



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

**REGULAR MEETING OF THE COUNCIL
OF THE VILLAGE OF LIONS BAY
HELD ON TUESDAY, APRIL 2, 2019 at 7:00 PM
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

AGENDA

- 1. Call to Order**
- 2. Adoption 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. Special Council Meeting – March 12, 2019 (Page 5)
THAT the Special Council Meeting Minutes of March 12, 2019 be approved as circulated.
 - B. Regular Council Meeting – March 19, 2019 (Page 7)
THAT the Regular Council Meeting Minutes of March 19, 2019 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
76	March 19, 2019	Staff to consider the creation of a policy for the Infrastructure Committee and report back to Council.	CAO DeJong
77	March 19, 2019	G1: Legislative Assembly of BC – CAO DeJong to respond advising that accessibility standards will be investigated when the Building Bylaw is reviewed	CAO DeJong
78	March 19, 2019	R1: Don Shaw – Train Whistle – CAO DeJong to respond advising that whistling cessation applications are very involved and require costly processes which the Municipality is	CAO DeJong

		not presently in a position to pursue.	
79	March 19, 2019	R2: George Liu – Climate Change – Mayor to respond re: outcome of March 19 discussion.	Mayor McLaughlin
80	March 19, 2019	R3: Jon Povill – Recovering Climate Change Delegation – Mayor to respond re: outcome of March 19 discussion.	Mayor McLaughlin
81	March 19, 2019	R3: Gordon Cornwall – Recovering Climate Change Delegation – Mayor to respond re: outcome of March 19 discussion.	Mayor McLaughlin

8. Reports

A. Staff

- i. CFO: Draft 2019-2023 Five Year Financial Plan (Page 17)
 THAT the report “Draft 2019-2023 Five Year Financial Plan” be received for information purposes.
- ii. CAO: CN Lease re. Lions Bay Beach Park Parking Lot (Page 39)
 (1) THAT the Lease between the Canadian National Railway Company and the Village of Lions Bay dated May 1, 2018, (the “2019-2023 CN Lease”) be approved in substantially the form attached; and
 (2) THAT the Mayor and the Chief Administrative Officer be authorized to execute the 2019-2013 CN Lease, subject to any minor amendments regarding insurance terms to be agreed as between the CN and the Municipality.
- iii. Office Coordinator: Resident Survey Results – Proposed Metro Vancouver Bylaw to Restrict Wood Burning Appliances (Page 61)
 THAT the Information Report, “Resident Survey: Proposed Metro Vancouver Bylaw to Restrict Wood Burning Appliances” be received.

B. Mayor – None

C. Council

- i. Councillor Abbott: Request for Decision – Proposed Metro Vancouver Bylaw to Restrict Wood Burning Appliances (On Table)
- ii. Councillor Abbott: Citizen of the Year/Citizen of Distinction
- iii. Councillor Cunliffe/Abbott: Canada Day Update
- iv. Councillor Cunliffe: Volunteer Week

D. Committees – None

E. Emergency Services – None

9. Resolutions

10. Bylaws

- A. 2019-2023 Five Year Financial Plan Bylaw No. 560, 2019 – First and Second Reading (Page 95)

THAT the 2019-2023 Five Year Financial Plan Bylaw No. 560, 2019 be read a first and second time.

11. Correspondence

- A. List of Correspondence to March 28, 2019 (Page 101)

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

Proposed topics for discussion in the absence of the public:

- A. Citizen of the Year/Citizen of Distinction

- B. Sale of 52 Brunswick Beach Road and Sale of 35 Kelvin Grove Way

THAT Council considers the disclosure of information in respect of the sale of 52 Brunswick Beach Road could reasonably be expected to harm the interests of the municipality.

- C. Personnel – Labour Relations

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:

a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;

c) labour relations or other employee relations;

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

n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2);

Council does not anticipate reconvening the open meeting for any purpose other than to adjourn the meeting generally.

[OR]

Council anticipates reconvening the open meeting to discuss the following item(s):

- 15. Reporting Out from Closed Portion of Meeting**
- 16. Adjournment**



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

**SPECIAL MEETING OF THE COUNCIL
OF THE VILLAGE OF LIONS BAY
HELD ON TUESDAY, MARCH 12, 2019 at 5:30 PM
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

MINUTES

In Attendance:

Council: Mayor Ron McLaughlin
Councillor Neville Abbott
Councillor Fred Bain
Councillor Jaime Cunliffe

Staff: Chief Administrative Officer Peter DeJong (Recorder)
Chief Financial Officer Pamela Rooke

Delegations: 0

Public: 0

1. Call to Order

Mayor McLaughlin called the meeting to order at 5:30 p.m.

2. Adoption of Agenda

Moved/Seconded

THAT the agenda be adopted as submitted.

CARRIED

3. Closed Council Meeting

Proposed topics for discussion in the absence of the public:

A. Sale of 52 Brunswick Beach Road

THAT Council considers the disclosure of information in respect of the sale of 52 Brunswick Beach Road could reasonably be expected to harm the interests of the municipality.

CARRIED

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:

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

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

CARRIED

The meeting was closed to the public at 5:32 p.m.

The meeting was re-opened to the public at 5:59 p.m.

4. Reporting Out From Closed Portion of Meeting

None.

5. Adjournment

Moved/Seconded

THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 5:59 p.m.

Mayor

Corporate Officer

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

**REGULAR MEETING OF THE COUNCIL
OF THE VILLAGE OF LIONS BAY
HELD ON TUESDAY, MARCH 19, 2019 at 7:00 PM
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

MINUTES

In Attendance:

Council: Mayor Ron McLaughlin
Councillor Neville Abbott
Councillor Fred Bain
Councillor Norm Barmeier
Councillor Jaime Cunliffe

Staff: Chief Financial Officer Pamela Rooke, Acting Chief Administrative Officer
Public Works Manager Nai Jaffer
Recording Secretary Carol Lee

Delegations: 1
Public: 3

1. Call to Order

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

2. Adoption of Agenda

Moved/Seconded

THAT Item 8Civ – Wood Burning Stove Village Update be added; and
THAT item 8Di – Policy on the Infrastructure Committee Agenda be added; and
THAT the agenda be adopted, as amended.

CARRIED

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

A. Tony Cox

Mr. Cox reported that a portion of the funds raised by the Lions Bay Historical Society through the sale of books is returned to the community. He asked for Council's feedback on the proposed purchase of benches to be installed outside of the Village Hall. Council requested that the benches selected be robust and consideration be given to the maintenance requirements.

B. Farrah Azordegan

Mrs. Azordegan questioned Council regarding the process for prioritizing issues raised by the public at Council meetings. She noted that the issues she raised at the March 5, 2019 Council meeting do not appear on the agenda of the March 19, 2019 Council meeting. Mayor McLaughlin advised that CAO DeJong would be bringing an updated filming policy to Council within the next 60 days.

Mrs. Azordegan reported that the signs informing the public of the Village Bylaws in the Lower Kelvin Grove area have disappeared. She requested that the signs be replaced to ensure that there is compliance with the Village Bylaws in Lower Kelvin Grove.

C. Kambiz Azordegan

Mr. Azordegan expressed concern regarding the nuisance created by noise and cannabis consumption near his residence. He requested that he be appointed to a committee to assist the Mayor and Council to resolve the issues regarding the parking lot in Lower Kelvin Grove.

Mayor McLaughlin advised that CAO DeJong will be requested to provide an update on the Parking Plan to Council.

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

A. Marek and Grazyna Sredzki – Drainage Issue on Oceanview Road

Mr. Sredzki advised that he purchased the property from the Village 35 years ago. The improper registration of easements and the existence of a driveway in the middle of the property have created many difficulties in the construction of a home on the property.

Mr. Sredzki expressed the opinion that the letter from the owner of the 220 Oceanview Road property, informing of a drainage issue on Oceanview Road, is not factual. The request to reinstall an expanded culvert is unnecessary and would not solve the problem, which is as yet unproven. The cost of reconstructing the culvert would be exorbitant and would destroy the garden that has been created on his property.

Mr. Sredzki proposed an alternate, inexpensive solution to the one proposed by the 220 Oceanview Road property owner, if a drainage problem does indeed exist on Oceanview Road.

Council indicated that it was deemed prudent to undertake a study, which is underway. Mr. Jaffer reported that the drainage issue was raised by the Infrastructure Committee, not by a complaint of a single resident.

Audio: 00:44

5. Review & Approval of Minutes of Prior Meetings

A. Regular Council Meeting – March 5, 2019

Moved/Seconded

THAT the Regular Council Meeting Minutes of March 5, 2019 be approved as circulated.

CARRIED

6. Business Arising from the Minutes

A. March 5, 2019 Regular Council Meeting

Item 3C – Mayor McLaughlin commented that the Mayor’s response to the filming issue raised by Mrs. Azordegan at the March 5, 2019 Regular Council meeting may appear in the March 22, 2019 edition of the Village Update.

7. Unfinished Business

A. Follow-Up Action Items from Previous Meetings

#	Meeting Date	Description of Action Item	Action
75	March 5, 2019	G3: Ruth Simons – Howe Sound Clean Up – CAO to follow up	[strike]

B. Recovering Climate Costs Follow-Up

Mayor McLaughlin noted that the Village could correspond directly with the oil companies or lobby the provincial government to represent the Village with the oil companies. There was discussion regarding whether the Village taking action against the oil companies would provide a benefit to residents. Mayor McLaughlin read aloud the following proposed motion, which was not moved.

