



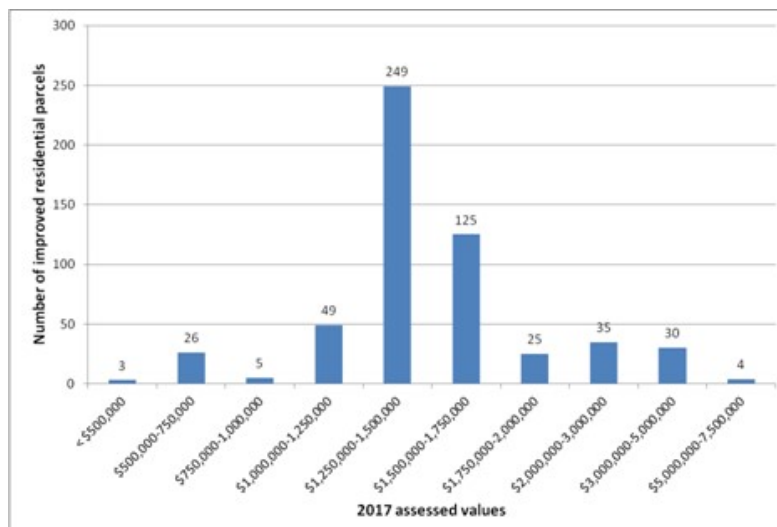
Village Update

Friday, June 9, 2017

From the Mayor's Desk

Hello Lions Bay,

2017 BC assessments have been out for a few weeks, and here are the cliff notes. Lions Bay's residential properties averaged a 36 percent increase in assessed value over last year. Of our 551 improved (i.e. built-on) residential parcels, just about half, 249, are assessed in the \$1,250,000-1,500,000 range. BC Assessment has a stated goal of getting assessments as close to market values as possible. If that's the case, looking at the distribution of property values in Lions Bay, I worry where young families to populate our school, and volunteer firefighters, and just the diversity of people to keep Lions Bay vibrant and thriving, are going to live:



One tool local government has to get there is zoning, and after eight months of pretty hard work, our new Zoning Bylaw is on the books following Tuesday's Council meeting. Lot coverage, setbacks, height considerations and most of the standard zoning stuff are unchanged, but now consolidated in one bylaw, and we've added several new features to bring us into the brave new world of BC's Lower Mainland:

- Ability for Lions Bay property owners to now subdivide to lots smaller than the old and new bylaws' 2 acre minimum, upon a community amenity contribution (CAC) against the density increase and presumably higher land value.
- Ability to build a detached cottage/carriage house up to 115 sq. meters (1238 sq. ft.) on qualifying parcels, with a small CAC and covenant not to stratify and sell the cottage or main residence separately. We think there may be about a dozen such opportunities; even one such project makes one more rental dwelling available, whether a larger house, or an age friendly cottage.
- Tightening up on secondary suite definitions and requirements. Council will be working on rationalising secondary suite charges soon.
- Removing the current prohibition on short term rentals and B&Bs, upon issue of a Temporary Use Permit to allow the municipality to control parking, utility use, noise and other neighbourhood impact. If you offer short term rental, in your home, whether by AirBNB, VBRO, or notices in the post office, it's time to apply for a permit, and if you don't you will be found (the ads make it pretty obvious). Home swaps not for monetary consideration are exempt.
- Prohibiting cannabis storefront retail.
- Tightening up on materials stockpiling and more than one mid-size commercial or industrial vehicle in residential zones, other than for active building projects where the machinery is demonstrably required for the project.
- Regulation of the surface of the ocean to 1000 feet from shore, as called for in our Letters Patent, by restricting overnighting on vessels in our waters, prohibiting new wharves, piers and docks (except by rezoning), and prohibiting mooring and motorised vessels in waters now effectively designated as park adjacent to existing Lions Bay and Kelvin Grove Beach parks.

Regards,
Karl Buhr (mayor.buhr@lionsbay.ca)

WE HAVE LIFT OFF!

THE NEW WWW.LIONSBAV.CA HAS BEEN LAUNCHED



The Village of Lions Bay has launched its new website and is excited to introduce you to our new look!

With a clean design, intuitive content, improved navigation, and enhanced menu functionality, our new website was designed with you in mind. The new site is also fully responsive with mobile devices making it easy to navigate on a wide range of web browsers and portable devices.

