" x 2.5" embroidered sew-on crest.

1 - 9 crests	\$4.95 ea
10 - 24	\$4.70
25 - 49	\$4.46
50 - 99	\$4.21
100 - 499	\$3.96
500 +	\$3.71

## Feather Flag Sets

Canada 150 feather flags are available in white or red background. Digitally printed on knitted polyester, the ideal fabric for both indoor and outdoor use. Our Canada 150 feather flags are available for purchase as a complete set with our Omega feather flag hardware, or individually if you wish to purchase multiple flags and interchange them with few sets of hardware.

A complete set includes a Canada 150 feather flag, Omega feather flag pole (size small), carrying case, and your choice of ground spike or steel plate (see below for pricing). They are easy to install and no tools required.

### Feather Flags - w/ Ground Spike



This complete feather flag set includes:

- Canada 150 Feather Flag
- Omega Pole (Small) with Carrying Case
- Omega Ground Spike

White - \$189.95 per set  
Red - \$189.95 per set

### Feather Flags - w/ Steel Base Plate



This complete feather flag set includes:

- Canada 150 Feather Flag
- Omega Pole (Small) with Carrying Case
- Omega Steel Base Plate

White - \$229.95 per set  
Red - \$229.95 per set

## À La Carte



### Feather Flag (flag only)

Choice of white or red background.

1 - 9 flags	\$100.00 ea
10 - 24	\$ 95.00
25 - 49	\$ 90.00
50 - 99	\$ 85.00
100 - 499	\$ 80.00
500 +	\$ 75.00



### Feather Flag Pole (Small) w/ Case

100% fiberglass poles with case.

1 - 9 units	\$65.00 ea
10 - 24	\$61.75
25 - 49	\$58.50
50 - 99	\$55.25
100 - 499	\$52.00
500 +	\$48.75



### Ground Spike

Size: 20" / Weight: 2 lbs.

1 - 9 units	\$36.00 ea
10 - 24	\$34.20
25 - 49	\$32.40
50 - 99	\$30.60
100 - 499	\$28.80
500 +	\$27.00



### Steel Base Plate

Size: 15.5" x 15.5" / Weight: 12 lbs.

1 - 9 units	\$75.00 ea
10 - 24	\$71.25
25 - 49	\$67.50
50 - 99	\$63.75
100 - 499	\$60.00
500 +	\$56.25

We also produce custom, co-branded Canada 150 products, contact us for details.

(Products marked with 🇨🇦 are made in Canada.)

Salish Sea Trust  
Box 333, Cedar, B.C., V9X 1W1  
([www.salishseatrust.ca](http://www.salishseatrust.ca))

To: BC Mayors & Councils

April 12th, 2017

**RE: Request to support the Salish Sea UNESCO World Heritage Site Application**

Dear Sirs & Madame's,

I write with World Heritage Day in mind, April 18th, and World Oceans Day as well, June 8th. We believe we have an initiative underway that benefits our local region in many ways, while addressing global goals for sustainable development, along with our shared cultural and natural heritage.

In this regard you may recall that we were previously in touch, requesting support for our application to Parks Canada, to have the Salish Sea considered for inclusion on Canada's Tentative List of World Heritage Sites. (attached, Feb. 28/17)

I am pleased to say that we expect to have 10,000 Petition signatures and support letters to submit by our final April 30th deadline. We've received letters of support from many non-profit organizations, from MLA Leonard Krog and MLA Andrew Weaver, MP Rachel Blaney, MP Randall Garrison and MP Pamela Goldsmith-Jones, and Canada Research Chair and Royal Roads University professor Phillip Vannini. Victoria Councilor Ben Isitts will also be presenting a Motion to the City of Victoria tomorrow night requesting such support.

We are increasingly seeing such high-profile support, with more expected as we have just released SeaLegacy's 10-minute Salish Sea video. (<https://vimeo.com/212160230> w/Press Release attached.)

This is an exceptional opportunity to advance health and protection, cooperation and partnership, and cultural and natural benefits for this unique marine environment on Canada's west coast - home to some 3.5M Canadians, and adjacent to ~4M Americans. And with the urgency of climate change, biodiversity and habitat destruction, and resource depletion before us all we do not believe it is in the public interest to wait another ten years to have the Salish Sea World Heritage Site application again considered.

Without elaborating at length, we are looking to encourage a conversation that might provide opportunity to advance UN process that are being addressed within UNDRIP, UNESCO and the UN's Sustainable Development 2030 agenda. And we would like to do so in partnership with the First peoples of the Salish Sea, as well as similar such efforts across the country for reconciliation and healing.

In this we see that there is a federal/provincial and First Nations Marine Area Protection Plan that respects indigenous peoples culture in place for the north coast. And last fall the Queen, federal/provincial governments, and First Nations announced a land and marine cultural landscape and protection plan for the Great Bear Rainforest in the mid-coast. However, here, where 3.5M Canadians live in the SW corner of the coast, in the watersheds around the Salish Sea, there are no plans to ensure that the health and biodiversity, fisheries or other protections will be in place to ensure that cultural and natural heritage is not lost.

***Our application calls for a unique type of cultural and natural World Heritage Site recognition that emphasizes sustainable development, marine protections and partnership with First Nations.***

We believe that our goals reflect and support the recognition offered by the Coast Salish Gathering some two years ago, when suggesting that the naming of the Salish Sea was an "*international message to the World. It demonstrates the importance for all governing bodies of recognizing the connectivity of the ecosystems and the awareness that pollution doesn't recognize political boundaries. The naming of the Salish Sea is a positive move toward future collaboration...*" May 26-28, 2015

Essentially we are, as noted in previous letters, simply wishing to put an application forward so that a Heritage Advisory Committee might undertake a study of the cultural and natural heritage of the Salish Sea - to determine whether the Salish Sea is a good candidate to be considered as a UNESCO World Heritage Site.

At any time in that process , and even after a World Heritage Site is recognized, any Party can withdraw their Consent and the World Heritage Site would be de-listed. There is therefore no risk whatsoever - only benefits by having the cultural and natural protections recognized by an international body (UNESCO). ***The World Heritage Site recognition, in effect, provides a guarantee that is then available to bring any shortcomings - threats to such cultural and natural protections - to the attention of the appropriate governments and that of the international community.*** There is no additional level of governance conveyed by a World Heritage Site recognition.

Unfortunately we are under an April 30th deadline, and so must request your earliest consideration for support of the Salish Sea World Heritage Site application. And we apologize if our overture might be lacking in protocol and due appreciation of the pressures of your position.

We would however welcome the opportunity to provide additional information, or to speak further on such opportunities and the long-term benefits such recognition would bring. Thank you for your time and consideration.

best wishes,

Laurie Gourlay  
Interim Director  
Salish Sea Trust  
(250 667-1776 c)

& On behalf of...

Kait Burgan  
SeaLegacy Society

p. 250 816 0046

e. [Kait@SeaLegacy.org](mailto:Kait@SeaLegacy.org)

<wearethosalishsea.eco>

--

Salish Sea Trust, Box 333, Cedar, B.C., V9X 1W1  
250.722.3444, [salishseatrust@shaw.ca](mailto:salishseatrust@shaw.ca) ([www.salishseatrust.ca](http://www.salishseatrust.ca))

SeaLegacy Society  
#101-200 West First Avenue  
Qualicum Beach, BC, V9K 2J3  
www.WeAreTheSalishSea.eco

To: Local Governments, BC  
Mayors and Councils

February, 27<sup>th</sup> 2017

**RE: Application to designate the Salish Sea a UNESCO World Heritage Site**

Dear Mayor and Council,

Last August our Minister of Environment invited Canadians to submit applications for places of outstanding natural and cultural value to be included on Canada's tentative list of UNESCO World Heritage Sites. In response, Vancouver Island resident Laurie Gourlay submitted an application nominating the Salish Sea, on behalf of the Salish Sea Trust.

The Salish Sea—officially named in 2009 for the Coast Salish peoples—extends from the north end of the Strait of Georgia and Desolation Sound to the south end of the Puget Sound and west to the mouth of the Strait of Juan de Fuca. If successful, the Salish Sea will carry the same designation of Australia's Great Barrier Reef, the Galapagos Islands in Ecuador, the Great Wall of China, and Canada's Gros Morne National Park.

The application was formed with the help of other Salish Sea residents and neighbours, and is "dedicated to all who call the Salish Sea home". The move is being applauded by *National Geographic* photographers and Salish Sea residents, Cristina Mittermeier and Paul Nicklen, who are working with Gourlay through their non-profit organization SeaLegacy, to support phase two.

Having submitted the application, there are two months remaining to submit letters of support before the April 30<sup>th</sup> deadline. We are reaching out to the community, First Nations, local government and non-governmental representatives, as well as tourism and heritage associations, Chambers of Commerce and Business Improvement Associations.

As a leader in the community, your support is valuable. All communities in British Columbia benefit from the iconic nature that makes this province unique, and we want you to help us celebrate the Salish Sea. We're requesting you ask your MLA and MP for their support for the UNESCO World Heritage Site designation.

Please contact us with questions, or assistance in drafting a letter of support on your behalf. Thank you in advance for your consideration.

Sincerely,

Laurie Gourlay  
Executive Director, Salish Sea Trust  
p. 250-722-3444  
e. salishseatrust@shaw.ca

Kait Burgan  
SeaLegacy Society  
p. 250 816 0046  
e. Kait@SeaLegacy.org

Subject: Press Release:  
From: Salish Sea Trust <SalishSeaTrust@shaw.ca>  
Date: 2017-04-10 3:59 PM

Media Release  
FOR IMMEDIATE RELEASE  
April 10, 2017

**New Documentary Highlights Community Voices  
in Campaign to Declare the Salish Sea a World Heritage Site**

[QUALICUM BEACH - April 10th, 2017] – With World Heritage Day only one week away, a new documentary has just been released. Featuring stunning video, *The Salish Sea: A Legacy Moment*, captures the beauty and diversity of the west coast's unique inner ocean, the landscapes, mountains, peoples and wildlife that live along its shores, and below its surface.

"My father liked to fish ...and as a kid it was a really good bond, going out with him on the ocean," says Willie Mitchell, local NHL Hockey Star and Team Canada champion, who is also an avid fisherman in the Salish Sea. Mitchell opens and ends the documentary, talking of salmon sandwiches, the importance of salmon within the Sea's ecosystem, and the healing power of simply fishing in the clean ocean waters and estuarine reaches of its rivers.

"It is the richest marine habitat in the world," says Paul Nicklen in the video. Nicklen is a National Geographic Photographer and cinematographer, with a worldwide following. In the video, he jokes about being a chew-toy for friendly Stellar sea lions who live and play in the islets and channels of the Salish Sea. "You cannot ever find rock because it's covered with life upon life upon life...it is truly the best diving in the world."

Commissioned by SeaLegacy, a local organization led by National Geographic Photojournalists Cristina Mittermeier and Paul Nicklen, the documentary packs a punch, providing a platform for those who live and work by the Salish Sea to tell their stories.

Tom Stenner, a Gibson resident with Dolphin Marine Services, speaks about working his life on the water, on the yarding boats, booms and tugs, and talks about some of the simple joys he's experienced being raised by the ocean. "I used to come down and swim off the dock here," he says, pointing out the window of his boat. "My kids have done that, and my grandkids have done that."

This powerful 10-minute production touches on the significance of the cultural and natural heritage which the Salish Sea embodies, and was produced by Filter Studios in Nanaimo.

"It is our medicine, it is our life ...and if we don't care for it we're not doing our job," says Snuneymux'w Elder, Geraldine Manson, in reference to the indigenous peoples customs, and of the Sea as a cupboard which has supplied all their needs from time immemorial. "...whether it was the seafoods, the clams, or the different types of salmon. From the mountains to the rivers to

the oceans, all these are connected. And each individual who is on earth today is responsible for understanding what that means."

The documentary gives voice to high-profile and community residents alike, all calling for the Salish Sea to be recognized on Canada's list of World Heritage Sites.

"Only once every decade do you get an opportunity to make a nomination for a World Heritage Site," says Laurie Gourlay, Salish Sea Trust Director. "This means a new sustainable development approach for business and all of us around the Salish Sea; that any activity taking place cannot undermine the historical, cultural and natural significance of the area."

The application to have the Salish Sea considered for Canada's Tentative List as a World Heritage Site was submitted in January by Gourlay.

Cristina Mittermeier, a National Geographic Photographer and SeaLegacy President, sums up the importance of protecting the Salish Sea for all who live by its shores. "A World Heritage Site classification would be something quite extraordinary, celebrated by the entire world, by all humanity...a super, natural British Columbia."

With the world in mind, this local campaign on Canada's west coast has until April 30th to gather Petition signatures and support letters. These will accompany the final submission to Parks Canada, to decide whether the Salish Sea will make it onto a short list to be declared a World Heritage Site.

Watch "Salish Sea - A Legacy Moment": <https://vimeo.com/212160230>

For more information, or print-ready photos: <https://www.wearethosalishsea.eco>

- 30 -

Kait Burgan  
SeaLegacy  
250-816-0046  
[kait@sealegacy.org](mailto:kait@sealegacy.org)

Laurie Gourlay  
Interim Director, Salish Sea Trust  
250-722-3444  
[salishseatrust@shaw.ca](mailto:salishseatrust@shaw.ca)

Join us in helping to designate the Salish Sea as a World Heritage Site We Are the Salish Sea

--

Salish Sea Trust, Box 333, Cedar, B.C., V9X 1W1  
250.722.3444, <[salishseatrust@shaw.ca](mailto:salishseatrust@shaw.ca)> ([www.salishseatrust.ca](http://www.salishseatrust.ca))

**From:** [REDACTED]  
**To:** [Council @ Lions Bay; Shawna Gilroy](#)  
**Subject:** Tree Permit #75  
**Date:** Wednesday, April 05, 2017 5:46:10 AM

---

Dear council.

Thanks for providing me the opportunity to speak to our application --Tree Permit #75 at yesterday's council meeting. I very much appreciated council sincere interest to find remedy for the issues related to this permit. I am sure that with advice of the arborist and of the guidance of tree committee we can reach agreement on how the trees in the subject area should be managed.

Thank you.  
Mark Ignas.

**From:** [Peter DeJong](#)  
**To:** [Agenda](#)  
**Subject:** FW: Letter to Council  
**Date:** Thursday, April 06, 2017 12:56:06 PM

---

Please add entire string to next agenda correspondence.

**Peter DeJong**, BA, LLB, CRM  
*Chief Administrative Officer*

**The Municipality of the Village of Lions Bay** [www.lionsbay.ca](http://www.lionsbay.ca)  
PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0 , Canada  
Village Office (604) 921-9333 | Fax (604) 921-6643

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**From:** Peter DeJong **On Behalf Of** Lions Bay Feedback  
**Sent:** Thursday, April 06, 2017 12:55 PM  
**To:** Karl Buhr <mayor.buhr@lionsbay.ca>  
**Cc:** 'Annmarie Gates' [REDACTED]  
**Subject:** RE: Letter to Council

Hello Karl and Annmarie:

Just a slight correction to the Mayor's information. There is a 3<sup>rd</sup> W-2 zone prohibiting moorage in front of 63 Brunswick, which coincides with the existing small park on the Esplanade there and its accompanying foreshore lease in favour of the Municipality.

**Peter DeJong**, BA, LLB, CRM  
*Chief Administrative Officer*

**The Municipality of the Village of Lions Bay** [www.lionsbay.ca](http://www.lionsbay.ca)  
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---

**From:** Karl Buhr  
**Sent:** Wednesday, April 05, 2017 4:52 PM

**To:** Annmarie Gates [REDACTED]  
**Cc:** Lions Bay Feedback <[feedback@lionsbay.ca](mailto:feedback@lionsbay.ca)>  
**Subject:** RE: Letter to Council

Annmarie, thank you for your valuable comments. I'm forwarding them into the record.

You raise many good points, which will all be addressed in time through the process, but to focus on just one of them, there will be no change to foreshore moorage in virtually all of Lions Bay. Boats under 12m in length may moor to a Federally-approved buoy (we cannot restrict moorage to residents alone). The new restriction on moorage is for two small public beach zones: inside the boom at Lions Bay Beach Park, and close to the shore at Kelvin Grove. We debated whether to do the same anywhere at Brunswick, with the current choice of making no changes.