“THAT a letter be sent to Premier Horgan requesting that the Province of BC review the potential for legislation which will incentivize the largest greenhouse gas emitters to substantially mitigate their GHG emissions and require compensation from those which fail to do so.”

Audio: 00:48

8. Reports

A. Staff

i. CFO: 2019 Preliminary Budget

CFO Rooke reviewed the 2019 Preliminary Budget and noted the reduction in the tax increase to 3%, in accordance with direction from Council. The 2019 Budget will be presented for review and discussion at the April 2, 2019 Council meeting, as part of the 2019–2023 Five Year Financial Plan. The 2019–2023 Five Year Financial Plan Bylaw will also be presented for first and second reading at the April 2, 2019 Council meeting. CFO Rooke advised that there is a legislative requirement for the 2019–2023 Five Year Financial Plan Bylaw to be adopted by May 15, 2019.

CFO Rooke advised that capital commitments cannot be authorized without an approved budget in place. There is a need for a resolution to approve funding for the CN Parking Lot Improvements prior to the adoption of the 2019–2023 Five Year Financial Plan Bylaw.

There was discussion on the efforts required to communicate and engage Village residents on the 2019 budget.

Mayor McLaughlin requested that CAO DeJong and CFO Rooke provide wording regarding the type of projects that would be funded through the segregated infrastructure reserve at the April 2, 2019 Council meeting.

Moved/Seconded

- (1) THAT the attached budget, which includes a 3% tax increase to cover operational expenses as well as the proposed capital and supplemental expenses, is received;
- (2) THAT the tax increase will be 13%, representing 3% to cover operational expenses as well as minor capital and supplemental expenses and 10% to be segregated in an infrastructure reserve fund; and
- (3) THAT the 2019–2023 Five Year Financial Plan will show 13% compound tax increases.

CARRIED

Moved/Seconded

THAT Council approve the 2019 budget for the CN Parking Lot Improvements in the amount of \$29,200 to enable work to commence on the CN Lot prior to adoption of the 2019–2023 Five Year Financial Plan Bylaw.

CARRIED

Audio: 01:24

ii. CAO: Council Remuneration

CFO Rooke reported that on October 2, 2018, Council adopted the Council Remuneration Bylaw No. 522, 2018. The Bylaw states that “Council remuneration increases shall be made annually effective the first day of January and shall be based on the percentage the BC Consumer Price Index (CPI) increased over the previous calendar year”. Based on the 2018 BC CPI, Council will receive a 2.72% remuneration increase, retroactive to January 1, 2019. Mayor McLaughlin noted comparable compensation paid to Mayors and Councillors of similar-sized municipalities in Metro Vancouver.

Moved/Seconded

THAT the report “Council Remuneration” be received for information.

CARRIED

Audio: 01:33

iii. CAO: Resident Parking Permits

Acting CAO Rooke reviewed the parking permit options provided in the report dated March 12, 2019, that was provided with the agenda material. Non-transferrable parking passes must be affixed to the vehicle while hanging permits would be transferrable amongst vehicles. There was discussion of the advantages and disadvantages of transferrable and non-transferrable parking passes. It was questioned whether it is necessary to issue new parking permits annually.

The discussion was tabled to the April 2, 2019 Council meeting with direction to Staff to investigate options for transferrable parking permits that are valid for multiple years.

CARRIED

Audio: 01:37

B. Mayor

i. E-Comm Information Session

Mayor McLaughlin reported that the upcoming E-Comm Information Session is open to all Councillors interested in attending.

C. Council

i. Councillor Barmeier: RFD – Electric Vehicle DC Fast Charging Station

Councillor Barmeier provided a Government of Canada document titled “Electric Vehicle and Alternative Fuel Infrastructure Deployment Initiative – Eligibility” on table. He noted that, in addition to the federal grant, a BC grant of \$2,500 is available for electric vehicle charging infrastructure. The federal grant application must be submitted by May 16, 2019. Using the Express 250 charger as an example, and assuming the federal and provincial grants are received, it would be necessary for the Village to contribute capital funds of approximately \$20,000 to install a DC fast charging station.

Councillor Barmeier reviewed the report dated March 14, 2019 that was provided with the agenda material, noting the need for Lions Bay to show leadership in the area of zero emission vehicles (ZEVs) and to investigate providing DC fast charging infrastructure. He suggested that Staff initiate discussions with BC Hydro to determine whether to pursue the initiative.

There was discussion on concerns with the availability of staff resources to pursue the initiative and whether the residents would benefit from the Village assuming the costs of installing and operating a DC fast charging station.

Moved/Seconded

- (1) THAT Council directs Staff to investigate the best location for an Electric Vehicle DC Fast Charging Station for two vehicles, in terms of access to power and space; and
- (2) THAT Council authorize Staff to initiate a connection request with BC Hydro and pay the associated design deposit of approximately \$500; and
- (3) THAT Council budget \$5,000 for preliminary charging station design to support the initial BC Hydro connection request; and
- (4) THAT Council direct the Infrastructure Committee to pursue DC fast charging station “terms of reference” including ownership, maintenance, reliability and user payment format.

CARRIED

Audio: 01:37

ii. Councillor Cunliffe – Volunteer Week (Verbal)

Councillor Cunliffe provided an email dated March 17, 2019 regarding “Volunteer Week Party!” on table.

Acting CAO Rooke noted challenges with holding the event on Lions Bay Beach and the liquor license requirement to establish a separated area for the serving and consumption of alcohol. Councillor Cunliffe will investigate the possibility of a single liquor license being applicable to a secondary site.

iii. Councillor Cunliffe – New to the Village Celebration (Verbal)

This item was discussed under Item 8Cii.

iv. Councillor Abbott – Wood Burning Stove Village Update

Councillor Abbott reported that a reminder of the deadline for responses to the resident survey on Metro Vancouver’s proposed bylaw to restrict wood burning appliances will be included in the March 22, 2019 edition of the Village Update. Councillor Abbott undertook to provide the text regarding the reminder of the deadline.

Councillor Abbott suggested that the time for public participation at the April 2, 2019 Council meeting be extended to receive comments regarding the proposed bylaw, in lieu of the suggestion to hold a Town Hall Meeting.

D. Committees

i. Councillor Bain – Policy on the Infrastructure Committee Agenda

Councillor Bain requested Council input on the possibility of establishing a policy regarding items to be included on agendas for Infrastructure Committee meetings. There are instances where there is no new information to be considered and it may not be worthwhile to schedule a meeting that will unnecessarily consume the time of committee members and Staff.

Council requested that Staff consider the creation of a policy and report back to Council.

E. Emergency Services

i. RCMP Monthly Report

Moved/Seconded

THAT the RCMP Monthly Report be received for information.

CARRIED

9. Resolutions

A. Rural Dividend Program

Mayor McLaughlin reported that Metro Vancouver has offered to provide a letter indicating its support for Lions Bay to be considered eligible for the Rural Dividend Program. Lions Bay is currently ineligible because it is considered an urban area, due to its membership in Metro Vancouver.

Moved/Seconded

THAT a letter be sent to the Chair and Board of Metro Vancouver seeking support for our request to be considered eligible for the Rural Dividend Program.

CARRIED

10. Bylaws

None

11. Correspondence

A. List of Correspondence to March 14, 2019

Moved/Seconded

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

- G1: Legislative Assembly of British Columbia – CAO DeJong to respond advising that accessibility standards will be investigated when the Building Bylaw is reviewed
- G2: Federal Lands Initiative – no action
- R1: Don Shaw – Train Whistle – E-mail from P. Goldsmith-Jones was provided on table. CAO DeJong to respond advising that whistling cessation applications are very involved and require costly processes which the Municipality is not presently in a position to pursue.

- R2: George Liu – Climate Change – Mayor McLaughlin to respond advising of the outcome of discussions at the March 19, 2019 Council meeting
- R3: Jon Povill – Recovering Climate Change Delegation – Mayor McLaughlin to respond advising of the outcome of discussions at the March 19, 2019 Council meeting
- R4: Gordon Cornwall – Recovering Climate Change Delegation – Mayor McLaughlin to respond advising of the outcome of discussions at the March 19, 2019 Council meeting
- R5: Elizabeth Hodgson – IC Questions and Answers – no further action
- R6: Farrah Azordegan – Road Asphalt – no further action
- R7: Bruce and Paula McLachlan – no further action

CARRIED

12. New Business

None

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

None

14. Closed Council Meeting

Proposed topics for discussion in the absence of the public:

- A. Lions Bay Fire Rescue
 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:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (c) labour relations or other employee relations.

CARRIED

At 9:58 pm the meeting was extended until 10:15 pm.

Moved/Seconded

THAT the meeting be extended until 10:15 pm.

CARRIED

Mayor McLaughlin advised that Council does not anticipate reconvening the open meeting for any purpose other than to adjourn the meeting generally.

The meeting was closed to the public at 9:59 p.m.