Along with revamping our old content we've added many new sections and features to keep you informed about the happenings in the Village. Going forward, we will continue to communicate regularly through our Village News section and provide new articles and notifications to provide you with more of the information you need.

We're really proud of the new website and feel it will create the experience you're looking for when you pay us a visit. Check out the new website here: www.lionsbay.ca

UPCOMING COUNCIL & COMMITTEE MEETINGS

All meetings take place in Council Chambers unless otherwise noted. The Village Office is open until 6:30pm on Regular Council Meeting nights.

- Regular Council Meeting - June 20, 2017 at 7:00 pm

Note: please check the Village website calendar for meeting schedule changes or cancellations.



Sign up for the
Village's new
Emergency
Notification
System

**Be in the know
when it matters most**



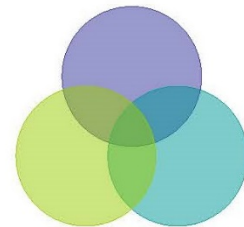
The Village of Lions Bay has launched its new emergency notification system that sends alerts by text, email, or voice to landline, in order to keep you informed! We will use LBAAlert to notify you about a variety of significant events, ranging from severe weather, wildfire, floods, debris flows, water restrictions, unexpected road closures, evacuations and any other emergency events that could impact you, your family and your community.

Ensure you receive real-time access to potentially lifesaving information when you need it most - Register now by visiting the [Emergency Notification System](#) page on our new website.

SENIORS SOCIAL CIRCLE

SSC Notepad #1: **POSTPONED**: The SSC Annual Mini Golf & Barbecue Event planned for June 14th is postponed as there are numerous other events on the current calendar.

SSC Notepad #2: The Summer Tai Chi program (Tuesdays, 11:00 - 12:15, in Broughton Hall) ends June 30th. Watch for the Fall program starting in September!



SSC Notepad #3: **"THE POWER OF AGING"**: An interactive presentation on 'How to thrive as through change as we grow older, with Wisdom, Energy and Curiosity', by well-known Counselling Therapist Dr. Gloria McArter. Please RSVP your attendance by calling the residence you plan to attend. Time each location, 2:00 - 4:00 at:
June 13 at Westerleigh PARC, 604-922-9888. 725-22nd Street, West Vancouver.
June 14 at Summerhill PARC, 604-980-6525. 135-15th Street West, North Vancouver.
June 15 at Cedar Springs PARC, 604-986-3633. 3633 Mt Seymour Parkway, N. Van.

SSC Notepad #4: The revised and updated Village website (www.lionsbay.ca) is up and running. It is packed with important municipal information, nicely presented.



CANADA DAY VOLUNTEERS

The Events Committee is working hard to arrange a sensational Canada Day Celebration. We are hoping to get a few volunteers to make this year as spectacular as always. Whether you prefer to lend a helping hand prior to the event, after the event or for a short time during, we've got a place for you. Volunteering is a great time to get to know more people from your community and support one of our biggest events of the year.

Please click [here](#) to see how you can lend a hand. All time slots are just for one hour. Your support is much appreciated!

THE BAD OLD DAYS... AND WHY WE NEED TO CONTINUE BEING BEAR SMART

We've had so many years now without bears hanging out in the Village that is easy to forget the "bad old days" of frequent bear encounters and even bears breaking into houses. Please click the button below to read more...

[Bear Smart Reminder 2017](#)

PROPERTY TAX DEFERRALS

For those residents who currently defer their property taxes, renewal applications have now been mailed out by the Province. If you do not receive your form, please contact the Property Tax Deferment Office at 1-888-355-2700 or taxdeferment@gov.bc.ca.

The tax deferment application must be received by the Village Office by the tax due date (July 14 by 4:00 p.m.) or the late payment penalty will be applied. If the property is eligible for the Home Owner Grant, the grant application must be completed before the deferral can be accepted.

For more information about the deferment program, please go to their [website](#).

For any residents interested in the deferral program, you may be able to apply for a low interest loan (deferral) from the Province to pay your current year property taxes on your principal residence, once you receive your property tax notice. There are two programs you may qualify for:

Regular Program:

You may qualify for this program if you are:

- 55 or older during the current year
- A surviving spouse of any age, or
- A person with disabilities

Families with Children Program

- You may qualify for this program if you are a parent, stepparent or financially supporting a child.

See what's happening on our social sites:





THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Direct: 604-921-9333 | reception@lionsbay.ca | www.lionsbay.ca