OK, one more comment: we intend to strengthen the Resident Permit Only parking at Brunswick, and if any parking was provided for the new lands, it would be 3-6 spaces, on the land, and Resident only.

Regards,  
Karl

---

**From:** Annmarie Gates [[mailto:\[REDACTED\]](mailto:[REDACTED])]  
**Sent:** Wednesday, April 5, 2017 4:41 PM  
**To:** Karl Buhr  
**Subject:** Letter to Council

April 5, 2017

Mr. Mayor and Council:

This is quite a document to absorb in 2 days and I can only hope there will be more public meeting to discuss all the issues laid out before us.

As I am away at present, I am sending a short note to address the subjects I feel most affected by and which concern me regarding the Brunswick Beach area.

As you know Brunswick has one main road, a country lane in essence, and from April to October we host on the beach a wide variety of visitors. The nudists, who remain for the most part at the south end of the beach, the public who utilize the rest of the beach, the dog walkers (sometimes 4 at time.), the illegal parkers, and now the short term renters.

Last summer 5 homes out of 30 in Brunswick were used as short term rental homes.

My views regarding this are as follows:

These homes should be licensed through the office and should pay a user fee to the community.

They should also be expected to abide by the water restrictions that we have had during the

last two years. It seems unfair that we who live in the Village and obey these restrictions (as well as paying our water and property taxes) watch renters – I think I read there was a consideration of 10 people per rental house – utilize our precious water.

Another concern of course is the parking situation, which is totally limited on our small roadway. It is annoying to come home and not be able to park in one's own driveway.

My point being, it is wonderful income for those who rent ABNB etc but there are few advantages for the rest of the community and so we need to have proper licensing and definite rules re noise factors, fires on the beach, dog enforcement etc before giving over to short term renters. If we are to pass this bylaw, we need strict enforcement of the rules to make everyone's summer a happy one.

Block Watch is also a concern, with people in and out of houses over weekends, and longer periods it may difficult to put the programme to proper use.

Pg 10 Amenities:

f) Park dedication: It has been suggested with the proposed purchase of Lot 63 at Brunswick a small park be installed, with a few "parking spots".

I am totally against the parking spots specifically – as well as a designated park. Remember – build and they will come -. Once again pointing out the restricted parking we have at Brunswick. Also, I have concerns regarding emergency vehicles accessing that area if need be. It would be a wonderful sanctuary for our otters, and other wildlife and a small bridge and trail for nature lovers could certainly suffice.

Page 18

Foreshore Zoning.

Regarding this matter...once again can we revisit why we live on the ocean and I question as taxpayers why we cannot enjoy some of the benefits of the Sound. For forty years, I have watched our resident boaters sail in and out of the Bay. They are most conscious of the boating rules and I feel they should be allowed this pleasure.

I do have some concerns regarding the sea-doo's and a disregard for our swimmers and smaller boats.

These are my concerns and I hope that Council will consider carefully placing additional stress on the Brunswick Road.

Many thanks  
Annmarie Gates

**To: Councillor McLaughlin**  
**Re: Request for use of the Library**  
**Date: 11 April, 2017**

**Re: A Community Common Room.**

Hello Ron,

As our Community Liaison representative, please bring the following matter to the attention of Council.

For some time the Seniors Social Circle has felt a need for a Community Common Room as a space considerably smaller and more flexibly available than the spacious gymnasium. The empty Library may meet the bill, not only for the SSC, but for other volunteer Community Groups as well. In fact, the Library has already been very convenient for meetings of the Boards of the SSC and the LBCSF, for Resource Directory planning, for Historical Society meetings (I believe), and also for Card Players, that I know about.

Not long ago Tony Cox suggested film showings and other casual Open Common Room events that may appeal to small audiences and participants. One of our members, for example, is researching the cost of an independent Projection System to facilitate the planning of a varied programme of event possibilities suitable for the community at large (not just Seniors).

I should also mention that surplus revenue, if any, from the production of the new Lions Bay Resources would go toward supporting community facility development.

For reasons given above, an allocation of all or part of the Library space(s) for Community Use would greatly facilitate our planning. The possibility of three independent "rooms" would allow for simultaneous small-scale events to occur.

Sincerely,

Louis K. Peterson.

#### **Lions Bay Resources Directory - Advertiser Rates 2017 - Classified Section**

The new Lions Bay Resources Directory is produced by the Lions Bay Seniors Social Circle (SSC), a "Not-for-Profit" local organization. The project is funded in part by a "Small Community Grant" from the Vancouver Foundation, plus a back-up Local Municipal Grant. Income from advertising revenue to cover production costs is greatly appreciated. Any surplus revenue will go towards the community recreational facilities. One copy of the complete Resources Directory will be delivered free to each residence (over 500 homes), with additional copies available at sale price. The Resource Information and Classified Sections only (i.e., Telephone Listings Section omitted) will be accessible on our website [lionsbaydirectory.com](http://lionsbaydirectory.com). For information, contact [lpeterso@sfu.ca](mailto:lpeterso@sfu.ca)

**Lions Bay Resources Directory, PO Box 91, Lions Bay BC, V0N 2E0 (604-921-7260).**

#### **Advertiser Rates:**

- (i) Cover pages (4 sides), reserved for community use (e.g., display of photographs and art work) by local residents.
- (ii) Residential listings (last name, first names, box #, street address, phone numbers) - free (not on website).

(iii) Text only, T - B/W, maximum of 50 words, \$20	-----	T	_____
A Full page ads, 7.5x10 inches: A1 - B/W \$400; A2 - colour \$500:	-----	A1	_____ A2 _____
B Half page ads, 7.5x5: B1 - B/W \$250; B2 - colour \$300:	-----	B1	_____ B2 _____
C Quarter page ads, 3.5x4.5: C1 - B/W \$125; C2 - colour \$150):	-----	C1	_____ C2 _____
D One-eighth page ads, 3.5x2.25: D1 - B/W \$50; D2 - colour \$75:	-----	D1	_____ D2 _____
E Local "Not-for-Profits" - one eighth dimension, free in B/W or in colour: ----		E1	_____ E2 _____
F External "Not-for-Profits" - F1 - rates as in C or D above: -----		F1	_____ F2 _____
	GST (7%) -----		_____
	Sub Total \$ -----		_____
Donation (optional) to assist the production of the Directory -----			_____
	<b>TOTAL \$</b> -----		_____

**Order deadline: 19 May 2017.**

**Payment deadline: 31 May 2017.**

Please provide ads (where possible) in **PDF format**, electronically, to lpeterso@sfu.ca.

Please make cheques payable to: Lions Bay Resources Directory, and mail to:

Louis K. Peterson, Lions Bay Resources Directory, PO Box 91, Lions Bay, BC, V0N 2E0.

Your Name: \_\_\_\_\_ email: \_\_\_\_\_ Phone #: \_\_\_\_\_

Organization & Address: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Classification (e.g., contracting, health, home help, recreation, NPO, community, etc): \_\_\_\_\_

**From:** Lisa Turpin [REDACTED]  
**Sent:** Monday, April 3, 2017 4:27 PM  
**To:** Peter DeJong <[cao@lionsbay.ca](mailto:cao@lionsbay.ca)>  
**Cc:** Shawna Gilroy <[office@lionsbay.ca](mailto:office@lionsbay.ca)>; Naizam Jaffer <[njaffer@lionsbay.ca](mailto:njaffer@lionsbay.ca)>; Council @ Lions Bay <[council@lionsbay.ca](mailto:council@lionsbay.ca)>; G [REDACTED]  
[REDACTED]  
**Subject:** Water drainage

With all due respect that is not good enough, since the driveway was redone at the home across the street the culvert has obviously been damaged and all that VILLAGE collected water is draining between 40 Panorama and 30 Oceanview and damaging our properties and our driveway has changed considerably and other areas of our property are also showing signs of added water stress and 30 Oceanview has its own set of issues...your response is NOT addressing the water issues we are facing from the VILLAGE water drainage collection. We expect it will be addressed before our insurance company addresses it for you.

Thank you Lisa Turpin

Forgive typos this was sent from tiny little iPhone keys 🗝

On Apr 3, 2017, at 12:58 PM, Peter DeJong <[cao@lionsbay.ca](mailto:cao@lionsbay.ca)> wrote:

Hello Lisa:

You're right about the missing link to the zoning bylaw materials for the upcoming Public Information Meeting on Thursday. This error will be corrected shortly, thanks.

Regarding your email of March 16<sup>th</sup> and our failure to get it on the correspondence for the agenda, my apologies for that. I ought to have forwarded it to Shawna for that purpose. I had intended to meet with Nai and bring him up to speed, and get an assessment of the situation by Public Works.

Nai has independently visited the site and agrees there are continued drainage issues here and all along Oceanview; however, this is the case with many roads throughout the Village. The Oceanview project is on the Infrastructure Master Plan's timeline for the 2018 window (design) and is included within the Infrastructure Master Plan Financing Loan Authorization Bylaw No. 508, 2016; however, I would also point out that all road work throughout the Village is somewhat dependent on achieving grants to assist

with covering the costs. As you undoubtedly know from the Referendum, that is the strategy being pursued by Council.



**The Municipality of the Village of Lions Bay** [www.lionsbay.ca](http://www.lionsbay.ca)

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0 , Canada

Village Office (604) 921-9333 | Fax (604) 921-6643

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-----Original Message-----

From: Lisa Turpin [mailto: [REDACTED]]

Sent: Thursday, March 16, 2017 8:41 AM


To: Peter DeJong <[cao@lionsbay.ca](mailto:cao@lionsbay.ca)>; Council @ Lions Bay <[council@lionsbay.ca](mailto:council@lionsbay.ca)>; Public Works <[works@lionsbay.ca](mailto:works@lionsbay.ca)>; Peter DeJong <[cao@lionsbay.ca](mailto:cao@lionsbay.ca)>

Cc: [REDACTED]

Subject: Road work

So as you can see from the copy of the below letter it has now been a year since you began to formally address the situation. We brought it to your attention Friday Nov 13, 2013 [sic 2015] and it has yet to be in our opinion properly addressed. The road is further crumbling and the new patch work sinking and water still running between the properties of 30 Oceanview and 40 Panorama. Just wondering where you are at as we have heard nothing further since this letter from the past works yard manager.

## *Municipality of the Village of Lions Bay*

<b>Department:</b> Public Works	
<b>Subject:</b> Notice of Road Remediation and Paving	

### Notice of Road Remediation and Paving – Oceanview Drive

March 16, 2016

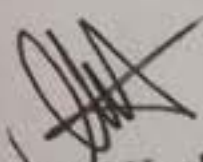
The Public Works Department of the Village of Lions Bay wishes to advise you that Capilano Highway Services will be on site to remediate and repave the portion of Oceanview Road currently barricaded near your home on March 17 - 18, 2016. This work is a temporary remediation of the pavement, pending a permanent solution that is currently being considered by Council as part of the 2016 capital budget process for design and survey later this year, with installation of the design occurring in a subsequent year.

Please accept the Village's sincere apologies with regard to this short notification window – Staff were notified this afternoon that Capilano Highway Services could make themselves available for this work to take advantage of the weather forecast over the next two days.

Please note that during this work, your driveway access will likely be impacted. Please ensure you are parked in a location that will enable you to move your car during the two day window noted above, so that you are not inadvertently trapped in your driveway. Capilano Highway Services will have traffic control and flaggers on site during this work. Please ensure you drive with caution and obey all signs and traffic control personnel.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,



Nikki Hoglund  
Manager, Public Works.

**From:** [REDACTED]  
**To:** [Peter DeJong](#)  
**Cc:** [Council @ Lions Bay](#); [Lions Bay Feedback](#); [REDACTED]; [Agenda](#); [Shawna Gilroy](#)  
**Subject:** Re: Zoning bylaws  
**Date:** Wednesday, April 05, 2017 3:33:46 PM

---

Thank you for your reply I thought Karl had said that a provincial or federal ministry had to approve our new zoning bylaw before it could be read a 4th and final time. Perhaps I miss heard.

And chickens and close lines were a discussion from the update list

Thanks Lisa

Forgive typos this was sent from tiny little iPhone keys

> On Apr 5, 2017, at 2:53 PM, Peter DeJong <cao@lionsbay.ca> wrote:

>

> Hello Lisa:

>

> Yes, we'll be having a speakers list for people to sign as they enter the hall tomorrow evening, as we did the last time. We'll also have question cards if anyone wishes to write down their question or comment and have us read it out for them.

>

> Most of the zoning bylaw material is a repeat of previous reports that were available for the first public information meeting, so hopefully folks don't find it too daunting. The subject headings are also quite clear within the reports, if anyone is looking for particular information.

>

> The Ministry of Transportation and Infrastructure must sign off on any zoning bylaws which affect land within 800 metres of an intersection of a controlled access highway.

>

> The current filming policy and licencing system should be reviewed in due course, but it was not part of the existing zoning regulations and likely needs its own bylaw.

>

> We did not hear any feedback at the first public information meeting regarding livestock or clotheslines.

>

> Geothermal systems, solar panels and other green building systems and practices belong in building bylaws and will be considered when we embark upon a re-write of the Building Bylaw No. 234, slated for later this year.

>

> Roads and drainage systems are not generally zoning bylaw material.

>

> Thanks for your email.

>

> Peter DeJong, BA, LLB, CRM

> Chief Administrative Officer

>

> The Municipality of the Village of Lions Bay [www.lionsbay.ca](http://www.lionsbay.ca)

> PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0 , Canada

> Village Office (604) 921-9333 | Fax (604) 921-6643

>

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legislation, and no admissible disclosure of this email can be made without the consent of the Municipality. Conversely, be aware that any response to the sender may be subject to disclosure under a freedom of information request.

>  
>  
>

> -----Original Message-----

> From: Lisa Turpin [mailto:[\[REDACTED\]](mailto:)]  
> Sent: Wednesday, April 5, 2017 8:21 AM  
> To: Council @ Lions Bay <council@lionsbay.ca>; Peter DeJong <cao@lionsbay.ca>; Lions Bay Feedback <feedback@lionsbay.ca>  
> Cc: [REDACTED]  
> Subject: Zoning bylaws

>  
> So Im wondering how your process is going to go tomorrow are you making a speakers list or what is the process. Also Im wondering how a resident is supposed to digest 84 odd pages of content in 4 days.

>  
> Also who then approves these new zoning bylaws from the province

>  
> Also something not mentioned at all is filming, livestock as more people want to become more self sustaining and environmentally aware, washing lines, geo thermal, etc were brought up as well as solar panels in one of my discussions this morning. Has the consultant thought about any of these issues. As in my skim of the document there were not addressed that much if at all.

>  
> And perhaps there should be something about road edge and culverts to prevent the problems you currently are patching and forgetting.

>  
> Lisa Turpin

>  
>  
> Forgive typos this was sent from tiny little iPhone keys

**From:** [Peter DeJong](#)  
**To:** [REDACTED] [Council @ Lions Bay](#)  
**Cc:** [Agenda](#)  
**Subject:** RE: Day Care Zoning and OCP  
**Date:** Friday, April 07, 2017 4:48:32 PM

---

Hi Lisa:

Our Community Planner, Steven Olmstead, has provided me with further information regarding your questions last night on daycare facilities as they relate to the *Community Care and Assisted Living Act*, to which the municipality is still bound notwithstanding our removal of any reference to it in the new zoning bylaw.

First, there are two commonly referred to types of child care – family daycare which operates out of a home; and group daycare, which is larger and typically operates from a dedicated facility. The exemption in section 20 of the *Community Care and Assisted Living (CCAL) Act* (copied below) relates to family daycares. Anything larger would require rezoning. Section 20 of the *CCAL Act* is clear, especially s. 20(2)(c)(ii).

There are limits to scale, which I referred to last night, though not the specific numbers. If Ms. Turpin's facility exceeded the limits in s. 20(1)(b), or was unlicensed, then rezoning would have been necessary.