15. Reporting Out from Closed Portion of Meeting
None

16. Adjournment
Moved/Seconded
THAT the meeting be adjourned.

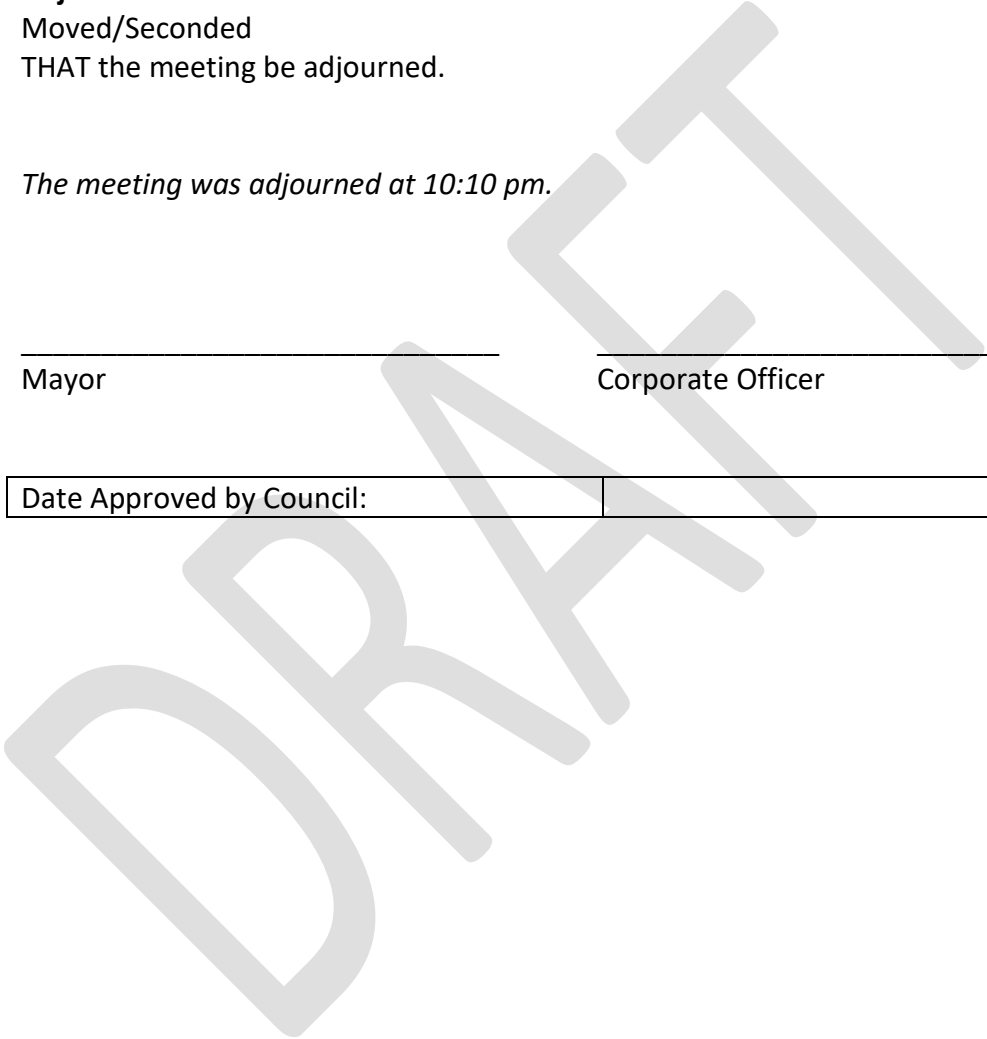
CARRIED

The meeting was adjourned at 10:10 pm.

Mayor

Corporate Officer

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

Type	Report to Council		
Title	Draft 2019–2023 Five Year Financial Plan		
Author	Pamela Rooke	Reviewed By:	Peter DeJong
Date	March 28, 2019	Version	
Issued for	April 2, 2019 Regular Council Meeting		

RECOMMENDATION

THAT the report “Draft 2019-2023 Five Year Financial Plan” be received for information purposes.

ATTACHMENTS

- 2019 Consolidated Operating Budget
- 2019 Capital Requests
- 2019-2023 Summary of Capital Expenditures
- Consolidated Financial Plan 2019-2023

KEY INFORMATION

The draft 2019–2023 Five Year Financial Plan (the Plan) of the Village of Lions Bay projects revenues and expenditures for the five year period from 2019 to 2023. The Plan draws from the 2019 provisional budget and extrapolates revenues and expenses for the five year period based on certain assumptions as stated below.

Assumptions:

- Property tax increase – 3%
- Infrastructure levy – 10%
- Water user rate increase – 2%
- Sewer user rate increase – 3%
- Labour expense increase – 1.75 to 2.0%
- Non-labour expense increase – 1.5% to 3.0%



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Capital expenditures include all of the projects outlined in the Loan Authorization Bylaw and assumes all projects will be undertaken in the next five years with the costs offset by grant revenue and MFA borrowing.

FOLLOW UP ACTION

The 2019-2023 Five Year Financial Plan Bylaw will be brought to the April 2, 2019 Council Meeting for first and second reading.

The Village of Lions Bay Consolidated Operating Budget 2019

	2018 Budget	2019 Budget	Change	%
Revenues				
Taxation	1,505,015	1,550,775	45,760	3.0%
Infrastructure Levy		144,658		
Utility Fees and Rates	1,089,217	1,138,127	48,910	4.5%
Fees, Licenses and Permits	203,556	177,723	(25,833)	-12.7%
Grants	2,612,116	2,351,248	(260,868)	-10.0%
Loan Proceeds	-	380,000	380,000	n/a
Land Sales	3,124,994	2,353,539	(771,455)	n/a
Other Revenue	148,524	118,751	(29,773)	-20.0%
	8,683,422	8,214,820	(613,259)	-7.1%
Expenditures				
Administrative Services	1,086,033	1,230,426	144,393	13.3%
Council	72,680	67,358	(5,322)	-7.3%
EOC	57,540	53,476	(4,064)	-7.1%
Fire	360,976	326,706	(34,270)	-9.5%
Bylaw	37,173	38,974	1,801	4.8%
Parks, Recreation and Culture	241,466	239,737	(1,729)	-0.7%
Planning and Development	114,563	95,974	(18,589)	-16.2%
Public Works	493,458	518,255	24,797	5.0%
Water Fund	1,063,023	957,180	(105,844)	-10.0%
Sewer Fund	87,816	176,063	88,247	100.5%
Solid Waste	185,919	190,258	4,339	2.3%
	3,800,646	3,894,406	93,760	2.5%
Surplus / (Deficit)	4,882,776	4,320,415		
Non-cash items included in Surplus/(Deficit)				
Add back amortization	588,976	736,619		
MFA Actuarial Gain on Debt	(23,456)	(26,901)		
	5,448,297	5,030,133		
Cash items NOT included in Surplus/(Deficit)				
Repayment of Debt Principal	(152,364)	(178,273)		
	5,295,933	4,851,859		
Capital Expenditures - Sewer/Water		(2,515,426)		
Capital Expenditures - General		(655,168)		
Transfer from (to) Reserves:				
Gas Tax Funding		(56,450)		
Transfer from Surplus - Loan		401,697		
Transfer from Surplus - Re-budgets		427,544		
Transfer to Reserves - Land Sales		(2,353,539)		
Transfer to Reserves - Infrastructure Levy		(144,658)		
Water Surplus		(122,832)		
Sewer Deficit		168,037		
Solid Waste Surplus		(1,064)		
Cash Surplus		0		

**Village of Lions Bay
2019 Draft Budget**

Revenues

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
Taxation								
General Municipal Property Tax	1,105,803	1,404,485	1,446,609	1,446,575	1,489,972	43,397	3.0%	1
Infrastructure Levy					144,658	144,658	n/a	1
Fire Levy - from Municipal Taxation	231,703	-	-	-	-	-	n/a	
Parcel Taxes	35,931	10,585	10,585	10,585	10,585	-	0.0%	
Grants in Lieu	34,367	38,577	47,855	47,855	50,218	2,363	4.9%	
	1,407,804	1,453,647	1,505,049	1,505,015	1,695,433	190,418	12.7%	
Utility Fees and Rates								
Water User Rates	786,865	834,605	837,613	837,613	879,494	41,881	5.0%	
Sewer User Rates	44,822	67,234	68,034	68,034	72,276	4,242	6.3%	
Solid Waste User Rates	199,999	185,795	183,570	183,570	186,357	2,787	1.5%	
	1,031,686	1,087,634	1,089,217	1,089,217	1,138,127	48,910	4.5%	
Fees, Licenses and Permits								
Building Permits	11,357	89,603	54,300	75,000	55,000	(20,000)	-26.7%	
Temporay Use Permits	-	-	2,500	7,350	-	(7,350)	-100.0%	
Subdivision Fees	-	-	-	5,150	-	(5,150)	-100.0%	
Board Of Variance Application Fee	1,000	2,000	2,000	2,000	2,000	-	0.0%	
Secondary Suite Surcharge Fees	17,098	22,476	28,307	22,518	28,435	5,917	26.3%	
Other Permits	2,530	3,655	(200)	1,000	1,150	150	15.0%	
Fire Training Programs	300	900	600	300	1,200	900	300.0%	
Recreation Programs	3,855	2,695	3,124	2,600	2,600	-	0.0%	
Hall Rental	9,113	8,501	6,700	8,500	7,000	(1,500)	-17.6%	
In-Kind Revenue	5,715	2,755	-	6,335	-	(6,335)	-100.0%	
Boat Space Rentals	5,800	9,894	7,475	7,625	7,625	-	0.0%	
Rental Agree - BC Ambulance	25,113	25,113	25,113	25,113	25,113	-	0.0%	
Parking Fines	8,098	9,986	10,238	9,000	10,000	1,000	11.1%	
Parking Passes - Other	1,240	1,520	1,760	1,200	1,400	200	16.7%	
Parking Meters	5,793	20,731	22,350	20,450	20,900	450	2.2%	
Dog Licences	4,860	4,800	3,900	4,000	4,000	-	0.0%	
Filming Revenue	2,200	3,100	12,150	2,000	8,000	6,000	300.0%	
Tree Cutting Applications	400	450	600	500	500	-	0.0%	
Tax Information Charges	2,160	2,430	1,920	2,000	2,000	-	0.0%	
Miscellaneous	4,116	1,887	878	915	800	(115)	-12.6%	
	110,746	212,495	183,715	203,556	177,723	(25,833)	-12.7%	
Grants								
Small Community Grant	296,372	298,898	296,118	295,000	295,000	-	0.0%	
New Build Canada Grant	73,860	141,039	-	-	-	-	n/a	
CWWF Grant	-	213,369	647,021	2,036,761	1,961,229	(75,532)	-3.7%	2

