



Village Update

Friday, September 15, 2017

From the Mayor's Desk

Hello Lions Bay,

Heads up that with the passage of our new Zoning Bylaw, short term property rentals (STRs), as in Airbnb, VRBO, Homeaway and others, are now regulated in Lions Bay. If you follow regional news you'll know why: being so much more lucrative, STRs cut into long-term rental housing supply, plus significantly change the character and nature of neighbourhoods. Council clearly heard that Lions Bay is OK with a few carefully controlled STRs. The bylaw requires that if you offer or are considering offering a short-term rental, you must have a Temporary Use Permit as outlined [here](#). A secondary suite within a dwelling (i.e. only 1 allowed per dwelling) can only be rented on a monthly or longer basis, while detached cottages as now allowed by the bylaw ARE eligible for STR. I rely on Airbnb and VRBO myself when the family travels, and a quick search on Airbnb finds 9 such in Lions Bay, ranging from \$71 to \$737 a night. Since they're publicly marketed they're pretty easy to regulate. Non-compliance penalties will not be insignificant.

Back to secondary suites, occupied or not they must be registered and safety-inspected. Staff will be pushing for registration compliance by the next March's utility bill/secondary suite information return. Before then I will be proposing to Council that we eliminate the added utility charge for secondary suites occupied by non-family members. Only 28 properties paid it in 2017, and if increased utility usage is the purported justification, an exclusion for family members makes no sense. The lost revenue (\$20,700 in 2017) would be distributed among all ratepayers in the water utility cost if the charge is dropped.

This Tuesday, our first meeting after the summer hiatus, Council got through a lot of business. For one, we approved the Water Network Upgrade project configuration as recommended by engineers, staff and the Infrastructure Committee. The failing 400,000 iG Harvey Tank will be replaced with a 2.33 million litre concrete vessel (we will be tendering both poured-in-place and pre-stressed concrete; steel was excluded due to high lifecycle costs). The failed Phase IV and V tanks on Alberta Creek will be removed and a new pressure reducing valve will simplify access and maintenance. The monster green Highway Tank will be replaced with a buried equalisation vessel to commence configuring the network to modern best practice. The increase in Harvey storage capacity provides firefighting water volumes required by current insurance underwriting standards without needing to touch the Magnesia Tank, and retention times and resulting water age and required residual chlorine will be managed through new control systems. The project looks like it will come in on the \$2.7 mil. budget, gulp, but to remind us all, is 87 percent grant-funded, and the rest by long-term debt as approved by Lions Bay's voters. If sufficient funding is available the Village will look to include a new Alberta Creek crossing and a new control valve chamber to improve water system operational controls.

Council also appointed the five public members of a Beach Advisory Committee from a dozen applications received. The Committee will be comprised of, in no particular order, Heather Hood, Robin Spano, Russ Meiklejohn, Oliver Brunke and Mattie Guildenhuys, to be chaired by Cllr. Ron McLaughlin, with the first (public) meeting slated for this coming Tuesday evening.

Nominations for the byelection for our vacant Councillor seat closed today at 4 pm sharp today with Norman Barmeier, Scott Ando and Jamie Cunliffe throwing their hats in the ring.

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

BY-ELECTION OCTOBER 21, 2017



The Village of Lions Bay will hold a by-election for the office of one Councillor on Saturday, October 21, 2017. The term for the position will end in October 2018, when the next general local election will be held. The by-election is being held to fill the vacant Councillor position.

The nomination period closed at 4 pm on Friday, September 15, 2017. The candidates are: **Norman Barmeier; Jamie Cunliffe; Scott Ando.**

Eligible voters will be able to cast their ballots at Broughton Hall on October 21st or during the advance voting opportunity on Wednesday, October 11, 2017. Electors may also vote by mail ballot.

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.

- Lions Bay Beach Park Advisory Committee - September 19, 2017 at 6:00 pm
- Infrastructure Committee Meeting - September 25, 2017 at 7:00 pm

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

Thank You

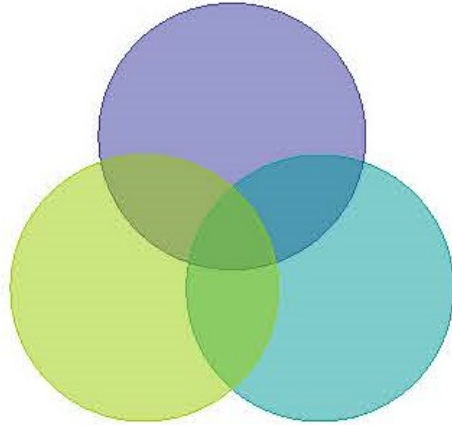


The Lions Bay Fire Department would like to thank everyone who came out and supported FireFighters Day. Despite the fact that we had some much needed rain, it was a fun-filled day with many activities and prizes. We raised approximately \$24,000!! A special thank you to Chloe Shaw and Maeve Dorsman for their Henna painting, to Albert & Sue Forshaw, Trudi and Rudy Luethy, Wendy Conway-Mair and Raif Mair, and Angela and Chris Atkins for their generous cash donations, to everyone who donated to the silent auction, to Save-on-Foods, and to the Public Works crew for helping with the days set-up. We couldn't have done it without all your support!

NOTICE OF CONSTRUCTION

Please be advised that on September 20th and 21st, the strata commercial building will be replacing their septic system. Crews will be on site setting up on the 20th and work will commence on the 21st. The businesses will be open, however it is advised that residents please avoid the commercial precinct if they can during this time in order to give the workers as much space as possible. Thank you for your patience during this time.

SENIORS SOCIAL CIRCLE



SSC Notepad #1: A draft of the new Lions Bay Community Resources Directory will be available at a table at the Café at coffee times, mornings and afternoons, for a couple of weeks, for you and the public to preview the pre-publication version. Come have a coffee and check your entry!

SSC Notepad #2: The Lions Bay Concert Series welcomes Seniors and all! Look for upcoming events and registration with Tamara at tamara@tamaraleger.com and Eventbrite.



**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 website.

See what's happening on our social sites:



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