**Certain laws not to apply**

**20** (1) This section applies to a community care facility

(a) for which a licence has been issued,

(b) **that is being, or is to be, used**

(i) **as a day care for no more than 8 persons in care, or**

(ii) **as a residence for no more than 10 persons, not more than 6 of whom are persons in care,**

(c) from which, in the event of a fire, persons in care can safely exit unaided or be removed by its staff, and

(d) **that complies with all enactments** of British Columbia and the municipality where the community care facility is located **that relate to fire and health respecting a single family dwelling house.**

(2) **A provision in an enactment of** British Columbia, other than this Act, or of a **municipality, does not apply to a community care facility described in subsection (1) if that provision would**

(a) **limit the number of persons in care who may be accepted or accommodated at the community care facility,**

(b) **limit the types of care that may be provided to persons in care at the community care facility, or**

(c) apply to the community care facility only because

(i) it is not being used as a single family dwelling house, or

(ii) it operates as a community care facility, a charitable enterprise or a commercial venture.

I note that section 25 of BL 362 refers to in-home child care and up to 10 children. Under BL 362 rezoning wouldn't be required for 10 children, but in most other local government jurisdictions a 10 child facility would need rezoning as it exceeds the provincial thresholds for exemption (8). There is a detailed regulation for child care under the *CCAL Act* here: [http://www.bclaws.ca/civix/document/id/complete/statreg/332\\_2007](http://www.bclaws.ca/civix/document/id/complete/statreg/332_2007). Based on the above, I would say that BL 362 allows family daycare as well as small scale (10 or less) group day care.

If the facility Ms. Turpin refers to did meet the requirements of the *CCAL Act* then it is possible that the local government staff were unaware of the exemption. This is more likely the smaller the municipality or more inexperienced the staff. I also looked at the Richmond materials briefly and Richmond does not require rezoning for family daycare.

With respect to the OCP, it already provides clear direction that the community needs to provide for infill housing opportunities to accommodate a wider range of current and future residents in a wider range of affordable housing options. That is becoming a difficult proposition in the lower mainland, as I'm sure you know. The changes in zoning are intended to fulfill the vision of the OCP by enabling long time residents to age in place, either in their house with related or unrelated care givers in a secondary suite or cottage, or maybe their family moves into the main house and they live in the cottage, or they sell the property but take back a long-term lease for the cottage. Or perhaps they demolish the old house and build a duplex to accomplish similar goals. These are things already contemplated by the OCP. We don't need to re-vision it. The larger development parcels are also already identified – the zoning changes simply ensure that the Village's long-term interests are accounted for when those opportunities come to the forefront. Council is not taking the community in a different direction; they are slowly but surely realizing upon the goals and objectives already laid out by previous community leaders including yourself. I hope that the community is excited about fulfilling its OCP, albeit carefully and incrementally.

**Peter DeJong**, BA, LLB, CRM  
*Chief Administrative Officer*

**The Municipality of the Village of Lions Bay** [www.lionsbay.ca](http://www.lionsbay.ca)  
PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0 , Canada  
Village Office (604) 921-9333 | Fax (604) 921-6643

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Village of Lions Bay until contracted. Be aware that this email is the property of the Municipality and may not be disseminated in whole or part without consent. This email may be exempt from disclosure under the British Columbia Freedom of Information and Protection of Privacy Act and other freedom of information or privacy legislation, and no admissible disclosure of this email can be made without the consent of the Municipality. Conversely, be aware that any response to the sender may be subject to disclosure under a freedom of information request.

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**From:** lisa [REDACTED]  
**Sent:** Friday, April 07, 2017 6:43 AM  
**To:** Council @ Lions Bay <council@lionsbay.ca>; Peter DeJong <cao@lionsbay.ca>; Lions Bay Feedback <feedback@lionsbay.ca>  
**Subject:** Day Care Zoning and OCP

Contrary to what your presenter had mentioned please see the attached below. It is my understanding that no mention in the By-Law does not mean that the use is permitted, when a daycare wants to open they require it in the zoning in WRITING. I lived through this process on 2 occasions and strongly suggest that you keep the language or you are creating more red tape and time for a center to be opened which is contrary to the OCP. In my case I needed a Public Hearing and it took months before the day care was able to open.

In regards to the OCP I too Echo John Robins and Louis Peterson from the meeting prior. Last night in response to John Robins the Mayor commented that the OCP is not strong enough of a workable document to direct council, then the Mayor commented that you took direction from it for the Multi Family definitions so I too am questioning why an opc revision was not done first when there are significant zoning changes that the current OCP is not guiding. The more global community OCP review, in my opinion, should have been done first so that you would not have to ask a room do you want strata lots or not as an example.

Step 7. Select a location

Once you have completed your needs assessment, and decided on a non-profit or private business structure, the next step is to decide on a location for your child care

How to Start a Child Care Facility in BC 4 of 6 March 2006 [www.wstcoast.org](http://www.wstcoast.org) revised February 2015

facility. Some points to consider are:

- looking for an existing space (possible renovation expense)
- can the space be renovated to suit the needs of a child care facility? (contact a licensing officer to view the site)
- approach a multi-service organization or an existing child care facility that may consider co-locating with your proposed child care facility
- zoning regulations within your community
- constructing a new facility
- realtor services

Step 8. Contact your municipal government

Each municipality has its own by-laws; these include zoning approval, building permits,

occupancy permits and parking restrictions. You must check with your local government office to find out the requirements for your area, especially if you intend to renovate or want to build a new facility.

Your local City Hall web site may be a source of information for child care grants, planning and start up information.

Your consultant may like to see the City of Richmond's link

<http://www.richmond.ca/plandev/socialplan/childcare/creatingchildcare.htm>

[http://www.richmond.ca/\\_\\_shared/assets/SpecificUseRegs24224.pdf](http://www.richmond.ca/__shared/assets/SpecificUseRegs24224.pdf)

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# **ON-TABLE ITEMS**

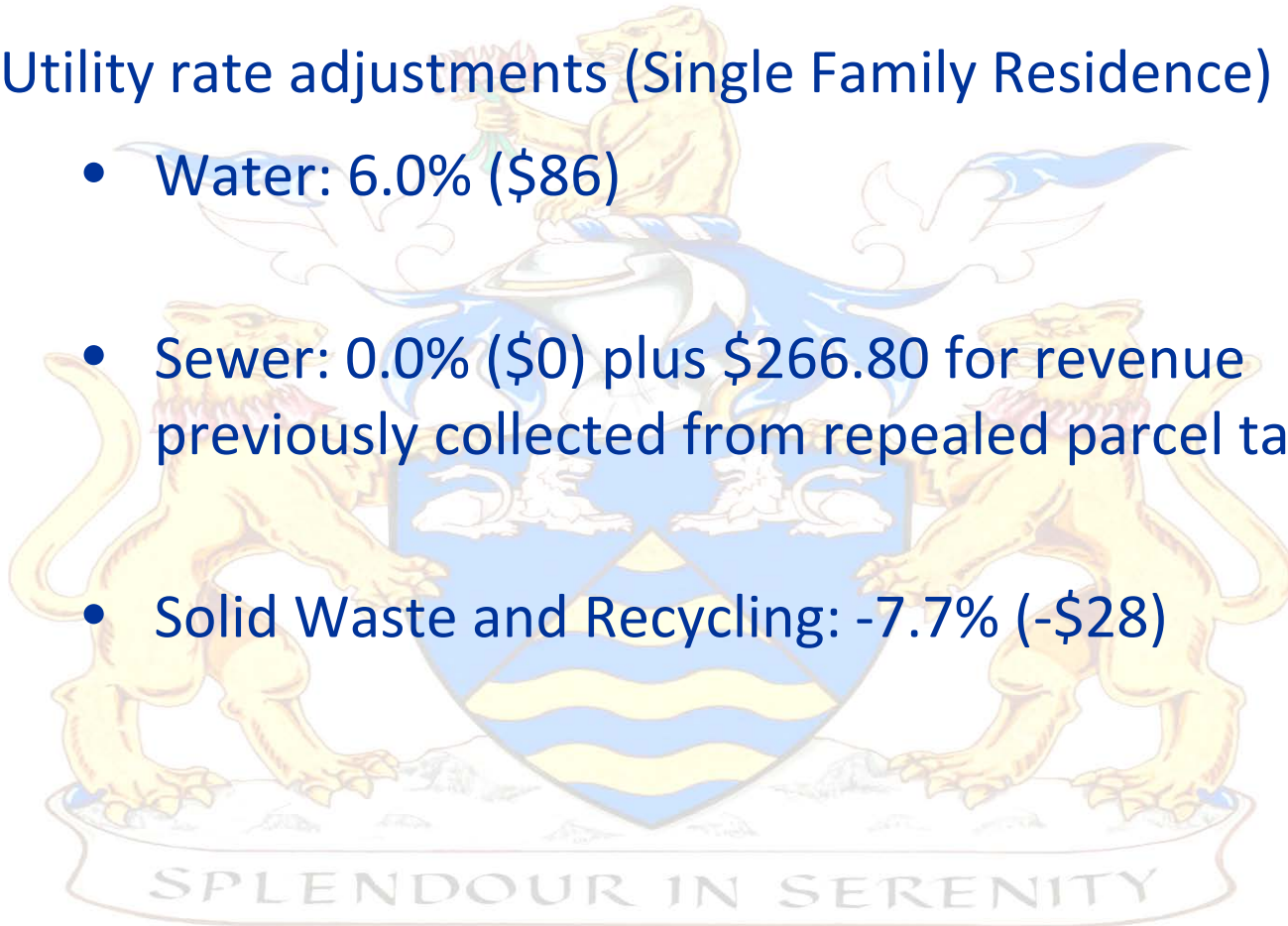
# Village of Lions Bay



Proposed  
5 Year Capital And Operating Plan  
April 18, 2017

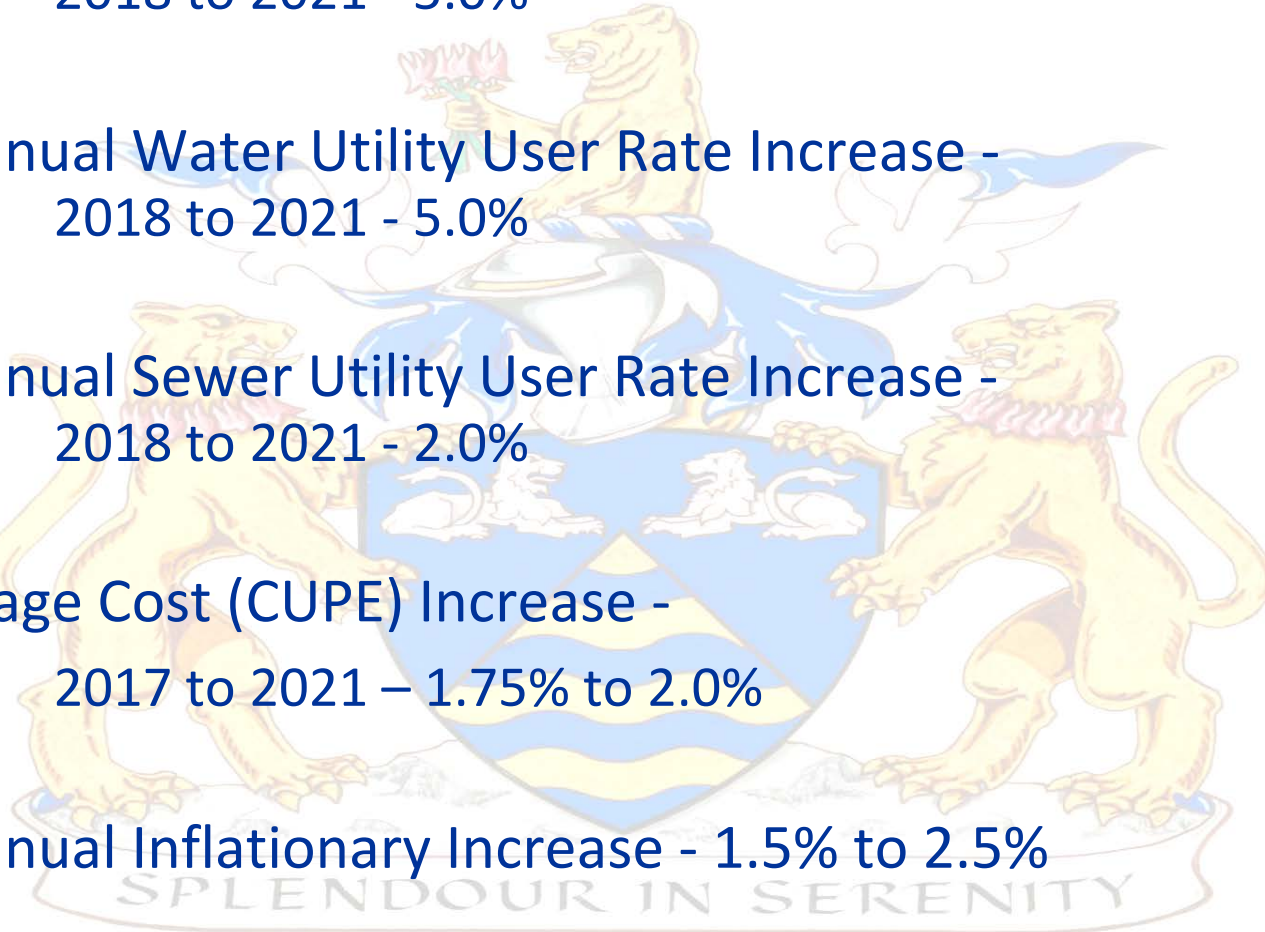
# Highlights

- Proposed general property tax adjustment 5.0%
- Utility rate adjustments (Single Family Residence)
  - Water: 6.0% (\$86)
  - Sewer: 0.0% (\$0) plus \$266.80 for revenue previously collected from repealed parcel tax
  - Solid Waste and Recycling: -7.7% (-\$28)

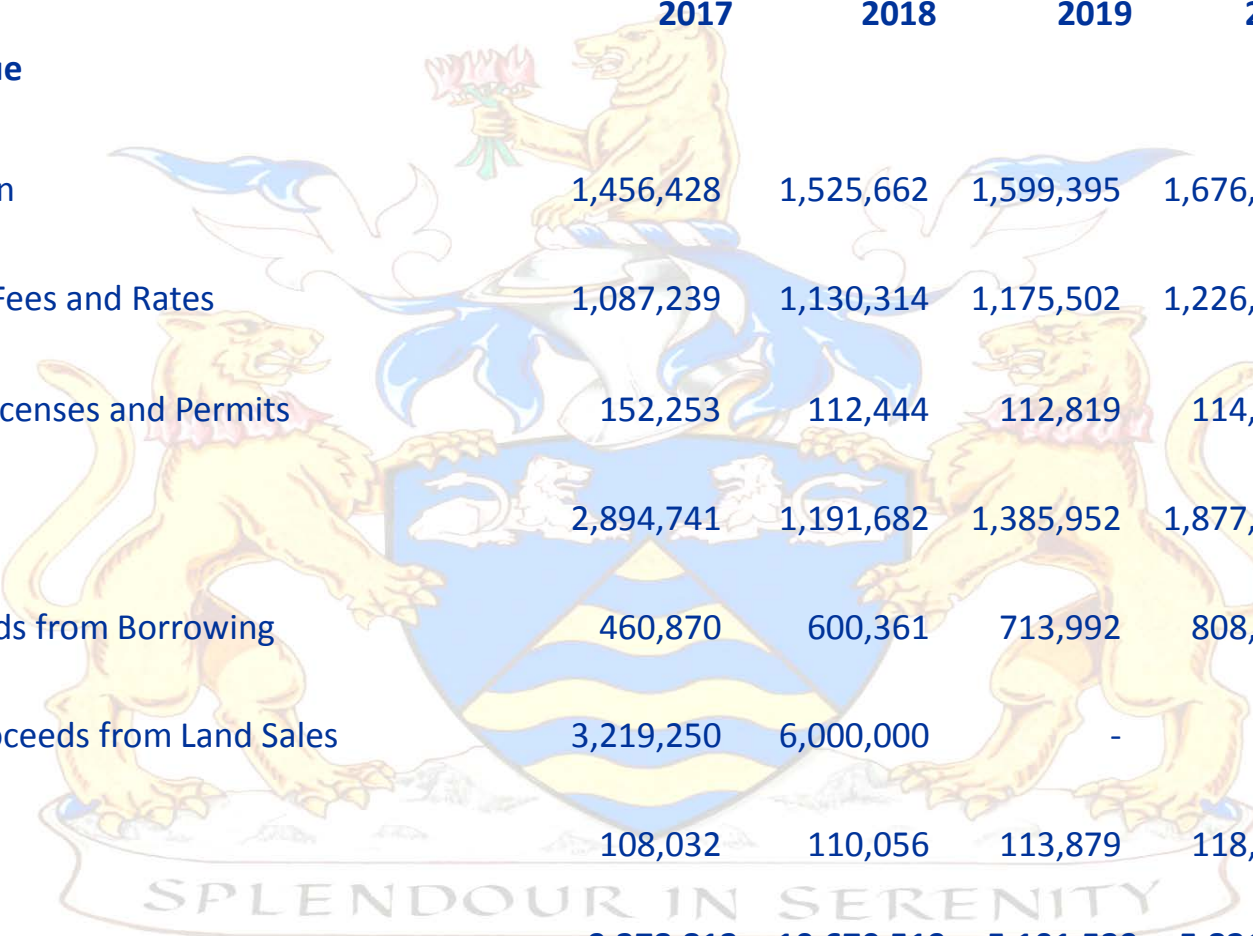


# 5 Year Plan Assumptions

- Annual Property Tax Increase -  
2018 to 2021 - 5.0%
- Annual Water Utility User Rate Increase -  
2018 to 2021 - 5.0%
- Annual Sewer Utility User Rate Increase -  
2018 to 2021 - 2.0%
- Wage Cost (CUPE) Increase -  
2017 to 2021 – 1.75% to 2.0%
- Annual Inflationary Increase - 1.5% to 2.5%