**Village of Lions Bay
2019 Draft Budget**

Revenues

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
CN Railway Grant	-	-	-	-	-	-	n/a	
Translink Grant	-	12,524	-	40,000	-	(40,000)	-100.0%	
Gas Tax Funding	56,451	56,502	59,264	56,450	56,450	-	0.0%	
Provincial Government Grants	-	10,200	9,800	9,800	-	(9,800)	-100.0%	
Federal Government Grants	2,177	-	-	-	-	-	n/a	
Emergency Financial Assistance (EMBC)	99,113	-	110,553	147,405	-	(147,405)	-100.0%	
Other Grants	2,350	23,642	9,926	26,700	38,569	11,869	44.5%	
	530,322	756,175	1,132,682	2,612,116	2,351,248	(260,868)	-10.0%	
Other Revenue								
External Borrowing	-	456,291	-	-	380,000	380,000	n/a	3
Net Proceeds from Land Sales	-	-	-	3,124,994	2,353,539	(771,455)	-24.7%	
Insurance Proceeds	-	110,692	49,965	41,308	-	(41,308)	n/a	
Fire Department Callouts Highway	35,711	16,085	10,110	16,000	12,000	(4,000)	-25.0%	
Donations to LB Fire Department	9,118	1,000	1,650	6,000	8,000	2,000	33.3%	
Fire Fighter Day Revenue	25,152	23,234	15,324	24,000	20,000	(4,000)	-16.7%	
Fire Department Miscellaneous	-	-	-	-	-	-	n/a	
Tax Penalties and Interest	24,983	23,528	25,873	22,100	23,250	1,150	5.2%	
Admin Fees - Schools Taxes	2,856	2,959	-	2,800	2,800	-	0.0%	
MFA Actuarial Interest	17,506	20,422	23,456	23,456	26,901	3,445	14.7%	
Bank Return on Investment	13,152	22,174	33,517	11,360	25,300	13,940	122.7%	
Miscellaneous	4,082	17,609	9,168	1,500	500	(1,000)	-66.7%	
Water/Sewer Connection Fees	94	15,958	1,200	-	-	-	n/a	
	132,653	709,952	170,263	3,273,518	2,852,290	(421,228)	-12.9%	
Total Revenues	3,213,211	4,219,903	4,080,926	8,683,422	8,214,820	(468,601)	-5.4%	

Notes:

- 1 The revenue includes a 3% property tax increase (for operational expenses) and a 10% tax increase to be held in an infrastructure reserve for future capital expenditures.
- 2 The Clean Water Wastewater Fund (CWWF) grant revenue and related capital expenses have been re-budgeted for 2019 as the project was not completed in 2018.
- 3 MFA borrowing for five PW trucks approved by Council Resolution October 16, 2018.

**Village of Lions Bay
2019 Draft Budget**

General Fund - Administration

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
Expenditures								
Amortization	309,558	340,597	361,814	361,814	452,031	90,217	24.9%	
Communications	51,395	48,213	51,787	59,458	56,250	(3,208)	-5.4%	
Fiscal Charges	3,729	4,835	5,657	4,250	6,250	2,000	47.1%	
Insurance	34,697	30,211	34,755	44,893	38,157	(6,736)	-15.0%	
Internal Allocations	(53,500)	(53,500)	(53,500)	(53,500)	(53,500)	-	0.0%	
Maintenance	5,006	3,559	3,978	8,500	7,500	(1,000)	-11.8%	1
Material, Supplies and Equipment	9,670	11,394	14,103	20,243	22,700	2,457	12.1%	2
Professional Fees / Contract Services	53,033	51,550	107,244	122,800	137,800	15,000	12.2%	3
Salaries and Benefits	462,362	504,793	487,031	494,530	541,788	47,258	9.6%	4
Sundry	5,233	3,672	2,755	3,500	3,600	100	2.9%	
Training / Professional Development	14,325	13,592	9,797	17,545	15,850	(1,695)	-9.7%	
Utilities	1,825	1,845	1,878	2,000	2,000	-	0.0%	
	897,332	960,761	1,027,299	1,086,033	1,230,426	144,393	13.3%	

Notes:

1 Budget includes a \$1.5k re-budget for an alarm and monitoring system for the Village Office.

2 Budget includes a \$4.2k re-budget for the purchase and installation of a fire proof safe for the Village office.

3 Budget is comprised of:

Legal Fees	35,000	
Contract Services - Minute Taking	1,500	
Audit Fees	37,000	
General Contract Services	4,000	
Asset Management (re-budget)	12,500	Balance remaining on AMIP
Asset Management - Phase 2	30,000	Application to be submitted for a \$15k grant
Records Management (re-budget)	17,800	
	<u>137,800</u>	

4 Salaries include the new 3 day a week administrative assistant position approved by Council.

**Village of Lions Bay
2019 Draft Budget**

General Fund - Council

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
Expenditures								
Council Communication	11,655	372	-	250	250	-	0.0%	
Office Supplies	144	297	260	200	300	100	50.0%	
Council Chambers	-	1,136	8,591	4,050	1,100	(2,950)	-72.8%	1
Professional Services	4,358	1,926	1,262	-	2,450	2,450	n/a	2
Salaries and Benefits	38,884	37,648	43,868	43,930	50,876	6,946	15.8%	3
Council Funded Events	4,540	6,034	4,704	5,750	6,382	632	11.0%	
Election	13,208	7,816	2,420	15,500	-	(15,500)	-100.0%	4
Conferences & Conventions	940	-	1,850	1,000	4,000	3,000	300.0%	5
Association Dues / Memberships	351	410	398	500	500	-	0.0%	
Travel	1,901	1,334	2,050	1,500	1,500	-	0.0%	
	75,982	56,972	65,402	72,680	67,358	(5,322)	-7.3%	

Notes:

- 1 The 2018 budget included \$4,050 for the new Council Chambers.
- 2 Budget includes media coaching and training for Council.
- 3 Council salaries increased in January 2019 (per Council Remuneration Bylaw No 552, 2018) to compensate Council for the loss of their tax free allowance.
- 4 The 2018 budget included \$15,500 for the municipal election.
- 5 Budget includes conference fees for the LMLGA orientation and UBCM (in September).

**Village of Lions Bay
2019 Draft Budget**

General Fund - EOC Services

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
Expenditures								
Communications	1,701	3,178	3,167	3,750	3,500	(250)	-6.7%	
Search and Rescue	1,603	2,282	595	600	2,100	1,500	250.0%	1
Emergency Social Services (ESS)	728	604	524	4,890	5,205	315	6.4%	2
Maintenance	5,121	5,162	15,441	8,100	6,800	(1,300)	-16.0%	
Material, Supplies and Equipment	(18)	-	-	8,000	7,500	(500)	-6.3%	3
Salaries and Benefits	-	-	-	9,700	25,871	16,171	166.7%	4
Training / Professional Development	317	-	50	21,000	1,000	(20,000)	-95.2%	5
Utilities	989	1,014	6,329	1,500	1,500	-	0.0%	
	10,441	12,240	26,106	57,540	53,476	(4,064)	-7.1%	

Notes:

- 1 Search and Rescue phone paid for by the Village and their share of facility maintenance.
- 2 Lions Bay Emergency Social Services (ESS) provides an annual budget to the Village for their expenses which are included in the budget. The Village reimburses ESS for the actual costs incurred.
- 3 Includes \$7,500 for EOC supplies which was re-budgeted from 2018.
- 4 Budget is for a part-time Emergency Planning Co-ordinator (2 days per week) commencing May 1. The cost will be offset by a re-budget of the unspent 2018 budget for the position and the 2018 unspent Emergency Management Planning budget.
- 5 2018 budget included \$20,000 for Emergency Management Planning which was not spent and was re-budgeted to offset the cost of the Emergency Planning Co-ordinator.

Village of Lions Bay
2019 Draft Budget

General Fund - Fire Department

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
Expenditures								
Communications	46,998	49,283	45,567	58,950	53,700	(5,250)	-8.9%	
Fiscal Charges	190	157	96	200	125	(75)	-37.5%	
Interest Payments	-	-	3,063	3,063	2,678	(384)	-12.5%	
Insurance	11,318	12,221	14,905	15,200	15,130	(70)	-0.5%	
Maintenance	36,828	53,212	44,736	44,955	50,450	5,495	12.2%	
Material, Supplies and Equipment	30,267	62,837	103,599	80,808	52,500	(28,308)	-35.0%	1
Salaries and Benefits	98,852	98,517	93,548	105,050	103,925	(1,125)	-1.1%	
Training / Professional Development	29,100	29,632	25,197	49,850	44,997	(4,853)	-9.7%	
Utilities	1,373	2,214	3,142	2,900	3,200	300	10.3%	
	254,925	308,073	333,853	360,976	326,706	(34,270)	-9.5%	

Notes:

- 1 2018 budget included \$41.3k for the cost to replace the fire trailer contents which were destroyed by fire.