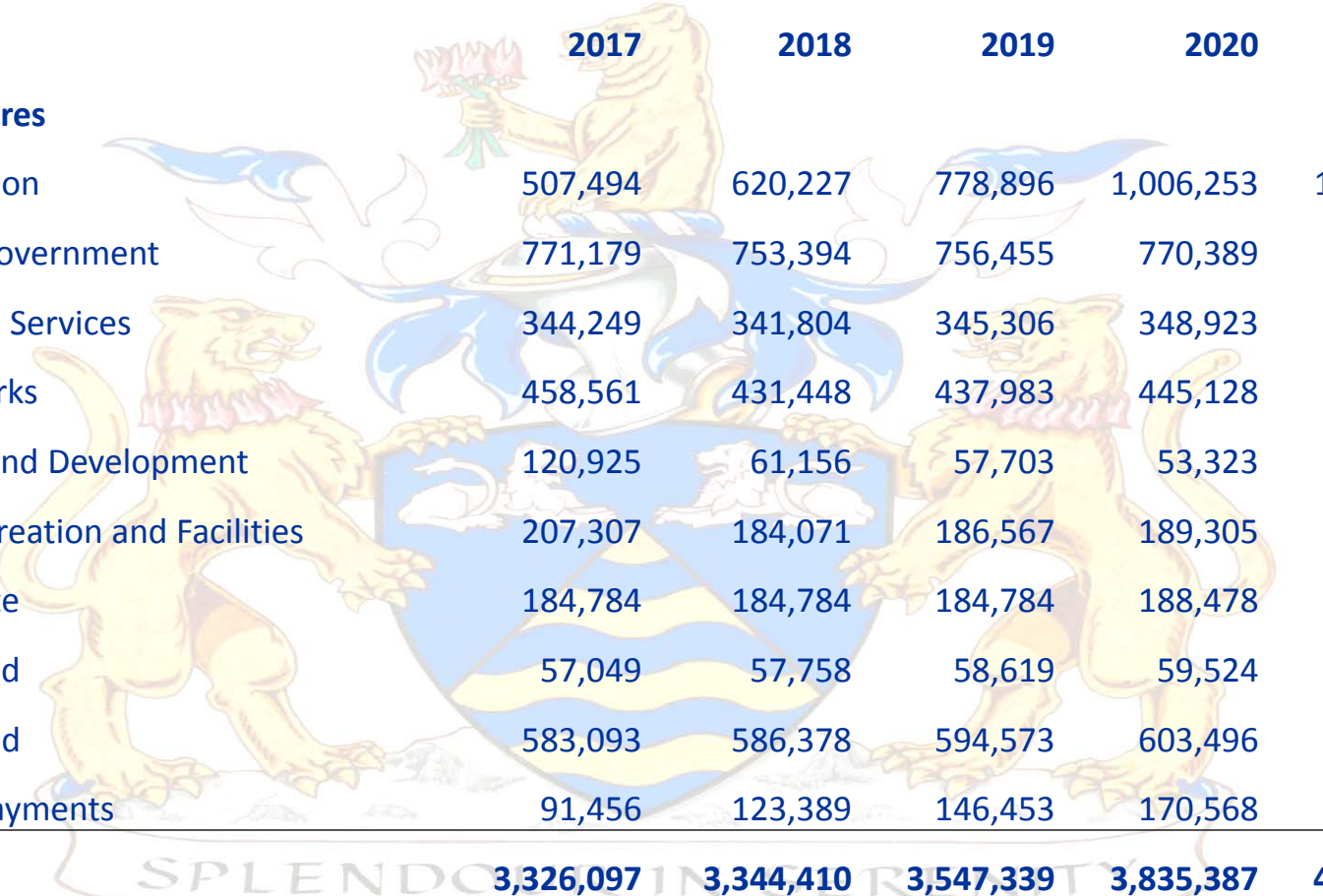


# Consolidated Financial Plan 2017 - 2021



	2017	2018	2019	2020	2021
<b>Revenue</b>					
Taxation	1,456,428	1,525,662	1,599,395	1,676,815	1,758,106
Utility Fees and Rates	1,087,239	1,130,314	1,175,502	1,226,617	1,276,352
Fees, Licenses and Permits	152,253	112,444	112,819	114,599	116,864
Grants	2,894,741	1,191,682	1,385,952	1,877,048	955,306
Proceeds from Borrowing	460,870	600,361	713,992	808,252	416,525
Net Proceeds from Land Sales	3,219,250	6,000,000	-	-	-
Other	108,032	110,056	113,879	118,300	123,395
<b>Total</b>	<b>9,378,813</b>	<b>10,670,519</b>	<b>5,101,539</b>	<b>5,821,631</b>	<b>4,646,548</b>

# Consolidated Financial Plan 2017 - 2021



The Waterbury Seal is a heraldic emblem featuring a shield with a white lion passant guardant on a blue field, above a white ship on a blue sea. The shield is supported by two golden lions rampant, each holding a pink rose. A banner at the bottom of the shield contains the motto 'SPLENDOR IN OBEDIENTIA'. The seal is overlaid on the table data.

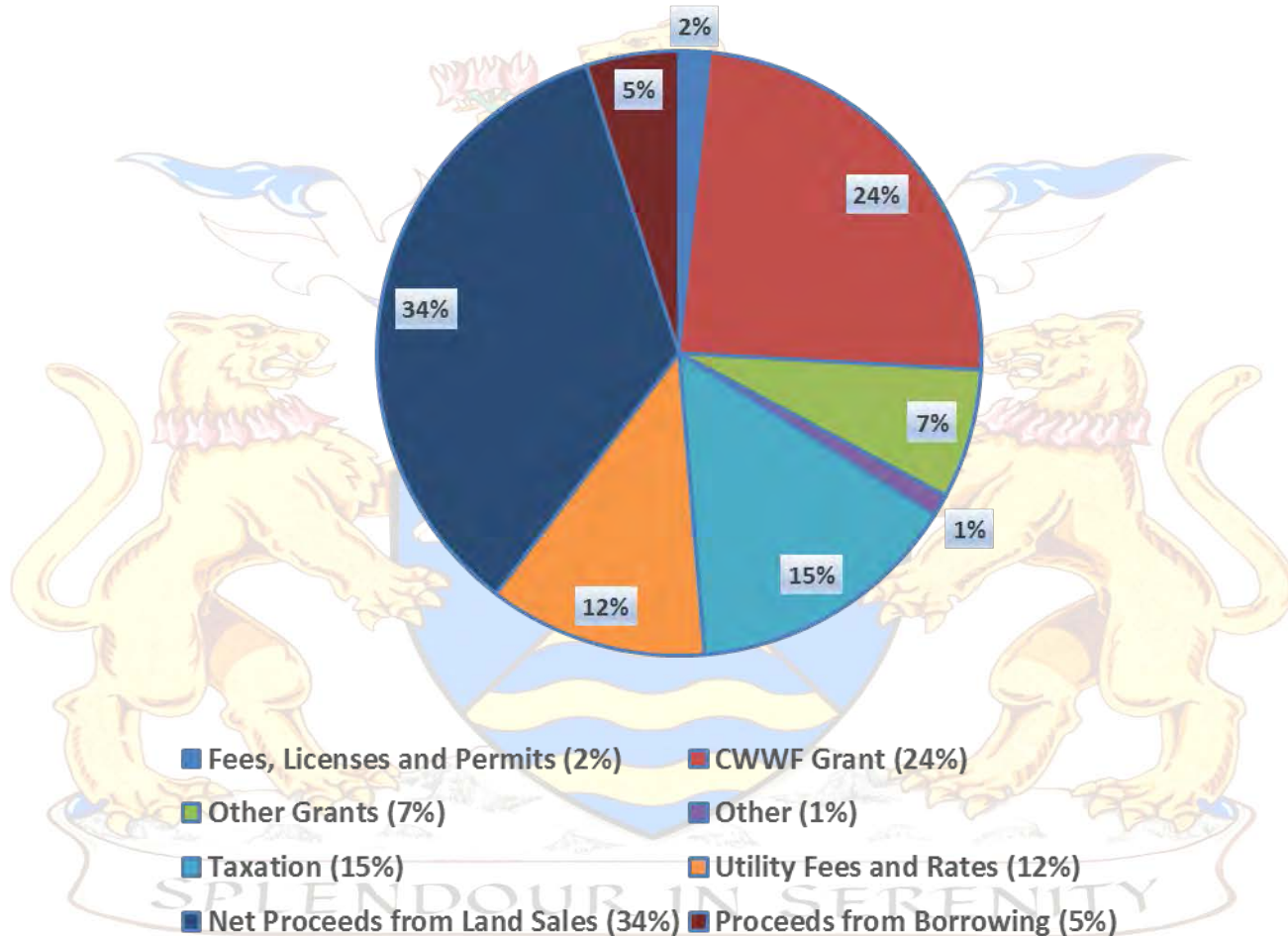
	2017	2018	2019	2020	2021
<b>Expenditures</b>					
Amortization	507,494	620,227	778,896	1,006,253	1,275,090
General Government	771,179	753,394	756,455	770,389	781,918
Protection Services	344,249	341,804	345,306	348,923	352,477
Public Works	458,561	431,448	437,983	445,128	451,302
Planning and Development	120,925	61,156	57,703	53,323	53,826
Parks, Recreation and Facilities	207,307	184,071	186,567	189,305	191,625
Solid Waste	184,784	184,784	184,784	188,478	188,478
Sewer Fund	57,049	57,758	58,619	59,524	60,376
Water Fund	583,093	586,378	594,573	603,496	611,355
Interest Payments	91,456	123,389	146,453	170,568	189,229
<b>Total</b>	<b>3,326,097</b>	<b>3,344,410</b>	<b>3,547,339</b>	<b>3,835,387</b>	<b>4,155,676</b>

# Consolidated Financial Plan 2017 - 2021

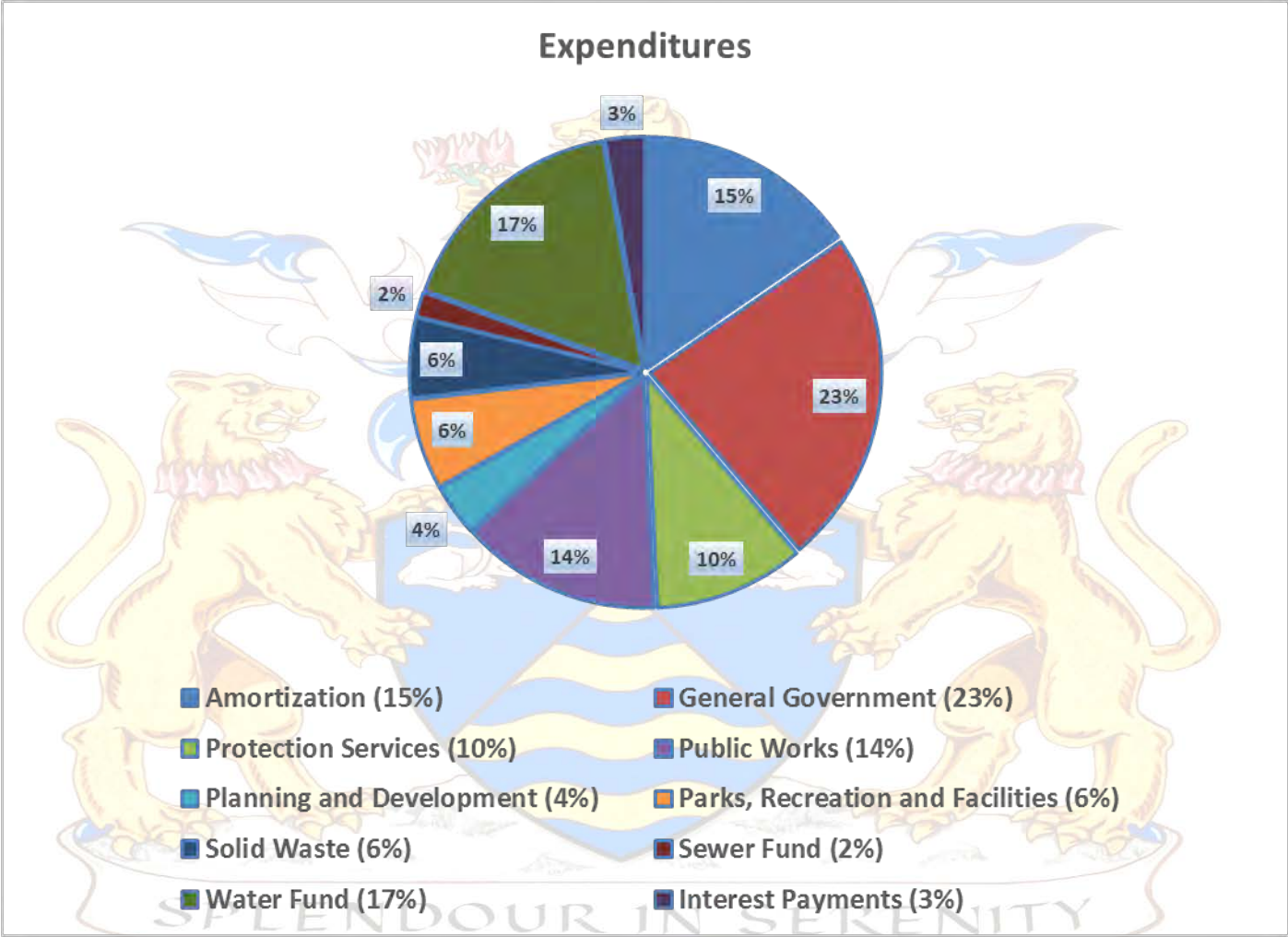
	2017	2018	2019	2020	2021
<b>Surplus/(Deficit)</b>	<b>6,052,716</b>	<b>7,326,109</b>	<b>1,554,200</b>	<b>1,986,245</b>	<b>490,872</b>
Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements					
Non-cash items included in Annual Surplus (Deficit)					
Amortization on tangible capital assets	507,494	620,227	778,896	1,006,253	1,275,090
MFA Actuarial Gain on Debt	(20,422)	(23,456)	(27,017)	(30,983)	(35,467)
<b>Cash Surplus</b>	<b>6,539,788</b>	<b>7,922,881</b>	<b>2,306,079</b>	<b>2,961,514</b>	<b>1,730,495</b>
Cash items not included in Annual Surplus					
Repayment of Debt Principal	(109,521)	(155,482)	(168,374)	(188,571)	(199,631)
Capital Expenditures	(4,038,905)	(2,864,743)	(1,937,644)	(2,523,000)	(1,209,531)
Transfer from (to) Surplus	134,338	53,795	-	-	-
Transfer to Gas Tax Fund	(56,450)	(56,450)	(56,450)	(56,450)	(56,450)
Transfer from (to) Reserves	(2,469,250)	(4,900,000)	(143,611)	(193,493)	(264,883)

# How the Village Receives Revenues (2017)

Sources of Revenues



# How the Village Spends (2017)



# Highlights

## Operating Plan

- Operating budget contains \$152,400 of supplementals including:
  - \$60,000 for a planning consultant
  - \$8,000 for land surveying
  - \$20,000 for emergency management planning
  - \$20,000 for an asset management plan
  - \$7,000 for an increase in volunteer firefighter shift payments
  - \$10,000 for the 2017 by-election
  - \$22,500 for a landscaping plan (\$20,000 funded by MOTI)
  - \$2,000 for an emergency communications system



SPLENDOUR IN SERENITY

# Highlights

## Capital Plan

- A Loan Authorization Bylaw was adopted in December 2016 to authorize the borrowing of \$3,000,000 for the purpose of engineering, purchasing and constructing Capital Works in the Infrastructure Master Plan (IMP). The Five Year Plan assumes the \$3,000,000 will be borrowed in full over the period 2017-2021.
- The 2017 Capital budget (\$4,038,905) includes \$2,711,000 of IMP capital projects (water storage system) funded by \$2,250,130 of Clean Water Waste Water grant revenue and \$460,870 of MFA loan proceeds.
- The 2018-2021 Capital budgets include \$6,524,918 of IMP capital projects funded by \$3,985,788 of grant revenue and \$2,539,130 of MFA loan proceeds.