Village of Lions Bay
2019 Draft Budget

General Fund - Bylaw Services

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
Expenditures								
Communications	797	1,139	1,054	1,000	1,200	200	20.0%	
Material, Supplies and Equipment	1,661	2,908	1,419	3,800	3,250	(550)	-14.5%	
Professional Fees / Contract Services	1,523	1,625	1,370	2,000	2,250	250	12.5%	1
Salaries and Benefits	19,017	17,621	29,766	28,373	29,774	1,401	4.9%	2
Training / Professional Development	2,484	-	-	2,000	2,500	500	25.0%	3
	25,482	23,293	33,609	37,173	38,974	1,801	4.8%	

Notes:

- 1 Includes fees for collection agency and bylaw enforcement contract.
- 2 Budgeted for 3 days per week from May 17 to September 30 - 8 hours Friday, 14 hours Saturday, Sunday and stats.
- 3 Budget includes cost of bylaw courses for PW staff.

**Village of Lions Bay
2019 Draft Budget**

General Fund - Parks and Recreation

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
Expenditures								
Communications	595	594	626	600	650	50	8.3%	
Grants	33,691	25,903	21,668	29,323	17,662	(11,661)	-39.8%	1
Insurance	2,400	2,400	290	2,500	500	(2,000)	-80.0%	
Maintenance	19,797	54,050	57,008	45,064	47,000	1,936	4.3%	
Material, Supplies and Equipment	3,564	3,545	7,756	7,500	7,500	-	0.0%	
Professional Fees / Contract Services	2,418	10,200	13,194	19,500	8,100	(11,400)	-58.5%	2
Recreation Programs	3,354	2,294	2,740	2,300	2,300	-	0.0%	
Salaries and Benefits	105,318	119,504	150,588	126,179	147,775	21,596	17.1%	3
Sundry	471	105	-	250	-	(250)	-100.0%	
Training / Professional Development	-	-	-	1,250	1,250	-	0.0%	4
Utilities	3,735	5,990	5,272	7,000	7,000	-	0.0%	
	175,342	224,586	259,141	241,466	239,737	(1,729)	-0.7%	

Notes:

- 1 Budget includes the 2019 Municipal Grant requests.
- 2 Budget includes \$8,100 for invasive species eradication.
- 3 Salaries include the full annual salary for the addition of a PW employee hired November 2018 (portion allocated to Parks).
- 4 The 2018 budget included a Playground course for one staff which has been re-budgeted - course was not offered in 2018.

Village of Lions Bay
2019 Draft Budget

General Fund - Planning and Development

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
Expenditures								
Communications	900	2,357	3,983	4,000	4,000	-	0.0%	
Professional Fees / Contract Services	18,973	73,528	14,943	77,810	48,500	(29,310)	-37.7%	1
Salaries and Benefits	45,171	28,493	28,366	29,978	39,974	9,996	33.3%	2
Sundry	213	525	144	750	1,000	250	33.3%	
Training / Professional Development	995	1,480	2,301	2,025	2,500	475	23.5%	
	66,253	106,383	49,737	114,563	95,974	(18,589)	-16.2%	

Notes:

1 The 2018 budget included a part-time planner position that was not filled. Part of the unspent budget was re-budgeted in 2019 to cover the cost of planning consultants.

Budget is comprised of:

Building Inspection Services (vacation coverage)	2,500	
Communication Consultant (initiatives per strategic plan)	7,500	(re-budget)
Planning Consultants	25,000	(re-budget)
Charging Station Design	5,500	
Land Surveys	5,000	
Land Appraisals	3,000	
	<u>48,500</u>	

2 Budget includes an increase in hours for the Building Inspector from 9 hours per week to 12 hours per week as well as an increase in administrative assistance.

**Village of Lions Bay
2019 Draft Budget**

General Fund - Public Works

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
Expenditures								
Communications	15,296	11,064	7,596	9,655	10,750	1,095	11.3%	
Interest Payments	15,016	13,952	16,649	19,747	22,550	2,803	14.2%	
Insurance	10,959	12,141	13,392	16,400	23,586	7,186	43.8%	1
Internal Allocations	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	-	0.0%	
Maintenance	76,218	96,719	139,093	196,365	195,334	(1,031)	-0.5%	2
Material, Supplies and Equipment	23,392	38,750	33,495	30,000	44,368	14,368	47.9%	3
Professional Fees / Contract Services	29,588	38,345	25,780	35,619	23,500	(12,119)	-34.0%	4
Salaries and Benefits	171,882	187,586	168,074	188,522	200,666	12,144	6.4%	5
Training / Professional Development	3,311	1,370	3,514	5,650	5,000	(650)	-11.5%	
Utilities	5,909	8,034	7,441	6,500	7,500	1,000	15.4%	
Total Expenditures	336,569	392,961	400,034	493,458	518,255	24,797	5.0%	

Notes:

- 1 Budget includes increased vehicle insurance costs to insure the five new PW trucks (previously insured three trucks).
- 2 The 2018 budget included \$35,300 to complete the work on the KG railway grade crossing. The work was not completed and has been re-budgeted in 2019 along with \$32,445 for one of the two BB railway grade crossings. All three crossings must be upgraded by 2021.
- 3 Budget includes supplemental requests of \$10,368 for small equipment.
- 4 Includes \$16k for the Oceanview drainage study awarded to ISL Engineering at the February 5 Council meeting.
- 5 Salaries include the full annual salary for the addition of a PW employee hired November 2018 (portion allocated to Public Works).

**Village of Lions Bay
2019 Draft Water Budget**

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
Parcel Tax Brunswick Beach	10,585	10,585	10,585	10,585	10,585	-	0.0%	
Water User Rates	786,865	834,605	837,613	837,613	879,494	41,881	5.0%	1
Secondary Suite Fees	-	16,845	21,056	16,845	21,056	4,211	25.0%	2
Connection Fees	(600)	12,047	1,200	-	-	-	n/a	
Build Canada Grant	96,065	141,039	-	-	-	-	n/a	
CWWF Grant	-	213,369	35,522	2,036,761	1,961,229	(75,532)	-3.7%	3
Other Grants	-	-	7,450	10,000	2,550	(7,450)	-74.5%	4
Loan Proceeds	-	456,291	-	-	-	-	n/a	
Emergency Financial Assistance (EMBC)	99,113	-	110,553	147,405	-	(147,405)	-100.0%	
Other - MFA Actuarial Gain	14,947	24,937	19,902	19,902	22,869	2,967	14.9%	
Total Revenues	1,006,975	1,709,718	1,043,881	3,079,111	2,897,783	(181,328)	-5.9%	
Amortization	150,939	163,456	212,535	212,535	263,626	51,092	24.0%	
Communications	2,764	2,761	2,775	2,700	2,900	200	7.4%	
Interest Payments	75,225	74,930	89,146	89,146	57,336	(31,810)	-35.7%	5
Emergency Repairs	99,113	-	110,553	147,405	-	(147,405)	-100.0%	
Insurance	23,077	22,752	26,446	26,446	26,649	203	0.8%	
Maintenance	60,179	40,255	50,363	47,500	45,500	(2,000)	-4.2%	
Material, Supplies and Equipment	29,423	25,312	45,059	47,793	46,000	(1,793)	-3.8%	
Professional Fees / Contract Services	29,730	31,014	46,421	72,000	64,063	(7,937)	-11.0%	6
Salaries and Benefits	263,722	256,957	283,338	326,749	362,375	35,627	10.9%	7
Sundry	14,901	15,801	15,931	17,500	17,500	-	0.0%	
Training / Professional Development	3,168	1,063	4,894	4,000	3,480	(520)	-13.0%	
Utilities	9,210	11,511	11,976	14,250	12,750	(1,500)	-10.5%	
Internal Allocations	55,000	55,000	55,000	55,000	55,000	-	0.0%	
Total Expenditures	816,450	700,812	954,437	1,063,023	957,180	(105,844)	-10.0%	
Surplus / (Deficit)	190,524	1,008,906	89,443	2,016,087	1,940,603			
Amortization	150,939	163,456	212,535	212,535	263,626			
MFA Actuarial Gain on Debt	(14,853)	(14,853)	(17,328)	(19,902)	(22,869)			

**Village of Lions Bay
2019 Draft Water Budget**

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
Cash Surplus	326,610	1,157,509	284,650	2,208,720	2,181,361			
Capital Expenditures - Grant Funded	(5,650)	(239,717)	(91,003)	(2,420,426)	(2,362,926)			8
Capital Expenditures - Other					(57,500)			
Repayment of Debt Principal	(52,726)	(52,872)	(53,021)	(53,021)	(62,862)			
Draw from Surplus (loan)			15,471	417,168	401,697			
Draw from Surplus (re-budget)				14,760	23,063			9
Transfer (from) to Water Surplus	268,234	864,920	156,097	167,201	122,832			

Notes:

- 1 The revenue includes a 5% increase in user rates (equates to a \$75 increase over 2018 rates per household).
- 2 Secondary suite fees are based on the actual number of suites paid in 2018 (35).
- 3 The Clean Water Wastewater Fund (CWWF) grant revenue and related capital expense have been re-budgeted for 2019 as the project was not completed in 2018.
- 4 Staff successfully applied for an Infrastructure Planning grant in 2018 for the Bayview Road Watermain Design. Grant funds will be received in 2019 upon completion of the design.
- 5 The MFA lending rate for Issue 104 was set at 2.90% for the next five years (from previous rate of 5.15%) resulting in annual interest savings of \$31.5k.
- 6 Budget is comprised of:

Bayview Road Watermain Design	4,463	(re-budget)
Rock Slope Remediation	30,000	
Water Testing	10,000	
Confined Space Review	7,600	(re-budget)
General Contract Services	10,000	
UBC Hydrology Study Contribution	2,000	64,063

**Village of Lions Bay
2019 Draft Water Budget**

2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
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7 Salaries include the full annual salary for the addition of a PW employee hired November 2018 (portion allocated to the water fund).

8 Capital Expenditures include:

Water Tank	2,362,926					
Magnesia Infiltration Gallery	50,000					
Pipe Locator (EM Scope)	7,500	2,420,426				
		<u> </u>				

9 Re-budgets include:

Bayview Road Watermain Design	4,463					
Water Totes	6,500					
Confined Space Review	7,600					
Grundfos Pumps	4,500	23,063				
		<u> </u>				

These items were budgeted in 2018 but will not be purchased/completed until 2019.

**Village of Lions Bay
2019 Draft Sewer Budget**

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
Utility Fees and Rates	44,822	67,234	68,034	68,034	72,276	4,242	6.2%	1
Parcel Taxes	25,346	-	-	-				
Secondary Suite Fees	-	1,921	2,561	1,921	2,689	768	40.0%	2
Conection Fees	600	3,911	-	-	-	-	n/a	
Total Revenues	70,768	73,066	70,595	69,955	74,965	5,010	7.2%	
Amortization	29,725	14,628	14,628	14,628	20,961	6,333	43.3%	
Communications		-	-	-	700	700	n/a	
Insurance	2,230	2,123	2,470	2,470	3,498	1,028	41.6%	
Maintenance	27,737	30,222	29,822	33,000	44,500	11,500	34.8%	3
Material, Supplies and Equipment	351	212	50	4,000	6,100	2,100	52.5%	4
Professional Fees / Contract Services	2,254	-	5,163	5,000	75,000	70,000	1400.0%	5
Salaries and Benefits	14,961	13,623	12,059	18,451	13,979	(4,472)	-24.2%	6
Sundry	1,672	1,772	1,943	1,867	2,125	258	13.8%	
Training / Professional Development	-	185	629	1,900	2,700	800	42.1%	7
Utilities	1,982	3,058	2,309	2,500	2,500	-	0.0%	
Internal Allocations	4,000	4,000	4,000	4,000	4,000	-	0.0%	
Total Expenditures	84,912	69,822	73,074	87,816	176,063	88,247	100.5%	
Surplus / (Deficit)	(14,144)	3,244	(2,478)	(17,861)	(101,098)			
Amortization	29,725	14,628	14,628	14,628	20,961			
Cash Surplus / (Deficit)	15,581	17,872	12,150	(3,233)	(80,137)			
Capital Expenditures	(34,413)	-	-	(95,000)	(95,000)			8
Transfer from Surplus - Re-Budgets					7,100			9
Transfer (from) to Sewer Surplus	(18,832)	17,872	12,150	(98,233)	(168,037)			

Notes:

Village of Lions Bay
2019 Draft Sewer Budget

- 1 The revenue includes a 5% increase in user rates (equates to a \$40 increase over 2018 rates per household). There was also an increase in sewer connections from 85 to 86.
- 2 Secondary suite fees are based on the actual number of suites paid in 2018 (8).
- 3 Budget includes \$25k for the annual treatment plant pump-out, \$12.0k for required repairs to the treatment plant and \$5k for a re-budget of the video inspection of the WWTP outfall. The dive was completed in January 2019.
- 4 Budget includes \$1k for outfall signage, \$3k for a microscope and \$2.1k for a re-budget of the confined space rescue winch.
- 5 Budget includes \$75k for a WWTP engineering study. The study would be funded by previous years' unrestricted surplus.
- 6 The portion of PW salaries allocated to the sewer fund was reduced to better reflect the actual time spent on sewer tasks.
- 7 Budget includes Wastewater Treatment and Wastewater Collection courses for three staff.
- 8 Capital includes \$15k for a SCADA connection to the PW Yard and \$80k for an upgrade of the WWTP media discs.
- 9 \$7.1k will be drawn from surplus for the video inspection of the outfall pipe (\$5k) and the confined space rescue winch (\$2.1k). These items were budgeted in 2018 but will not be purchased/completed until 2019.

Village of Lions Bay 2019 Draft Solid Waste Budget

	2016 Actual	2017 Actual	YTD Actual 2018	2018 Budget	2019 Budget	Change	%	Notes
Garbage User Fees	199,999	185,795	183,570	183,570	186,357	2,787	1.5%	1
Secondary Suite Fees	-	3,710	4,690	3,752	4,690	938	25.0%	2
Miscellaneous Revenue	112	192	296	140	275	135	96.4%	
Total Revenues	200,111	189,697	188,556	187,462	191,322	3,860	2.1%	
Supplies and Education	1,250	776	103	1,000	2,000	1,000	100.0%	3
Collection Contract	96,218	60,777	49,907	49,762	50,791	1,029	2.1%	
Recycle Removal Contract	32,871	43,943	50,887	50,677	52,972	2,295	4.5%	4
Green Waste Contract	53,253	61,123	73,910	69,780	69,780	-	0.0%	
Prompt Payment Discounts	5,554	4,971	5,082	5,200	5,215	15	0.3%	
Internal Allocations	9,500	9,500	9,500	9,500	9,500	-	0.0%	
Total Expenditures	198,645	181,090	189,389	185,919	190,258	4,339	2.3%	
Surplus / (Deficit)	1,466	8,608	(833)	1,543	1,064			

Notes:

- 1 The revenue includes a 1.5% increase in residential user rates (equates to \$5 increase over 2018 rates per household).
- 2 Secondary suite fees are based on the actual number of suites paid in 2018 (35).
- 3 Budget includes \$1,500 for the Village's contribution for the North Shore Recycling Depot Agreement as approved by Council at the September 18, 2018 Council Meeting.
- 4 Recycling costs will increase in 2019 due to increased recycling disposal costs. Processing fees have increased due to more stringent inspection standards.

Village of Lions Bay
2019 Budget
Capital Requests

Harvey Reservoir Tank (CWWF Grant)	2,362,926
Magnesia Infiltration Gallery	50,000
Pipe Locator (EM Scope)	7,500
Upgrade of WWTP Media Discs	80,000
SCADA Connection to PW Yard (WWTP)	15,000
Kelvin Grove Stairs to Beach	25,000
Emergency Generator(s)	30,000
Fire Department - Burn Building	44,000
CN Parking Lot at LBBP	29,200
Community Signage (per strategic plan)	9,332
Wheelchair Accessibility to Council Chambers	9,000
Village Office - Windows, Desk, Filimng Cabinets	15,000
Desktop computers for Office, PW Laptop	24,717
Memorial Cairn	3,000
Five Public Works Trucks (per Council Resolution - funded by MFA equipment loan)	385,000
Public Works Equipment (see below)	21,900
Fire Capital (see below)	59,019

3,170,594

2,362,926
57,500
95,000
655,168

3,170,594

Public Works

Steel Road Plate 8x10 (2)	7,400
Skeleton Bucket for Backhoe	4,500
Refurbish 335 Stick (mini excavator)	10,000

21,900

Fire

Turn-Out Gear	7,000
Interface Fire Fighting	10,000
Shelter for Truck 63	4,600
Hose & Fittings	5,000
SCBA	4,500
Ropes	2,300
Thermal Camera (\$7k funded by donation)	10,000
New Radio Headsets (100% grant funded)	15,619

59,019

**Village of Lions Bay
2019 - 2023 Schedule of Capital Expenditures**

	2019	2020	2021	2022	2023
General Fund	655,168	100,000	100,000	100,000	100,000
Water Infrastructure	57,500	100,000	100,000	100,000	100,000
Sewer Infrastructure	95,000	-	-	-	-
	807,668	200,000	200,000	200,000	200,000
Loan Authorization Bylaw Projects:					
Water					
1 Safety and Security of Water and Stormwater Distribution Network		728,447	1,179,586	1,415,190	362,527
2 Safety and Security of Water Storage System	2,362,926	737,096	-		850,000
Roads					
3 Safety and Security of Water and Stormwater Distribution Network		427,818	741,322	983,437	251,925
4 Safety and Security of Water Storage System					150,000
5 Prioritized Road and Bridge Repairs			296,100		
	2,362,926	1,893,361	2,217,008	2,398,627	1,614,452
Public Works Facility			1,200,000		
Lions Bay Beach Park		535,219	535,219		
	<i>Grant</i>	<i>392,475</i>	<i>392,476</i>		
	<i>Reserves</i>	<i>142,744</i>	<i>142,743</i>		
		-	-		
Total Capital Expenditures	3,170,594	2,628,580	4,152,227	2,598,627	1,814,452