# Proposed Capital Program 2017 - 2021

	2017	2018	2019	2020	2021
<b>Source of Funds</b>					
New Building Canada Fund	144,509	-	-	-	-
Federal/Provincial Grants	2,250,130	824,382	1,033,652	1,524,748	603,006
Translink Grant	25,000	15,000	-	-	-
Whistler Grant	18,000	-	-	-	-
Proceeds from Borrowing	460,870	600,361	713,992	808,252	416,525
Land Sales	750,000	1,100,000	-	-	-
<b>Total Funds</b>	<b>3,648,509</b>	<b>2,539,743</b>	<b>1,747,644</b>	<b>2,333,000</b>	<b>1,019,531</b>
<b>Capital Expenditures</b>					
General	1,050,141	2,383,604	876,534	765,530	578,008
Sewer	-	10,000	10,000	10,000	10,000
Water	2,988,764	471,139	1,051,110	1,747,470	621,523
<b>Total Capital Expenditures</b>	<b>4,038,905</b>	<b>2,864,743</b>	<b>1,937,644</b>	<b>2,523,000</b>	<b>1,209,531</b>
<b>Net Capital Expenditures</b>	<b>390,396</b>	<b>325,000</b>	<b>190,000</b>	<b>190,000</b>	<b>190,000</b>

# List of Capital Projects

	2017	2018	2019	2020	2021
<b>General</b>					
Purchase of 63 Brunswick Beach	750,000	-	-	-	-
Construction of Pedestrian Bridge (Brunswick)	-	100,000	-	-	-
Grant Funded - Bayview Road Drain and Road Repair	13,750	364,000	-	-	-
Grant Funded - Engineering and Construction of Road Works	-	313,504	716,534	605,530	-
Grant Funded – Road and Bridge Repairs	20,000	316,100	-	-	-
Grant Funded – Culvert Replacement	-	-	-	-	418,008
General Capital Maintenance	-	100,000	100,000	100,000	100,000
Lions Bay Beach Park – Upgrades, Improvements	36,108	100,000	-	-	-
Kelvin Grove Stairs to Beach	15,000	-	-	-	-
Lions Bay Avenue Stairs to Bus Stop	25,000	-	-	-	-
Bus Shelter	-	15,000	-	-	-
Public Works Facility	-	1,000,000	-	-	-
Forklift	13,000	-	-	-	-
Backhoe (capital lease in operating budget)	-	-	-	-	-

# List of Capital Projects

	2017	2018	2019	2020	2021
<b>General (con't)</b>					
Emergency Generator – Broughton Hall	15,000	15,000	-	-	-
Street Signage – Parking Plan	25,000	-	-	-	-
Public Works Yard Fencing	10,000	-	-	-	-
Broughton Hall Doors/Locks	7,602	-	-	-	-
Broughton Hall Floor Repairs & Humidifier	6,500	-	-	-	-
AV Suite for Council Chambers	3,000	-	-	-	-
Heat Pump for Ambulance Station (Klatt Bld)	5,265	-	-	-	-
Works Yard Air Compressor	1,000	-	-	-	-
Fire Department Capital Maintenance	73,916	60,000	60,000	60,000	60,000
Completion of Fire Burn Building	30,000	-	-	-	-
<b>Total General</b>	<b>1,050,141</b>	<b>2,383,604</b>	<b>876,534</b>	<b>765,530</b>	<b>578,008</b>

SPLENDOUR IN SERENITY

# List of Capital Projects

	2017	2018	2019	2020	2021
<b>Sewer</b>					
General Capital Maintenance	-	10,000	10,000	10,000	10,000
<b>Total Sewer</b>	-	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
<b>Water</b>					
Build Canada Grant (Re-budget):					
Harvey Intake Road Safety Improvements	166,332	-	-	-	-
Mag Intake Safety Improvements	49,932	-	-	-	-
SCADA Communications Plan	23,500	-	-	-	-
Water Capital Maintenance	38,000	20,000	20,000	20,000	20,000
Grant Funded – Water Storage System	2,711,000	-	-	1,147,500	-
Grant Funded – Water and Stormwater Distribution Network	-	451,139	1,031,110	579,970	601,523
<b>Total Water</b>	<b>2,988,764</b>	<b>471,139</b>	<b>1,051,110</b>	<b>1,747,470</b>	<b>621,523</b>

SPLENDOUR IN SERENITY

# Questions



## Schedule A

### Consolidated Financial Plan 2017 - 2021

	2017	2018	2019	2020	2021
<b>Revenues</b>					
Taxation	1,443,043	1,512,277	1,586,010	1,663,430	1,744,721
Parcel Taxes	10,585	10,585	10,585	10,585	10,585
Utility Fees and Rates	1,087,239	1,130,314	1,175,502	1,226,617	1,276,352
Fees, Licenses and Permits	152,253	112,444	112,819	114,599	116,864
Small Community Grant	295,000	295,000	295,000	295,000	295,000
Other Grants	2,602,116	896,682	1,090,952	1,582,048	660,306
Proceeds from Borrowing	460,870	600,361	713,992	808,252	416,525
Net Proceeds from Land Sales	3,219,250	6,000,000	-	-	-
Other	110,832	112,856	116,679	121,100	126,195
<b>Grand Total</b>	<b>9,381,188</b>	<b>10,670,519</b>	<b>5,101,539</b>	<b>5,821,631</b>	<b>4,646,548</b>
<b>Expenditures</b>					
Amortization	507,494	620,227	778,896	1,006,253	1,275,090
General Government	771,179	753,394	756,455	770,389	781,918
Fire Services	310,016	306,961	309,900	312,885	315,917
Bylaw Services	34,233	34,843	35,406	36,038	36,560
Public Works	458,561	431,448	437,983	445,128	451,302
Planning and Development	120,925	61,156	57,703	53,323	53,826
Parks, Recreation and Facilities	207,307	184,071	186,567	189,305	191,625
Solid Waste	184,784	184,784	184,784	188,478	188,478
Sewer Fund	57,049	57,758	58,619	59,524	60,376
Water Fund	583,093	586,378	594,572	603,496	611,355
Interest Payments	91,456	123,389	146,453	170,568	189,229
<b>Grand Total</b>	<b>3,326,097</b>	<b>3,344,410</b>	<b>3,547,339</b>	<b>3,835,387</b>	<b>4,155,676</b>
<b>Surplus/(Deficit)</b>	<b>6,055,091</b>	<b>7,326,109</b>	<b>1,554,200</b>	<b>1,986,245</b>	<b>490,872</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	507,494	620,227	778,896	1,006,253	1,275,090
MFA Actuarial Gain on Debt	(20,422)	(23,456)	(27,017)	(30,983)	(35,467)
<b>Cash surplus</b>	<b>6,542,163</b>	<b>7,922,881</b>	<b>2,306,079</b>	<b>2,961,514</b>	<b>1,730,495</b>
<b>Cash items NOT included in Annual Surplus (Deficit)</b>					
Repayment of Debt Principal	(109,521)	(155,482)	(168,374)	(188,571)	(199,631)
Capital Expenditures	(4,041,280)	(2,864,743)	(1,937,644)	(2,523,000)	(1,209,531)
Transfer from (to) Surplus	134,338	53,795	-	-	-
Transfer to Gas Tax Fund	(56,450)	(56,450)	(56,450)	(56,450)	(56,450)
Transfer from (to) Reserves	(2,469,250)	(4,900,000)	(143,611)	(193,493)	(264,883)
<b>Financial Plan Balance</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(0)</b>

# SCHEDULE B

## Statement of Objectives and Policies

### Funding Sources

Table 1 shows the proportion of total revenue that is proposed to come from each funding source as described in Section 165(7) of the *Community Charter*.

In prior years, property taxation has been the Village’s largest portion of revenues. In 2017, the Village has been awarded a Clean Water Waste Water Fund grant of \$2,250,130. A Loan Authorization Bylaw was adopted in December 2016 authorizing the Village to borrow up to \$3,000,000 over the next five years to help fund capital projects. The 2017 revenue includes \$460,870 of proceeds from loans as well as revenue from the sale of Village owned property.

### Objective

- The Village will continue to look for opportunities to reduce the percentage of revenue that comes from property taxation by pursuing alternate revenue sources such as grants.

### Policies

- Annual user rates for water, sewer and solid waste utilities are established to cover all operating and capital costs of the utility.
- Where feasible, the Village charges user fees for services and reviews these fees annually.
- The Village will continue to look for opportunities for grants to cover the cost of infrastructure replacement.

<b>Revenue Source</b>	<b>% of Total Revenue</b>	<b>Dollar Value</b>
Other Revenue	35.5%	3,330,082
Grants	30.9%	2,897,116
Property Taxes	15.4%	1,443,043
Utility Fees and Rates	11.6%	1,087,239
Proceeds from Borrowing	4.9%	460,870
Fees, Licenses and Permits	1.6%	152,253
Parcel Taxes	0.1%	10,585
<b>TOTAL</b>	<b>100.0%</b>	<b>\$ 9,381,188</b>

**Property Tax Distribution**

Table 2 outlines the distribution of property tax revenue among the property classes. The residential property class provides the largest proportion of property tax revenue. This is appropriate because the residential property class forms the largest portion of the assessment base and consumes the majority of the Village’s services.

**Objective**

- To set tax rates based on the principle of equity and responsiveness to economic goals.

**Policies**

- The Village will review and compare their distribution of property tax rates to other municipalities with similar property class compositions.
- The Village sets the class multiple for recreation/non-profit equal to residential and sets the class multiple for utilities to the maximum allowed by the Province.

**Table 2: Distribution of Property Tax Rates**

Property Class	% of Total Property Taxation	
	2016	2017
Residential (1)	99.78%	99.59%
Utilities (2)	0.05%	0.09%
Business (6)	0.14%	0.11%
Recreation (8)	0.03%	0.21%
<b>TOTAL</b>	<b>100.00%</b>	<b>100.00%</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.

## VILLAGE OF LIONS BAY

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### Incoming Correspondence - April 18, 2017

*Late Resident Correspondenc re. Zoning Bylaw*

R-1: Timothy McCutcheon (Page 1)

R-2: Sue May (Page 3)

R-3: Peter Gross (Page 4)

R-4: Carl May (Page 6)

R-5: Jaime Cunliffe (Page 7)

R-6: Rod Baker (Page 8)

R-7: Nancy McKenzie (Page 9)

**From:** [REDACTED]  
**To:** [Shawna Gilroy](#)  
**Subject:** VoLB website query  
**Date:** Saturday, April 15, 2017 5:49:30 PM

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Hello,

I live on Kelvin Grove Way and this is the view from the beach today (attached). Given that we know who it is, I find it unacceptable as a tax paying resident that some folks literally park their trash at the beach.

Every summer there is a house boat parked here with the owners having a grand time on this raft. I do not know if they own it, but it seems like a good place to start.

Tim McCutcheon

Sent from my Samsung device



**From:** [REDACTED]  
**To:** [Council @ Lions Bay; Shawna Gilroy](#)  
**Subject:** Kelvin Grove Beach houseboat  
**Date:** Tuesday, April 18, 2017 10:46:56 AM

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I would like to add my voice to the growing number of Kelvin Grove residents who are extremely opposed to the houseboat moored off the beach in the park area. A few points I would like to point out are:

- Danger to the sewer line from the houseboat which is very close to the outlet (paid for directly and only by Kelvin Grove residents).
- Risk of pollution from the sewage tank on the houseboat.
- Noise pollution from loud music , often with very coarse language, which many of us have no choice but to listen to whilst in our gardens or on our decks.
- The floating platform broken free from the mooring buoy earlier this winter is blocking access to the beach and also a danger to the sewer line.
- Loss of enjoyment of this beautiful, natural area by many residents who no longer frequent the beach due to the presence of the houseboat.
- Flagrant disregard of the overnight closure of the park by the occupants of the houseboat.
- Disregard of the law which states that a boat without an engine cannot be moored there.

I look forward to once again having Kelvin Grove beach enjoyed by ALL the people who pay for its upkeep when the houseboat is banned from mooring there.

Sincerely,  
Sue May  
10 Sweetwater Place

**To; Lions Bay Village Council**

**From; Peter Gross, Resident, 295 Mountain Drive**

**Re; Proposed bylaw to prohibit long term mooring**

**Monday, April-17-17**

Mayor, and councillors, I have been a long term resident here in Lions Bay as you all have.

I attended the town hall meeting that addressed the proposed bylaw changes. In particular, I wish to discuss the bylaw that will prevent long term mooring off the Lions Bay seafront.

As many of you may know, I am an Ocean Scientist; I design manned research submarines, and participate in exploration of the Howe Sound Ocean ecosystem as a volunteer. The ocean has always had a very big connection with me, as I'm sure it does for many of you on Village Council.

I also understand, that on this issue you aren't going to be able to make everyone happy.

Therefore, I'd like to suggest that in this specific decision, you may wish to apply a principle that often helps with tricky decisions like this. That is, what serves the "Greater Good".

I recall being a young teenager growing up in Toronto, watching the "Undersea World of Jacques Cousteau", and ignoring Hockey practice so I wouldn't miss a single episode. Later in life, I discovered that it was actually possible to earn a living exploring the Ocean, and that has been the main motivation for my entire career as a Scientist.

When I visit the McKenzie and Fleury's houseboat, I see it frequented by teens who are among other things, exploring the Ocean ecosystem in their own way. I see them watching Otters, Marine cetaceans, making note of fish life and having a first hand experience with the beautiful ecosystem that we have here right off our coast. I wonder if any of them will be inspired to become caregivers to the Ocean, or perhaps even become a Marine Scientist as a result of this inspiration. I can say that already one of the young people who spends a lot of time on that boat is extremely interested in Ocean science and she will be shortly be provided with an opportunity to dive on a research submarine in Howe Sound. How wonderful is that!

With regards to the upcoming vote, I see two sides. I see on one side, a small group of vocal residents, who have only their personal interests in mind. Who, if they lose the vote, will not be negatively impacted in any major tangible way.

On the other side, I see a much larger group of residents, responsible boaters and families who are enjoying the waterfront, as they should. I also see young minds being inspired. And I definitely see a profound negative impact should this bylaw essentially 'kick them out'.

I suggest that the "Greater Good" in this case, shall not be served by introducing this by-law.

You are welcome to respond should you have any questions.

Kind Regards,

Peter Gross

████████████████████

██████████

Lions Bay Resident since 1998

**From:** [REDACTED]  
**To:** [Council @ Lions Bay; Shawna Gilroy](#)  
**Subject:** Fw: HouseBoat/floating platform mooring at Lions Bay dog beach  
**Date:** Tuesday, April 18, 2017 4:01:44 PM

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To Lions Bay Council:

Further to the message I sent to you this morning I support the proposed W2 bylaw protecting all our public land shoreline thereby maintaining their unspoilt nature for the enjoyment of all residents.