Schedule A

Consolidated Financial Plan 2019 - 2023

	2019	2020	2021	2022	2023
Revenues					
Taxation	1,540,190	1,582,101	1,628,141	1,675,563	1,724,407
Parcel Taxes	10,585	10,585	10,585	10,585	10,585
Infrastructure Levy	144,658	167,803	194,087	223,922	257,774
Utility Fees and Rates	1,138,127	1,163,476	1,183,651	1,204,252	1,231,046
Fees, Licenses and Permits	177,723	179,656	182,048	182,572	183,252
Grants	2,351,248	2,285,787	2,333,254	1,738,386	1,464,242
Proceeds from Borrowing	380,000	393,149	629,330	1,013,341	503,310
Net Proceeds from Land Sales	2,353,539	-	4,820,500	-	-
Other	118,751	117,331	116,299	115,818	121,164
Grand Total	8,214,820	5,899,888	11,097,896	6,164,438	5,495,780
Expenditures					
Amortization	736,619	962,108	1,304,966	1,720,713	2,190,758
General Government	899,229	920,900	938,182	959,551	963,338
Fire Services	324,028	317,976	331,915	330,199	342,062
Bylaw Services	38,974	39,713	40,480	41,199	41,932
Public Works	495,704	475,900	451,053	458,470	465,571
Planning and Development	95,974	85,550	86,393	87,162	87,944
Parks, Recreation and Facilities	239,737	245,898	249,845	253,646	257,462
Solid Waste	190,258	195,681	195,681	195,681	198,473
Sewer Fund	155,102	75,758	76,918	78,079	84,151
Water Fund	636,217	636,250	646,458	656,266	665,842
Interest Payments	82,564	85,462	98,625	120,235	140,238
Grand Total	3,894,406	4,041,195	4,420,516	4,901,201	5,437,771
Surplus/(Deficit)	4,320,415	1,858,694	6,677,379	1,263,237	58,009
Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements					
Non-cash items included in Annual Surplus (Deficit)					
Amortization on Tangible Capital Assets	736,619	962,108	1,304,966	1,720,713	2,190,758
MFA Actuarial Gain on Debt	(26,901)	(30,481)	(34,449)	(38,968)	(44,296)
Cash Surplus	5,030,133	2,790,321	7,947,896	2,944,982	2,204,471
Cash items NOT included in Annual Surplus (Deficit)					
Repayment of Debt Principal	(178,273)	(196,143)	(213,510)	(238,382)	(223,132)
Capital Expenditures	(3,170,594)	(2,628,580)	(4,152,227)	(2,598,627)	(1,814,452)
Transfer from (to) Surplus	873,381	258,656	288,878	172,399	147,337
Transfer to Reserves - Gas Tax Fund	(56,450)	(56,450)	(56,450)	(56,450)	(56,450)
Transfer to Reserves - Infrastructure Levy	(144,658)	(167,803)	(194,087)	(223,922)	(257,774)
Transfer to Reserves - Land Sales	(2,353,539)	-	(3,620,500)	-	-
Financial Plan Balance	-	-	-	-	-



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Request for Decision		
Title	CN Lease re. Lions Bay Beach Park Parking Lot		
Author	Peter DeJong	Reviewed By:	Pamela Rooke
Date	March 28, 2019	Version	
Issued for	April 2, 2019		

Recommendation:

- (1) THAT the Lease between the Canadian National Railway Company and the Village of Lions Bay dated May 1, 2018, (the “2019-2023 CN Lease”) be approved in substantially the form attached; and
- (2) THAT the Mayor and the Chief Administrative Officer be authorized to execute the 2019-2023 CN Lease, subject to any minor amendments regarding insurance terms to be agreed as between the CN and the Municipality.

Attachments:

- (1) Draft Lease with CN re. LBBP Parking Lot

Key Information:

The attached draft lease with CN covers the five year period May 1, 2018 to April 30, 2023. The first year of the lease has been paid at \$1200/yr.+ GST and years 2 through 5 will be paid at \$2500/yr.+ GST. There is an option to renew exercisable by the Municipality at least 90 days prior to expiry of the term, provided that CN has not exercised its right to terminate the lease without cause with at least 1 year’s notice prior to the end of the term (they can terminate for cause at any time, subject to the Municipality’s right to rectify).

The biggest issue for the Municipality was the requirement for \$10M in Environmental Liability Insurance, which has been reduced to \$2M as a result of the Municipality commissioning a baseline environmental study which established no environmental pollution on the site at this point in time. This was also important to the Municipality as we were being required to accept the property “as is”, without knowing whether there may have been any hazardous substances on the site prior to its use as a parking lot for the past 50 years.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Various other terms have been negotiated, such as the engineered drainage plan and fencing requirements, but the agreement is substantially approvable now, subject only to confirmation by CN of acceptance of the conditions of insurance provided by our general liability insurer, the Municipal Insurance Association of BC. The Public Works Manager is working through the permit process with CN in order to commence work on the drainage, fencing and paving works.

Options:

- (1) Approve the recommendations set out above;
- (2) Amend the recommendations set out above and then approve;
- (3) Do not approve the recommendations, in which case continued use of the Lions Bay Beach Park parking lot would be in jeopardy.

Preferred Option: Option 1, approve the recommendations set out above. The negotiations with CN have been protracted and difficult and the terms of lease represent a good result for the Municipality in respect of this critical asset.

Financial Considerations: While the cost of the lease is essentially doubling from the current rate, that rate has been arguably below market value for some time and the new rate is still a very reasonable sum for the continued use of this land.

Legal Considerations: The terms of the lease require the Municipality to indemnify and hold harmless CN from liability for which it is not at fault, which is a standard requirement of such leases. Insurance considerations have also been important and may still be tweaked before execution of the final document to align terms with those of our insurer, MIABC.

Follow Up Action: Staff will finalize any slight changes to the general liability insurance terms and then execute the lease with CN. This will enable the Municipality to proceed with the drainage, fencing and paving works on the leased lands.

Communication Plan: To be noted in the Village Update upon execution of the final lease.

REPLACEMENT LAND LEASE

SAP #3050812

CANADIAN NATIONAL RAILWAY COMPANY
AND
THE VILLAGE OF LIONS BAY

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THIS LEASE made this 1st day of MAY 2018

B E T W E E N: **CANADIAN NATIONAL RAILWAY COMPANY**, a corporation having its head office at 935, de La Gauchetière Street West, 9th Floor, Montréal, Québec, H3B 2M9,

(hereinafter called "Lessor")

A N D: **THE VILLAGE OF LIONS BAY**
PO BOX 141. 400 Centre Road.
Lions Bay, British Columbia. V0N 2E0

(hereinafter called "Lessee")

1. PREMISES

In consideration of the rents, covenants, and conditions hereinafter reserved and contained, Lessor does lease unto Lessee that parcel of land of Lessor located at Mile 18.10 – 18.70 SQUAMISH Subdivision in the Province of British Columbia (hereinafter referred to as the "leased premises"), as described in Schedule "A" attached hereto and forming part hereof, subject to the following terms, covenants and conditions.

2. TERM AND RENT

2.01 Term

TO HAVE AND TO HOLD the leased premises for a term of FIVE (5) years commencing on the 1st day of MAY, 2018 and to be fully complete and ended on 30th day of APRIL, 2023, unless sooner terminated by written notice as herein provided, or renewed in accordance with clause 6.09, hereinafter referred to as the "term".

2.02 Overholding

Should Lessee overhold the leased premises beyond the term hereby granted, the tenancy thereby created shall be from month to month, subject to the right of either party hereto to terminate the same at any time by giving to the other party not less than thirty (30) days' notice in writing of intention to terminate. Except as aforesaid, all the terms and conditions of this Lease effective prior to such overholding shall be applicable to such tenancy.

2.03 Rental Payment

Lessee shall pay to Lessor, without any deduction, set off, or abatement whatsoever, the annual rent of as follows:

- a) For the period MAY 1st, 2018 to APRIL 30th, 2019 the sum of \$1,200.00 plus applicable GST and taxes.
- b) For the period MAY 1st, 2019 to APRIL 30th, 2023 the sum of \$2,500.00 plus applicable GST and taxes.

The first of such payments is due and payable on MAY 1st 2018. CN GST Registration Number is 100768779 RT.

2.04 Place of Payment of Rent

All rent, additional rent and charges payable hereunder shall be paid by Lessee to Lessor, immediately when due, at such place as Lessor may designate in writing from time to time, without any prior demand therefor, and shall be payable in lawful money of Canada.

2.05 Recovery of Monies

Rent or any other amounts required to be paid by Lessee to Lessor under this Lease shall be deemed to be and be treated as rent and payable and recoverable as rent, and Lessor shall have all rights against Lessee for default in any payment of such amounts as in the case of arrears in rent.

2.06 Accord and Satisfaction

No payment by Lessee or receipt by Lessor of a lesser amount than the payment of rent herein stipulated is deemed to be other than on account of the earliest stipulated rent, nor is any endorsement or statement on any cheque or any letter accompanying any cheque or payment as rent deemed an acknowledgement of full payment or accord and satisfaction, and Lessor may accept and cash any such cheque or payment without prejudice to Lessor's right to recover the balance of such rent or pursue any other remedy provided in this Lease.

2.07 Interest

Lessee shall pay interest compounded monthly on all rents and amounts collectible as rent under the terms of this Lease and not paid when due at an annual rate equal to three (3) percentage points in excess of the prime commercial lending rate (the "Prime Rate") charged by the Bank of Montreal on Canadian dollar loans to its most favoured commercial borrowers, calculated and computed monthly, with any adjustment in the Prime Rate to be effective on the date of any change in the Prime Rate. Interest runs from the due date without any demand being made therefor and is payable until all rents and amounts collectible as rent plus interest are fully paid. The foregoing is without prejudice to any other rights which Lessor may have under the Lease arising out of such default.

3. LESSOR'S COVENANTS

Lessor covenants with Lessee that Lessee paying the rent hereby reserved, and otherwise observing and performing its covenants and obligations as provided or reserved herein, shall (subject to the provisions of this Lease) quietly and peaceably hold and enjoy the leased premises and all other rights demised or granted hereunder, without any hindrance or interruption by Lessor or any one claiming through or under Lessor.