Thank you.

Carl May  
10 Sweetwater Place  
Lions Bay.

On Tuesday, April 18, 2017 11:13 AM, Carl May [REDACTED] wrote:

To Lions Bay Council:

I would like to register my continued dismay regarding the above issue. To make matters worse the floating platform has recently broken free of its mooring and is now resting, broken, on the rocks, and at the time of my last visit, blocking access to the beach area. I hope the owner will be held responsible for its removal and clean up of the debris.

As you are probably aware the houseboat vessel broke free from its moorings a couple of years ago and was brought back by the Coastguard. This presented a danger to other boats in the area as well as causing concern about the safety of the anchorage with regard to our sewer outlet. I can only hope that the owner was presented a bill for this recovery operation.

Until the arrival of the houseboat and the floating platform and all the "toys" that have come with them, this beach and rocky area was a beautiful, peaceful and natural little enclave enjoyed by many Lions Bay residents. Sadly, there are now local families who have chosen not to use it because of the noisy activities from the houseboat.

In order to maintain the quietude of the area I am strongly in favour of amending or implementing a bylaw prohibiting what is, IMHO, this exploitation of our fine and previously untainted shoreline.

Your faithfully,

Carl May  
10 Sweetwater Place,  
[REDACTED]  
Lions Bay  
V0N 2E0

**From:** [Ron McLaughlin](#)  
**To:** [Shawna Gilroy](#)  
**Subject:** Fw: W2 zoning bylaw  
**Date:** Tuesday, April 18, 2017 11:20:21 AM

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Public correspondence for next meeting.

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**From:** Jaime Cunliffe [REDACTED]  
**Sent:** Tuesday, April 18, 2017 11:03 AM  
**To:** Council @ Lions Bay; Karl Buhr; Peter DeJong  
**Subject:** W2 zoning bylaw

I support the proposed W2 bylaw as an effective way to protect the foreshore of all water adjacent to public lands in order to preserve the integrity of our parks for the enjoyment of all residents.

It bears mentioning the merit of the explanation of the Craigslist ad. It was stated that this was only to 'gauge value of the vessel itself' because of the work that was put into it. Clearly, this is not the case, as the focus of the ad was on the location of the "floating summer home, with moorage in Kelvin Grove, Lions Bay". A sincere gauge of the value of the vessel would have been better determined with a photo of the houseboat in dry dock as it is now.

Best,

Jaime Cunliffe  
15 Periwinkle Place  
Lions Bay, BC

**From:** Rod Baker  
**Sent:** Tuesday, April 18, 2017 11:46 AM  
**To:** Council @ Lions Bay; [REDACTED]  
**Subject:** W2 zoning

Hi Carl, just to say I support the proposed W2 bylaw as an effective way to protect the foreshore of all water adjacent to public lands in order to preserve the integrity of our parks for the enjoyment of all residents.

In the summer, I and my dog are daily users and swimmers at Kelvin Grove beach. My view is that the huge aluminum, square vessel, the dock attached to it, moored all summer at this beach is both an eyesore, a noise factory, and probably a polluting influence which spoils the nature of this quiet picturesque cove.

As I swam by the boat last summer, I asked an adult male aboard, what were the capacity of the sewage holding tanks aboard. He declined to answer. Having had my own boat repair company for 20 years and being fairly familiar with these issues I thought it was a pertinent question, especially as I was swimming in these waters. When the vessel is frequently occupied by partying teens, I don't think holding tanks would be able to sustain the capacity created over the summer.

I understand one of the owners made an impassioned plea to keep the boat moored in its current location so that his children could maintain their "Clubhouse." If it was so vital to his children's existence, one wonders why it was then advertised for sale "with free moorage."

Another issue is the floating dock that was attached to the boat. This has been banging around on the beach for about six months. I sent a picture of this to counsellor Fred last fall, with the suggestion that it be towed out and moored lest it break-up on the beach during winter storms and distribute its styrofoam floatation far and wide upon the beaches of Howe Sound. Apparently, Fred contacted the owners who promised to do something about it. The float is still banging around on the beach today, partly damaged, but not broked to the point where it is losing flotation, yet.

I guess this is a typical civic question: do the impassioned desires of a vocal few, prevail over the peace of mind of the many. I really hope the many prevail this time.

I realize this is a small issue compared to the many larger issues of infrastructure, and disasters you have dealt with since becoming our mayor and am sorry that my only contact with you has been about this issue. From my perspective, you have dealt with all the other matters in an informed, competent and professional manner. So thanks for your hard work in resolving the many diverse challenges that have been placed before you during your tenure as our mayor.

yours sincerely

Rod Baker, Kelvin Grove Beach Swimmer

Nancy L McKenzie

[REDACTED]  
Lions Bay, BC V0N2E0  
[REDACTED]

April 18, 2017

To Village of Lions Bay

Mayor, Council & CAO

Dear Sirs,

Further to my presentation at the Information Session on April 6, 2017, I am attaching a printed copy of the online petition referenced, as well as copies of the hand signed petition which we circulated around the Village, seeking agreement that all boats, including houseboats, should be permitted unrestricted seasonal moorage along the foreshore of the municipality. Signatories to the online petition total 225 and the paper copy total 67 (I note there are some duplicates as some signed both versions).

As discussed at our meeting on January 17, 2017 with Mr. DeJong, further presented at the April 6, 2017 meeting, and via several email exchanges with both Mr. Buhr and Mr. DeJong, we have offered several alternative solutions to address the concerns raised regarding our houseboat, which has been moored at Kelvin Grove for the past four summers. I repeat them here for your further consideration:

- Prohibiting the use of a boat as a principle residence (see suggested amendments to sections 10.5 and/or sections 4.3.1 in my email of April 14<sup>th</sup>, which would address this);
- Requiring registration of a mooring with the village office for ease of access to owners and transparency of boat ownership;
- Grandfathering current mooring users; allow the two existing Kelvin Grove mooring owners to continue in place as a non-conforming use (no new moorings, vessels or owners permitted)
- Enforcing nuisance bylaws in the new water zones.

The consequence of the current draft of the foreshore zoning is that our houseboat will be displaced from the Village foreshore, which we believe is highly discriminatory and unfair to us, as the only houseboat owner and particularly as long time upstanding citizens of the community.

Regards,



Nancy McKenzie

CC: Mason McKenzie  
Eric & Laura Fleury  
Rob Wilhelm

Recipient: Lions Bay Council, Mayor of Lions Bay, Lions Bay CAO, and Taxpayers of Lions Bay

Letter: Greetings,

Lions Bay By-law - Water zone

# Comments

Name	Location	Date	Comment
Valori McKay	Lions Bay, Canada	2017-04-02	Citizens all need access to the ocean regardless of means to pay marina fees or lack of spaces available.
Catalin VLAD	Lions Bay, Canada	2017-04-02	It is a nice scenery with the boats on the water !!
Greg Mansell	Lions Bay, Canada	2017-04-02	We all need access to the water. Sounds like the marina think they own the ocean
Lita Cole	Burnaby, Canada	2017-04-02	It's a beautiful thing to be able to share the amazing places in nature that we have. People connecting and enjoying the outdoors.
Rachel Green	Lions Bay, Canada	2017-04-02	Lions Bay is a small ocean front community, and access to seasonal foreshore moorage is part of what makes this place so special, for everyone. The village should really reexamine what kind of message this proposed bylaw sends out to its residents, many of whom are long standing, active members in the community. Isn't there a saying about not being able to own the sea?
Michal Rzepinski	Lions Bay, Canada	2017-04-02	There is no need for this regulation. The moored boats add to the scenery.
Lisa turpin	Lions Bay, Canada	2017-04-02	I fully support keeping access to any and all vessels on the water, when they have aquired a mooring from other regulatory bodies and have utilized the space for several years. Regardless of size or type. This has provided a safe place for youth in our community to enjoy the water and stay close to home as well. I also think the new bylaw is highly discriminatory to one type of boat.
joan lemmers	lions bay, Canada	2017-04-02	We are a seaside village...I have lived here for over 45 years and have also had a boat on a mooring buoy... It is part of my heritage starting at Eagle harbour . You rich new citizens and all you rules ... This is not what Lions Bay is about...
Sheila Bromiley	Lions Bay, Canada	2017-04-02	This village has lost its sense of community. Think it started when we legalised suites and the firemen volunteering here could no longer find a room for a few nights a week when they were on call and young families couldn't have a mortgage helper without jumping through hoops and paying more fees. We are a village, we help each other, we don't need more and more rules. The foreshore looks great when all the boats are moored.....please do not pass this bylaw.
jose godoy toku	Lions Bay, Canada	2017-04-02	All in for this
Holly Messenger	Delta, Canada	2017-04-02	I have had the opportunity to enjoy this privilege when visiting friends. What a great way to allow our children to truly enjoy the outdoors and disconnecting from the internet. Please keep allowing these people to enjoy beautiful BC
Pieter Dorsman	Vancouver, Canada	2017-04-02	Strongly support this.
Julie Melanson	Bedford, Canada	2017-04-02	I have family in Lion's Bay and they should be able to continue using the waterfront as they always have
Stefanie Vipond	Coquitlam, Canada	2017-04-03	Grew up in Lions Bay and currently work in Lions Bay. Boaters have been a long part of community history. No good reason to change that!
marcel villeneuve	Vancouver, Canada	2017-04-03	Get the Kids out of the house.
Liam McKenzie	Winnipeg, Canada	2017-04-03	Been to lionsbay several summers, and my cousins houseboat which is anchored just offshore, adds to the positive vibe of summer in the area, and allows for more people to get out on the water and have a good time.

Name	Location	Date	Comment
Marcus Richardson	lions bay, Canada	2017-04-03	I am signing this because as someone who for the past 21 years has lived near the ocean , boats have been a part of that for the entire time. This is not Kitsilano and does not require more and more new rules. This is a direct attack no doubt on the Fleury's houseboat as the two sailboats have been moored in front of the lions bay beach for a decade or two.
Kai Toku-Contreras	Lions Bay, Canada	2017-04-03	I'm signing because that is one of my homes in the summer
PIERRE GRUJET	west vancouver, Canada	2017-04-03	I love sea and sea lovers.
Philip Marsh	Lions Bay, Canada	2017-04-03	<p>I disagree with this petition.</p> <p>No one has ever expressed any issues with the temporary mooring of mobile, seaworthy pleasure craft in and around Lions Bay. However, mooring an engineless houseboat 23 metres off a park beach for months on end is another matter entirely, and to equate the two as equal is completely disingenuous at best. As someone who has personally advocated both for public riparian access, and for the divers at KGB since day one (both unpopular stances, I should add), I can hardly be tagged as elitist or exclusionary. I have a quick question for all of you that have signed this petition: Are you aware that the houseboat in question has been offered for sale on Craigslist, for \$36K, as a "floating summer home tied to a mooring in Kelvin Grove" (their words exactly; conveniently omitted from this debate). And if one is allowed; what is to stop fifteen from being there two years from now, once "word is out" (why do you think other municipalities have bylaws against such untsis). Be careful what you wish for.</p> <p>And don't even get me started on the associated floating wharf that's been stranded (again) on the shore at KGB for the past month.</p>
Nancy McKenzie	Lions Bay, Canada	2017-04-03	<p>Hi Phillip, thanks for your feedback and I am glad you raised your concern. The craigslist ad was run to test the value of the asset that we had invested in. I can assure you it is not for sale.</p> <p>There is limited room along the shoreline for moorings due to the drop off so the fear of another 15 moving in is unfounded. The 12-15 moorings along the shore of Lions Bay are unlikely to grow in any significant number in the future due to space limitations and topography of the ocean bottom.</p> <p>I agree with your analogy of when another council tried to block divers from using the ocean in front of Lions Bay which I found equally offensive.</p>
Philip Marsh	Lions Bay, Canada	2017-04-03	Thank you for your very civil response (something that is often sadly lacking in our present society; much appreciated). I do disagree however; there is no physical detriment to stationary houseboats being stacked side-by-side, if even one is allowed (why do you think MOST other waterfront municipalities have such legislation?). As for the Craigslist Ad, I trust you can appreciate my complete and utter skepticism to such a strange and bizarre justification. On another matter (let's say as far as being conscientious members of our community), why has the derelict warf been stuck on our foreshore for a month, again, after breaking free yet, again. I am sick of seeing it rotting on the beach.
Norm Doggett	Pitt Meadows, Canada	2017-04-03	There should be nothing wrong with boats anchored in the foreshore for the summer season.

Name	Location	Date	Comment
Lisa turpin	Lions Bay, Canada	2017-04-03	<p>I add an additional comment and please attend the public information night on Thursday the 6th at 7pm.</p> <p>The deliberate and discriminatory actions of council need to be stopped. This petition is great it brings attention to one issue though and this council is manipulating and dictating many issues. What people do on their property and mourning, they are licenced to have can be controlled with noise bylaws, parking bylaws, weight for excessive sized vehicles. What I most strongly object to is the blatent discrimination of identifiable people under these new by laws. If you bought your lot and had a construction trucks for many years do something with a weight limit tax or vehicle registration don't say ya no we don't like the look of it get them out of here. And certainly do not let a councillor have permission under a 'personal use clause' Then there is the air bnb and the kibosh that if we want to swap our home nail the people who come if they are loud with a noise bylaw don't disallow it as a potential down the road. And to not let a house boat when a sail boat is ok give me a break. Especially when a councillors boat has been out front a park as long as I can remember. What's next no more dodge cars you can only have BMWs. Deal with complaints professionally and openly as Nancy just did with Philip Marsh, conversation is important once the issues are discussed far more common ground can be found than discriminately kyboshing the right held in the past altogether.</p>
Valori McKay	Lions Bay, Canada	2017-04-03	<p>I live above KGB and have no problems with the happy summer sounds coming from anyone moored in the bay. More disturbing are the large engine craft who's only purpose is to consume fuel and REALLY disturb the peace. Please Lions Bay, back off, we all "live" here. I assume we chose to live in this area because we like the connection with our surroundings, do not limit ocean access to people who are lucky enough to have a marina berth.</p>
Isobel Chester	Australia	2017-04-03	<p>Is the owner of the marina implying this should be done? Who initiated this bad idea.</p>
wendy Conwaymair	Lions Bay, Canada	2017-04-03	<p>I am tired of nimby whining villagers spoiling the atmosphere of this once lovely friendly village</p>
Caroline George	Lions bay, Canada	2017-04-03	<p>I think the houseboat is a magical place that has only added to the richness of Lions Bay. How wonderful it was to get a video from the kids as they filmed a whale that came into the sound . Wouldn't we all want our kids to experience that type of summer and become the nature oriented people the Bay has allowed them to become ... the alternative is hanging at the malls .Please keep the houseboat :-)</p>
Peter Gross	Lions Bay, Canada	2017-04-03	<p>Ocean access mooring is for everyone</p>
J Szydowski	Sechelt, Canada	2017-04-03	<p>What's the real harm in allowing people to enjoy summer on the water.</p>
V Wilhelm	Sechelt, Canada	2017-04-03	<p>I support this petition. Live and let live.</p>
Suzan Lemmers	Whistler, Canada	2017-04-03	<p>Boats hanging off mooring buoys only adds to the beauty of Lions Bay!</p>
Cole Nelson	West Vancouver, Canada	2017-04-03	<p>I love being on my friends boats that are moored in lionsbay during the summertime and dont believe that this activity should be changed.</p>
Manuel Leonardo	Britannia beach, Canada	2017-04-03	<p>I don't believe in restricting such a beautiful natural resource as the ocean</p>
Caroline Maitre	West Vancouver, Canada	2017-04-03	<p>Water should for everyone. Mooring a boat or houseboat is part of eest coast lifestyle. It's also federal law.</p>

Name	Location	Date	Comment
Nancy McKenzie	Lions Bay, Canada	2017-04-03	Hi Phillip, Thank you for continuing the discussion. I know you don't know me so you have no reason to trust what I say, but I have been a long time resident of the Village also and truly care that we provide a positive and inclusive community culture. For some reason after having no issues with our dock, we have had it come loose twice this winter. This is actually good evidence that winter mooring is not viable along the shores and seasonal mooring is all that is appropriate. We need to wait for a high tide and organizing the equipment to get it off the beach and will do so as soon as we can. I would be happy to meet you for a coffee to discuss your concerns in person if you would like.
Cael Tompai	Delta, Canada	2017-04-03	I have enjoyed the use of the moorings in the past and would like to again in the future.
Emily Carlington	Bowen Island, Canada	2017-04-03	I love it!!!!
Philip Marsh	Lions Bay, Canada	2017-04-03	Nancy, Thank you for your response. Happy to meet with you; unfortunately I am leaving on a business trip to Asia this week, until the end of April. Once again, I have NO issues with boat moorings in Lions Bay; but I think that attempting to equate the houseboat & dock at KGB with such moorings is fundamentally deceptive, to put it mildly. The houseboat and dock are moored ridiculously close to the shoreline in a public park. There would be an uproar if someone installed a trailer on the beach at KG, let alone offer it's squat for sale on Craigslist; but somehow it is okay to put one on floats and permanently anchor it only 23 meters away, directly in-the-face of everyone trying to enjoy our pretty little cove. If you honestly can't understand why people are upset, I doubt that we will ever see eye-to-eyesore on this issue. There is always room for compromise. At the very least, be respectful and move the houseboat 100+ metres away from the shoreline; out of the cove would be even better. Or, if you are so sure that the vast majority of the residents support the houseboat at KGB, why not move it to the front of Lions Bay Beach Park for the summer (that way the residents can get an idea of what we live with at Kelvin Grove Beach). Yeah, I didn't think so. Now, I'll leave the catastrophic danger that the houseboat poses to our KG outfall pipe to another day; although that risk alone should make any long-term moorage within 100m of the outfall illegal. And as an aside, the houseboat probably would not even be around today if not for my wife. She was the one that called the RCMSAR-CG when it was foundering and banging against the rocks at KGB, and had to be pulled off by the authorities.
joe newfield	vancouver, Canada	2017-04-03	Save the boat!
Kale Bebek	Vancouver, Canada	2017-04-03	I love it here!
Lauren Tompai	Squamish, Canada	2017-04-03	I lived in Lions Bay for 25 years and have enjoyed the beaches throughout my childhood and continue to as an adult. Moorage abilities have provided easy access for fishing and many other privileges the ocean has to offer. To simply "vote out" waterfront mooring is taking away the basic rights we all share. There must be a simpler solution to Lions Bay constantly thinking they can change laws just to appease a small group of residence who act like they own the beaches. If boats floating out on the water and children safely enjoying a small paradise their father created all seem abrasive and detrimental to one's happiness, perhaps an apartment building in the city is a better suited place for your family.
Diana Scomazzon	Coquitlam, Canada	2017-04-03	its the right thing to do

Name	Location	Date	Comment
Alek Spasojevic	West Vancouver, Canada	2017-04-03	I enjoy this safe fun boat in the summer with my friends
John Mckenzie	Lions Bay, Canada	2017-04-03	I love spending time on this boat in the summer!
Camille Cook	West Vancouver, Canada	2017-04-03	This is not right.
Bianca Herres	Fall City, WA	2017-04-04	My friend lives in Lions Bay and it's really important to her and her family and I want to support them!
Madison parrott	Carnation, WA	2017-04-04	Houseboats are a part of the lions at community and culture
Bailey Deo	Vancouver, Canada	2017-04-04	I care
Teresa Brandvold	Lions Bay, Canada	2017-04-04	You only need to ask yourself...Why do people move to a place like Lions Bay?" To enjoy the natural environment. The water, the beach and boating are all a big part of that and should be always a part of the public commons. End of story.
Layla Yang	West Vancouver, Canada	2017-04-04	Im signing because I agree
Bryanna Biffis	West Vancouver, Canada	2017-04-04	Because I like boast <sup>d</sup>
Thomas Kusnierczyk	West Vancouver, Canada	2017-04-04	I think it's a good thing
Stefanie Vipond	Coquitlam, Canada	2017-04-04	This is not from owner of marina....
Mark Berlet	Lions Bay, Canada	2017-04-04	The waterfront is for everyone not just for those that think they can buy it. Lions Bay is a waterfront community and all of us should have equal access to it, hard to believe that a boat in the water could offend anyone... good thing the individual does not out weigh the community.
Lisa turpin	Lions Bay, Canada	2017-04-04	The Mayor and he CAO want it The marina is not involved but begs the question what about their water parking is that restricted too now...
Maeve Dorsman	Lions Bay, Canada	2017-04-04	I'm signing because I have been to this boat many times and it has always been the highlight of my summer or day and they should take away something that makes people happy. It's like taking away certain rights from kids who didn't deserve to have them taken away.
Kirby reid	delta, Canada	2017-04-05	Unfair
Judy Douglas	Meadow Lake, Canada	2017-04-05	During my time in Lions Bay, anchored watercraft have always been part of the scenery. They are part of an oceanfront community and I have always enjoyed the view. There have never been very many watercraft at anchor and it is no more danger or hinderence to any aspect that a running watercraft wouldn't pose. This bylaw inhibits one's ability to enjoy the place that they live in or are visiting. The ocean is international territory as well if I am not mistaken. I could be wrong. Regardless, this bylaw is simply ridiculous given the few crafts out there at any given time. I could understand if there were a cluster of 50 watercraft crowding the shoreline; but, we are talking about a handful of boats being enjoyed by family and friends who live in proximity and pay their taxes by the way! Shame on you Lions Bay.
Grant Jay	Vancouver, Canada	2017-04-05	My kids have spent many summers at the beach and on the houseboat. Don't take this away.
David Dickinson	North Vancouver, Canada	2017-04-05	I grew up in Lions Bay and waterfront activities are what this village is known for.
Valori McKay	Lions Bay, Canada	2017-04-05	Please note: whatever your feelings are about this particular vessel being moored near Kelvin Grove beach the last few summers; the MUCH LARGER Please note, THE MAIN ISSUE IS THE BANNING PLEASE NOTE, THE MAIN ISSUE IS THE BAN OF ANY BOATS in the water 1,000 feet from the high water line around the Lions Bay community.
Connor Legg	Potue, Canada	2017-04-05	This bylaw is pointless

Name	Location	Date	Comment
JOHN Schilling	Riverside, CA	2017-04-05	The water in front of Lions Bay belongs to the people of Canada to use and enjoy not just the few elitists with direct views. Eric and Laura have given more to the community than all of the complainers combined. Organizing beach clean ups, volunteering within the community, taking everyone's children on their inflatable for boat rides to now giving teenagers a safe place to have fun on the houseboat. It takes a cold heart to want to restrict anyone from having the enjoyment of the marine foreshore as the Fleury's have done for the children of Lions Bay.
Lynn Frandsen	Edmonds, WA	2017-04-06	I think it's important to keep the "long history of boat owners in the community" to utilize moorings off the foreshore for seasonal moorage! Don't change this!
ken schmunk	Delta, Canada	2017-04-06	Lions Bay resident no matter how entitled they believe themselves to be. Do NOT own the water.
Garton Billy	North Vancouver, Canada	2017-04-06	What council is proposing changes the character of our maritime community, cutting the citizens of Lions Bay off from the opportunity to enjoy the waterfront as a key recreational asset we should all share.
Rick Shaddock	Brackendale, Canada	2017-04-10	As a Howe Sound resident and boater this action sends a negative message to boaters throughout our community. I stand firmly against a council that has such a short sighted view of the boating community and will venture to spread the word to others about this new afront to our freedoms!
Morgan Campbell	Brackendale, Canada	2017-04-11	Seasonal houseboats are part of the character and uniqueness of the waterfront in the Lions Bay area. It's hard to fathom the logic behind a bylaw requiring one to move a houseboat twice a month (in / out) over the summer. A bylaw of this nature could effectively get rid of houseboats due to these onerous multiple moves. Is this the real intent of the new zoning bylaw? It would be a great shame to eradicate the only small, seasonal houseboat community in Howe Sound.
Erik Pawson	Bowen Island, Canada	2017-04-12	West Van could use some character, during and after the boomers die.
Lance Harris	North Vancouver, Canada	2017-04-13	I am an avid boater in west vancouver and these boats being there pose no problem what so ever.
lyn frandsen	Bellevue, WA	2017-04-14	Our son grew up on a boat and spent many summers in BC anchored in bays where residents lined the shore line. A lot better place for kids to play than in the Malls. Those of you complaining need to grow up and get a life.

Name	City	Province	Postal Code	Country	Signed On
Julie Melanson	Bedford		B4A1X7	Canada	02/04/2017
Lynn Frandsen	Bellevue	Washington	98008	United States	06/04/2017
lyn frandsen	Bellevue	Washington	98008	United States	06/04/2017
Nina Koeplin	Bowen Island		VON 1G1	Canada	03/04/2017
Aria Willis	Bowen Island		vOn 1g1	Canada	03/04/2017
Brian Cuba	Bowen Island		VON1G2	Canada	03/04/2017
Finn Corrigan-frost	Bowen Island		VON1G1	Canada	03/04/2017
maddy epps	Bowen Island		VON 1G2	Canada	03/04/2017
Emily Carlington	Bowen Island		VON1G1	Canada	03/04/2017
Kamille Gruft	Bowen Island		VOn 1g1	Canada	03/04/2017
Jewel minoose	Bowen island	California	VON 1G1	United States	04/04/2017
Brylie Guilfoyle	Bowen Island		VOn1g1	Canada	04/04/2017
Bella Bottay	Bowen Island		VON1G2	Canada	04/04/2017
kylee lightbody	Bowen Island		VON 1G0	Canada	04/04/2017
olivia vallee	Bowen Island		VON 1G2	Canada	04/04/2017
Emma Gous	Bowen Island		vOn 1g1	Canada	04/04/2017
Saskia McGuigan	Bowen Island		VON1G1	Canada	04/04/2017
Fenella Jacquet	Bowen Island		VON1G2	Canada	08/04/2017
Erik Pawson	Bowen Island		VON1G0	Canada	12/04/2017
Morgan Campbell	Brackendale		VON 1H0	Canada	11/04/2017
Rick Shaddock	Brakendale		VON 1H0	Canada	10/04/2017
Manuel Leonardo	Britannia beach		VOn1jo	Canada	03/04/2017
Bryan Legg	Britannia Beach		VON 1J0	Canada	10/04/2017
Lita Cole	Burnaby		V3N 4Y6	Canada	02/04/2017
Calista Cole	Burnaby		V3N4Y6	Canada	04/04/2017
Alma Ibra	Burnaby		V3N 5E4	Canada	04/04/2017
Michelle Berrettoni	Burnaby		V5A 1H4	Canada	06/04/2017
Rohrer Nina	Burns Lake		V0J 1E1	Canada	03/04/2017
Chelsea Budau	Chilliwack		V2P 7X4	Canada	04/04/2017
Allan Cotter	Cobourg		K9A4J7	Canada	03/04/2017
Bronwyn Brown	Coombs		VOR 1M0	Canada	03/04/2017
Stefanie Vipond	Coquitlam		V3J 4T4	Canada	03/04/2017
Nathan Gadsden	Coquitlam		V3E3K9	Canada	03/04/2017
Diana Scomazzon	Coquitlam		V3C4K1	Canada	03/04/2017
Jessica Anderson	Coquitlam		V3j6w5	Canada	06/04/2017
Holly Messenger	Delta		V4K2Y6	Canada	02/04/2017
Kirby Reid	Delta		V4K 1a4	Canada	05/04/2017
ken schmunk	Delta		v4k4h9	Canada	06/04/2017
Bianca Herres	Fall City	Washington	98024	United States	04/04/2017
Scott Mckenzie	Fredericton		E3a4g6	Canada	02/04/2017
Mya Baxter	Garibaldi Highlands		VON 1T0	Canada	04/04/2017
Sorsha Henning	Garibaldi Highlands		VON 1T0	Canada	05/04/2017
Tannille Kovach	Garibaldi Highlands bc		VOn 1t0	Canada	02/04/2017
Paula Robertson	Gibsons		VON 2W1	Canada	03/04/2017
Niamh Butler-Carroll	Guelph		N1G2W1	Canada	04/04/2017
Sarah Reiffer	guildford		V4N 0S2	Canada	04/04/2017

Karmen Schmidt	Laguna Beach	California	92651	United States	04/04/2017
auralie westie	langley		v1m 3v1	Canada	03/04/2017
Nancy McKenzie	Lions Bay			Canada	02/04/2017
Mason McKenzie	Lions Bay		VON 2E0	Canada	02/04/2017
Eric Fleury	Lions Bay		VOn2e0	Canada	02/04/2017
Valori McKay	Lions Bay		VON 2E0	Canada	02/04/2017
Catalin VLAD	Lions Bay		VOn2e0	Canada	02/04/2017
Greg Mansell	Lions Bay		VOn2e0	Canada	02/04/2017
Irene Dorsman	Lions Bay		VON 2E0	Canada	02/04/2017
Rachel Green	Lions Bay		VON2E0	Canada	02/04/2017
Michael Rzepinski	Lions Bay		VON 2e 0	Canada	02/04/2017
Lisa turpin	Lions Bay		VON 2E0	Canada	02/04/2017
Clara George	Lions bay		VOn2e0	Canada	02/04/2017
Greg Turpin	Lions Bay		VON2E0	Canada	02/04/2017
joan lemmers	lions bay		von2e0	Canada	02/04/2017
Rick Wilson	Lions Bay		VON-2E0	Canada	02/04/2017
Sheila Bromiley	Lions Bay		VON 2E0	Canada	02/04/2017
Jose Godoy toku	Lions Bay		VOn2e0	Canada	02/04/2017
Heather Mossakowski	Lions Bay		VON 2E0	Canada	02/04/2017
Clayton Hill	Lions Bay		VON2E0	Canada	02/04/2017
Meryl Stevens	Lions Bay		VON 2E0	Canada	02/04/2017
Anais Bedford	Lions bay		v0n2e0	Canada	03/04/2017
jayden george-berlet	Lions Bay		v0n2e0	Canada	03/04/2017
Haley Fleury	Lions Bay		v0n 2e0	Canada	03/04/2017
Nora Dorsman	Lions Bay		VON 2E0	Canada	03/04/2017
Christopher McLean	Lions Bay		VON2E0	Canada	03/04/2017
Kayla Mclean	Lions Bay		von2e0	Canada	03/04/2017
Jackson Gerlach	Lions Bay		VON 2E0	Canada	03/04/2017
lucas wade	Lions Bay		VON2E0	Canada	03/04/2017
John Mckenzie	Lions Bay		VOn2e0	Canada	03/04/2017
Michael Riedijk	Lions Bay		VON 2E0	Canada	03/04/2017
Nicholas McLean	Lions Bay		VON2E0	Canada	03/04/2017
Jasmine Grant	Lions Bay		VON 2E0	Canada	03/04/2017
Marcus Richardson	lions bay		VON2E0	Canada	03/04/2017
Kai Toku-Contreras	Lions Bay		v0n2e0	Canada	03/04/2017
Jennifer Monroe	Lions Bay		VON 2E0	Canada	03/04/2017
Philip Marsh	Lions Bay		VON2E0	Canada	03/04/2017
Reid Saari	Lions Bay		VON2E0	Canada	03/04/2017
Zack Turpin	Lions Bay		V0n2e0	Canada	03/04/2017
wendy Conwaymair	Lions Bay		V0n 2e0	Canada	03/04/2017
Caroline George	Lions Bay		V0n2e0	Canada	03/04/2017
Peter Gross	Lions Bay		VON 2E0	Canada	03/04/2017
Jenna Beattie	Lions Bay		VON 2E0	Canada	03/04/2017
Marina Fleury	Lions Bay		VON 2E0	Canada	03/04/2017
Cael Tompai	Lions Bay		VON2E0	Canada	03/04/2017
Mim Antick	Lions Bay		V0n2e0	Canada	03/04/2017
Teresa Brandvold	Lions Bay		VON 2E0	Canada	04/04/2017

Sarah Kravianski	Lions Bay	V0n2e0	Canada	04/04/2017
Karen Grant	Lions Bay	V0N 2E0	Canada	04/04/2017
Mark Berlet	Lions Bay	V0N 2E0	Canada	04/04/2017
Karsten Brandvold	Lions Bay	V0N2E0	Canada	04/04/2017
Maeve Dorsman	Lions Bay	V0N2E0	Canada	04/04/2017
Melissa Warkentin	Lions Bay	V0N 2E0	Canada	04/04/2017
Laura Fleury	Lions Bay	V0N 2E0	Canada	05/04/2017
Andrea Copp	Lions bay	Lions bay	Canada	05/04/2017
rayfiona@telus.net Fourie	Lions Bay	V0N 2E0	Canada	05/04/2017
Bart Reynolds	Lions Bay	V0N 2E0	Canada	05/04/2017
Iva Liskova	Lions Bay	V0n2e0	Canada	06/04/2017
Julie Kemp	Lions Bay	V0N 2E0	Canada	06/04/2017
Helen Waterson	Lions Bay	V0N 2E0	Canada	06/04/2017
Dave Valleau	Lions Bay	V0N 2E0	Canada	06/04/2017
Marcel Jakob	Lions Bay	V0N2E0	Canada	06/04/2017
Kent Friesen	Lions Bay	V0N 2E0	Canada	07/04/2017
Rafe Mair	Lions Bay,BC	0 20	Canada	03/04/2017
William McKenzie	Lionsbay	v0n2e0	Canada	03/04/2017
Judy Douglas	Meadow Lake	S9X 1B1	Canada	05/04/2017
Nico Serreqi	Montreal	H2V 3G7	Canada	04/04/2017
chris jeffs	nanaimo bc	v9s2h4	Canada	03/04/2017
Tiffany Elliott	Nanoose Bay	V9P 9J3	Canada	05/04/2017
Chris Jones	Napanee	K7R 1R6	Canada	03/04/2017
Sofia Sandberg	New Westminster	V3m 4H4	Canada	04/04/2017
Kian Carroll	North Bend	Washington 98045	United States	04/04/2017
Jim Wheatley	North van.	V7j-3e6	Canada	03/04/2017
Alyssa Zandvliet	North Vancouver	V7N 1B1	Canada	03/04/2017
Meika Tompai	North Vancouver	V7R 1N8	Canada	03/04/2017
Rhiannon Pierce	North Vancouver	V7L 1 M2	Canada	03/04/2017
Willem Young	North Vancouver	V7n 2x3	Canada	03/04/2017
Jalisa Chandani	North Vancouver	V7K3B6	Canada	03/04/2017
Kari Johl	North Vancouver	V7N 2S8	Canada	03/04/2017
Zoe Stanley	North Vancouver	V7P1M1	Canada	04/04/2017
Siobhan Parker	North Vancouver	v7r 3a8	Canada	04/04/2017
Marc Stickland	North Vancouver	V7R4T1	Canada	04/04/2017
Chloe Fraser	North Vancouver	V7N2X4	Canada	04/04/2017
Kaelyn Burgess	North Vancouver	V7L 0A1	Canada	05/04/2017
David Dickinson	North Vancouver	V7P 0A9	Canada	05/04/2017
Garton Billy	North Vancouver	V7R 4L4	Canada	06/04/2017
Lance Harris	North Vancouver	V7n1a1	Canada	13/04/2017
Doug Stover	North Vancouver District	V7J2J7	Canada	03/04/2017
Stephanie Thomas	Ottawa	K2R 1B6	Canada	04/04/2017
julie vaillancourt	Ottawa	K2A 3J1	Canada	17/04/2017
traci osullivan	Panama city	V7W 3J7	Canada	02/04/2017
Norm Doggett	Pitt Meadows	V3y2h1	Canada	03/04/2017
Connor Legg	Potue	V0n1j7	Canada	05/04/2017
Kevin Stant	Powell river	V8a5g6	Canada	04/04/2017

Isabella Eriksen	Redmond	Washington	98053	United States	04/04/2017
Sydney Robertson	Richmond		V7c4x7	Canada	04/04/2017
JOHN Schilling	Riverside	California	92505	United States	05/04/2017
J Szydlowski	Sechelt		V0N 3A7	Canada	03/04/2017
V Wilhelm	Sechelt		V0N 3A7	Canada	03/04/2017
Abby Kuykendall	Snoqualmie	Washington	98065	United States	04/04/2017
Sara Hannan	Snoqualmie	Washington	98065	United States	04/04/2017
Meagan Wayne	Snoqualmie	Washington	98065	United States	04/04/2017
George Wilson	Squamis		V8B 0G5	Canada	10/04/2017
Lauren Tompai	Squamish		V8B	Canada	03/04/2017
Suzanne Carlson	Surrey		V3R 2V7	Canada	03/04/2017
Tessa Tjepkema	Surrey		V4N 5J3	Canada	04/04/2017
Jennifer Abrahamson	Surrey		V4N 1B1	Canada	06/04/2017
Rick Forsayeth	Toronto		M4K 1K7	Canada	03/04/2017
Pieter Dorsman	Vancouver		V0N2E0	Canada	02/04/2017
Chester Dixon	Vancouver		V6K 1C7	Canada	03/04/2017
Kale Bebek	Vancouver		V6E 4T1	Canada	03/04/2017
Bailey Deo	Vancouver		V5s 3k5	Canada	04/04/2017
Ashley Sandhu	Vancouver		V5X 2C7	Canada	04/04/2017
Pangea Aziz	Vancouver		v6j2c1	Canada	04/04/2017
Georgina Wilson	Vancouver		V7L	Canada	04/04/2017
Anna Cue-Wiechers	Vancouver		V6n 4h9	Canada	04/04/2017
Rebecca Armstrong	Vancouver		V6h 0a7	Canada	04/04/2017
Grant Jay	Vancouver		V5R 4M2	Canada	05/04/2017
Alex Grant	Vancouver		V5R 3Y3	Canada	06/04/2017
Stephen Bull	Vancouver		V6K3E2	Canada	06/04/2017
Juliana Ferrante	Vancouver BC		V5P 4X1	Canada	04/04/2017
Danika Serbic	Victoria		V9C 3X5	Canada	03/04/2017
Stephenie Li	Victoria		V8s 3R2	Canada	04/04/2017
Andrej Palcic	West Vancouver		V7V 2A1	Canada	02/04/2017
Celine Wong	West Vancouver		V7V 4S1	Canada	02/04/2017
Rachel Campbell	West Vancouver		V7W 2K9	Canada	02/04/2017
Ingrid Kusnierczyk	West Vancouver		V7w1n5	Canada	03/04/2017
Alysha Biffis	West Vancouver		V7w2s1	Canada	03/04/2017
Beth Palmer	West Vancouver		V7T 1L7	Canada	03/04/2017
Aydin Rezazadeh	West Vancouver		V7W 3E8	Canada	03/04/2017
Nami Molaie	West Vancouver		v7s2r5	Canada	03/04/2017
jack desjardins	West Vancouver		V7W 2Y6	Canada	03/04/2017
Nick Zen	West Vancouver		V7V 1W9	Canada	03/04/2017
Chelsea Hillhouse	West Vancouver		V7w2g6	Canada	03/04/2017
Branson Laires	West Vancouver		V7w2z3	Canada	03/04/2017
Ethan Parenteau	West Vancouver		V7W3A5	Canada	03/04/2017
pierre gruget	West Vancouver		v7w2s1	Canada	03/04/2017
Shayla Beedie	West Vancouver		V7W 3J7	Canada	03/04/2017
Irene Lee	West Vancouver		V7t1g6	Canada	03/04/2017
Lauren Nickel	West Vancouver		V7w2c1	Canada	03/04/2017
Calli Evans	West Vancouver		v7W3H4	Canada	03/04/2017

Georgia Meldgaard	West Vancouver	V7W1W6	Canada	03/04/2017
Cole Nelson	West Vancouver	V7W1Y3	Canada	03/04/2017
Caroline Maitre	West Vancouver	V7w2s1	Canada	03/04/2017
Jackson Kallweit	West Vancouver	v7w 1c9	Canada	03/04/2017
Amy Essery	West Vancouver	v7w1t3	Canada	03/04/2017
Parvin Mayan	West Vancouver	V7W2X3	Canada	03/04/2017
Liam Rabnett	West Vancouver	V7w 2m9	Canada	03/04/2017
Joe Newfield	West Vancouver	V7W2H5	Canada	03/04/2017
Daniel Jacobs	West Vancouver	V7w1t7	Canada	03/04/2017
Alek Spasojevic	West Vancouver	V7w 2a5	Canada	03/04/2017
Camille Cook	West Vancouver	V7V 2Y1	Canada	03/04/2017
Eric Nguyen	West Vancouver	V7W2Y3	Canada	04/04/2017
Jade Jordan	West Vancouver	V7S3C4	Canada	04/04/2017
Mya Davis	west Vancouver	v7t1m7	Canada	04/04/2017
Daphne Bibbings	West Vancouver	v7w1t1	Canada	04/04/2017
Layla Yang	West Vancouver	V7S 2W6	Canada	04/04/2017
Ella Renzoni	West Vancouver	V7W 3G8	Canada	04/04/2017
Sophia Delafontaine	West Vancouver	V7w 1s4	Canada	04/04/2017
Kailyn Macdonald	West Vancouver	V7W2H4	Canada	04/04/2017
Sarah Thomson	West Vancouver	V7W1S7	Canada	04/04/2017
Georgia Mashford	West Vancouver	V7w 3b1	Canada	04/04/2017
alaina Steiro	West Vancouver	V7W 3G8	Canada	04/04/2017
Bryanna Biffis	West Vancouver	V7w2s1	Canada	04/04/2017
Megan Titcomb	West Vancouver	V7W 1T2	Canada	04/04/2017
Thomas Kusnierczyk	West Vancouver	V7w1n5	Canada	04/04/2017
Lauren Shantz	West Vancouver	V7W1Z2	Canada	04/04/2017
Janine Polderman	West Vancouver	V7V 2M9	Canada	04/04/2017
Emma Bailey	West Vancouver	V7w1v3	Canada	04/04/2017
Eliana Coppola-Gibson	West Vancouver	V7W1H9	Canada	04/04/2017
Jade weinstein	West Vancouver	v7s 2v2	Canada	04/04/2017
Emma Shuparski	West Vancouver	V7w2v7	Canada	05/04/2017
Isaac Rosin	West Vancouver	V7W1P4	Canada	05/04/2017
Tanner Foweraker	West Vancouver	V7t 2g2	Canada	05/04/2017
Serina Som	West Vancouver	V7v2t6	Canada	05/04/2017
Michael Padwick	West Vancouver	V7T 0A4	Canada	15/04/2017
Suzan Lemmers	Whistler	V0N1B9	Canada	03/04/2017
Liam McKenzie	Winnipeg	R3J 1E7	Canada	03/04/2017
Isobel Chester		V0N2E0	Australia	03/04/2017

Zoning By-Law Petition  
 Re: Water Zones W1 and W2

Lions Bay is a waterfront community and has had a long history of boat owners in the community. For many years some owners have selected to, and been allowed to, utilize moorings off the foreshore for seasonal moorage of vessels in lieu of marina, trailer or other storage. The Village of Lions Bay is proposing to disallow such moorage in a zoning bylaw amendment. As signatory to this petition, I am in favour of continuing to allow the seasonal mooring (up to 6 months) of vessels of any type (including houseboats) along the foreshore, without limitation.

Full Name	Signature	Address	Phone #	Resident	Non-resident	Date
Nancy Richmond	N Richmond			✓		01/01/17
Jennifer Reynolds	J Reynolds			✓		01/01/17
SHEILA BROMILEY	S.M. Bromiley			✓		01/04/17
PHILIP L BROMILEY				✓		✓
Lisa Turpin	L Turpin			✓		01/04/17
Marina Fleury	M. Fleury			✓		01/05/17
Yuko Gadoy Tokun	Y. Gadoy Tokun			✓		02/04/17
Clara George	C George			✓		02/04/17
Madison George-Berlet	M George-Berlet			✓		02/04/17
ILDIKO GEORGE	I. George			✓		04/01/17
LASZLO GEORGE	L. George			✓		04/01/17
Jennifer Peat	J Peat			✓		02/04/17
NORMAN PELLOW	Norman Pellow			✓		02-4-17
Irene Dorsman	Irene Dorsman			✓		02-04-17
PIETER DORSMAN	P. Dorsman			✓		2-4-17
nora dorsman	Nora Dorsman			✓		02/04/17
Louis K. Peterson	L.K. Peterson			✓		02/03/17
Vina Taylor	Vina Taylor			✓		04/03/17
NeVine Welch	NeVine Welch			✓		04/03/17
DANUS WISLECH	Danus Wislech			✓		04/03/17
Alexandra Welch	Alexandra Welch			✓		04/03/17

Zoning By-Law Petition  
 Re: Water Zones W1 and W2

Lions Bay is a waterfront community and has had a long history of boat owners in the community. For many years some owners have selected to, and been allowed to, utilize moorings off the foreshore for seasonal moorage of vessels in lieu of marina, trailer or other storage. The Village of Lions Bay is proposing to disallow such moorage in a zoning bylaw amendment. As signatory to this petition, I am in favour of continuing to allow the seasonal mooring (up to 6 months) of vessels of any type (including houseboats) along the foreshore, without limitation.

Full Name	Signature	Address	Phone #	Resident	Non-resident	Date
Fraser Pecker				✓		APR 3 2017
Wayne Pecker				✓		✓
Bob Kemp				✓		✓
Madeleine Wright				✓		✓
Bob Allan				✓		✓
R. Bedard				✓		✓
Bernice Bowill				19	✓	✓
Greg Turpin				✓		✓
Kit McLean				✓		APR 5, 2017
Nancy McKenzie				✓		4/6/17



Zoning By-Law Petition  
 Re: Water Zones W1 and W2

Lions Bay is a waterfront community and has had a long history of boat owners in the community. For many years some owners have selected to, and been allowed to, utilize moorings off the foreshore for seasonal moorage of vessels in lieu of marina, trailer or other storage. The Village of Lions Bay is proposing to disallow such moorage in a zoning bylaw amendment. As signatory to this petition, I am in favour of continuing to allow the seasonal mooring (up to 6 months) of vessels of any type (including houseboats) along the foreshore, without limitation.

Full Name	Signature	Address	Phone #	Resident	Non-resident	Date
WENDY CONWAY-MAIR	<i>Wendy Mair</i>	[REDACTED]	[REDACTED]	✓		April 1/17
ANDREW DOBOSIC	<i>Andrew Dobosic</i>	[REDACTED]	[REDACTED]	✓		APRIL 2/17
NICHOLAS SWAIN	<i>Nicholas Swain</i>	[REDACTED]	[REDACTED]	✓		APRIL 2/17
Stephen Haynes	<i>Stephen Haynes</i>	[REDACTED]	[REDACTED]		✓	Apr 2/17
Robert Wilhelm	<i>Robert Wilhelm</i>	[REDACTED]	[REDACTED]		✓	Apr 2/17
Brian Carson	<i>Brian Carson</i>	[REDACTED]	[REDACTED]	✓		April 2/17
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]			
LAWRENCE LEE	<i>Lawrence Lee</i>	[REDACTED]	[REDACTED]		✓	April 2/17
Cindy Ott	<i>Cindy Ott</i>	[REDACTED]	[REDACTED]		✓	Apr 2/17
Phaeleah Kuehne	<i>Phaeleah Kuehne</i>	[REDACTED]	[REDACTED]	✓		Apr 2/17
TANNIE KORACH	<i>Tannie Korach</i>	[REDACTED]	[REDACTED]		✓	APRIL 3/17
Bernard Canfield	<i>Bernard Canfield</i>	[REDACTED]	[REDACTED]		✓	Apr 03/17
Robert Gemmill	<i>Robert Gemmill</i>	[REDACTED]	[REDACTED]			" " "
Peter J Tielens	<i>Peter J Tielens</i>	[REDACTED]	[REDACTED]		✓	Apr 5/17
Peter Nteia	<i>Peter Nteia</i>	[REDACTED]	[REDACTED]	✓		April 1/17
GRANT SWAIN	<i>Grant Swain</i>	[REDACTED]	[REDACTED]		✓	