4. LESSEE'S COVENANTS

4.01 Condition of leased premises

It is understood and agreed that the leased premises are being leased to Lessee "as is". Lessee has satisfied itself as to the condition of the leased premises and their fitness for the use intended. Lessee acknowledges that it has inspected the leased premises and conducted an independent investigation of current and past uses of such leased premises and that Lessee has not relied on any representations by Lessor concerning any condition of the leased premises, environmental or otherwise. Lessor makes no representations or warranties whatsoever regarding the fitness of the leased premises for any particular use or regarding the presence or absence upon or under such leased premises or any surrounding or neighbouring lands of, or the leakage or likely leakage or emission from or onto the leased premises of, any toxic, hazardous, dangerous or potentially dangerous substance or condition.

4.02 Use

- (a) Subject to any rules, regulations or direction of Lessor, at any time made or given, the leased premises shall be used and occupied by Lessee, in a lawful manner, solely for the purpose of:

VEHICLE PARKING METERED / UNMETERED

- (b) Lessee shall during the currency of the tenancy keep the leased premises in a clean and neat condition satisfactory to Lessor and not, without the prior consent of Lessor, incidental with the above permitted use, use the leased premises or allow the leased premises to be used, even on a temporary basis, for the storage of refuse, salvage, garbage, waste or other items which Lessor may consider to be objectionable or a nuisance.
- (c) Lessor may, at its discretion, authorize additional uses or a change of use not expressly provided by section 4.02(a) hereof, provided, however, that any such additional or change of use shall not be implemented without the prior express written consent of Lessor.

4.03 Compliance with Statutes

Lessee shall comply with any and all applicable federal, provincial and municipal statutes, regulations, orders or by-laws now and hereinafter in force, affecting the leased premises, the goods and property placed or stored thereon, the business transacted thereon and the use of the leased premises by Lessee.

4.04 Taxes

Lessee shall pay all lawful rates, taxes and assessments that may during the existence of this Lease become payable in respect of the leased premises, including but without limiting the generality of the foregoing, taxes assessed for local improvements and business taxes and any GST or other consumption tax that may be imposed or levied upon any rental or other payments made under this Lease, whether assessed against Lessor or Lessee. Lessee undertakes to reimburse Lessor for any such taxes that may have been levied against and paid by Lessor.

The payment of such lawful rates, taxes and assessments by Lessee is deemed part of the rental payable hereunder in addition to any other monies payable to Lessor. In the event of Lessee

failing or neglecting to pay any one or more of the rates, taxes and assessments, Lessor may pay the same and Lessee shall reimburse Lessor for any such rates, taxes and assessments which may be paid by Lessor, promptly upon the presentation by Lessor of bills for the amount thereof. In default of such reimbursement, all sums so paid by Lessor shall be recoverable in the same manner as the rental herein.

4.05 Lessee to Repair

Lessee shall, during the term, sufficiently repair and maintain and keep the leased premises and the improvements erected or to be erected thereon in good and substantial repair. In the event of the destruction thereof by any cause whatsoever, Lessee shall immediately notify Lessor in writing of such occurrence, and Lessee shall at the option of Lessor, acting reasonably, either immediately rebuild the same or terminate this Lease effective ninety (90) days after such destruction. In the event of such termination, Lessee shall clear the leased premises and leave same in a neat, clean and level condition satisfactory to Lessor, in accordance with the provisions of Section 4.07 and Section 4.12 hereof.

4.06 Conformity of Construction

Lessee shall not construct, erect or place, or cause to be constructed, erected or placed on the leased premises any improvements, including but not limited to any building, structure, and any other work of a physical character (hereinafter referred to as "improvements"), without the written consent of Lessor and if required by Lessor, Lessee shall submit to Lessor all plans and specifications for the improvements. Lessee shall ensure that such improvements shall conform to all existing federal, provincial and municipal laws in force at the time of construction of such improvements.

4.07 Environmental Obligations

4.07.1 Definitions

In this Lease:

"Environmental Laws" means any law, by-law, order, ordinance, ruling, regulation, permit term, certificate, approval, consent or directive of any applicable federal, provincial or municipal government, governmental department, agency or regulatory authority or any court of competent jurisdiction:

- (i) relating to pollution or the protection of human health or the environment (including workplace health and safety);
 - (ii) dealing with filings, registrations, emissions, discharges, spills, disposal, releases or threatened releases of Hazardous Substances or Solid Waste or materials containing Hazardous Substances or Solid Waste; and/or
 - (iii) regulating the import, storage, distribution, labeling, sale, use, handling, transport or disposal of a Hazardous Substance; and
- (b) "Hazardous Substance" means any substance capable of posing a risk or damage to health, safety, property or the environment including, without limitation, any contaminant, pollutant, dangerous or potentially dangerous substance, noxious substance, toxic substance, hazardous waste, petroleum product or fraction thereof, flammable or explosive material, radioactive material, urea formaldehyde foam insulation, asbestos, polychlorinated biphenyls, polychlorinated biphenyl waste, polychlorinated biphenyl related waste, and any other substance or material now or hereafter declared, defined or deemed to be regulated or controlled under any

Environmental Law, including, without limitation, any substance included in Environment Canada's National Pollutant Release Inventory (NPRI) Substance List as it now exists or may exist in the future.

- (c) "Solid Waste" means any garbage, refuse or other discarded material.

4.07.2 *Compliance with Environmental Laws*

Without limiting any other obligation of Lessee in this Lease, Lessee covenants and agrees that it shall, at its sole cost and expense, observe and otherwise comply with, and cause its sublessees, invitees and all other occupants of the leased premises to observe and comply with all Environmental Laws. Without limiting the generality of the foregoing, Lessee covenants and agrees that:

- (a) it shall not cause or permit any Hazardous Substance to be brought into, stored, kept or used in or about the leased premises or any part thereof, other than any Hazardous Substance that is used in the ordinary course of the permitted use being carried on at the leased premises and which is stored, kept and used in strict compliance with all Environmental Laws pertaining thereto;
- (b) it shall not cause or allow any disposal, emission, discharge or release of Hazardous Substances, Solid Waste, or materials containing Hazardous Substances or Solid Waste onto or from the leased premises, other than where such occurs in the ordinary course of the permitted use being carried on at the leased premises in strict compliance with all Environmental Laws pertaining thereto;
- (c) it shall not cause or allow any emission, discharge or release of any unregulated material as a result of the mishandling thereof, which may result in unacceptable environmental condition on, or adjacent to, the leased premises, including, without limitation, the mishandling of liquid sugar or other product on the leased premises resulting in water of unacceptable quality exiting the leased premises through the surface drainage system;
- (d) it shall not, unless it has first obtained permission from Lessor in writing to do so, construct or install any underground storage tank on or under the leased premises; and
- (e) on the expiration or earlier termination of this Lease, it shall cause each and every Hazardous Substance or Solid Waste which Lessee has caused or allowed to be disposed of, emitted, discharged or released onto the leased premises to be removed from the leased premises in compliance with all Environmental Laws pertaining thereto.

4.07.3 *Notice of Orders*

Lessee shall immediately provide Lessor with written notice of any demand, order, direction, notice of default or notice of legal action received by Lessee pursuant to or alleging a violation of any Environmental Law and relating to the leased premises, the use and occupation of the leased premises or the business carried on at the leased premises.

4.07.4 *Right of Inspection*

Lessor and its agents, servants, employees and representatives shall have the right (but not the obligation), from time to time, to inspect (including the right to conduct an environmental audit or assessment) the leased premises for the purpose of determining whether Lessee is in compliance with its obligations in this section 4.07. Lessee shall pay any reasonable costs incurred by Lessor in making such inspections of the leased premises if, by virtue of said inspection, Lessor determines that Lessee has failed to comply with the terms of this section

4.07. Such costs shall be paid forthwith on demand. Lessor shall also have the right to examine all of Lessee's relevant files, books, records, statements, plans and other written information in Lessee's possession relating to the compliance with Environmental Laws at the leased premises. Lessee authorizes Lessor to make inquiries from time to time with any governmental authority having jurisdiction in respect of matters relating to Lessee's compliance with Environmental Laws at the leased premises, and Lessee agrees to provide any further authorizations as may be required to facilitate the obtaining of such information.

4.07.5 *Site Assessments*

- (a) The baseline benchmark of environmental conditions at the leased premises (hereinafter called the "Baseline Assessment") was established by a Baseline Environmental Site Assessment conducted by PHOENIX ENVIRONMENTAL SERVICES LTD. dated January 8, 2019 as described in Schedule "B" attached hereto and forming part hereof (hereinafter called "the Baseline Assessment"). The parties agree that the Baseline Assessment attached shall serve as the sole and definitive determination of the condition of the leased premises at the time of its initial occupation by the Lessee.
- (b) In the event a Lessor deems it necessary to do so, Lessor may, within 120 days after expiration or termination of this Lease, cause a site assessment of the leased premises to be conducted for purposes of establishing environmental conditions at the leased premises at time of expiration or termination (hereinafter called the "Termination Assessment"). Prior to the initiation of the Termination Assessment, the Lessor shall provide to Lessee a draft work plan for the Termination Assessment. Lessee shall have 30 days to review the work plan and propose changes to the same. Lessee's failure or inability to propose changes to the work plan within said 30-day period shall be deemed acceptance of the work plan as written. In the event Lessee proposes changes to the work plan in a timely fashion and Lessor and Lessee cannot reach agreement on the terms of the work plan within 15 days of Lessor's receipt of Lessee's proposed changes, Lessor may, at its option, elect to perform the Termination Assessment unilaterally. The parties agree that any Termination Assessment conducted by Lessor pursuant to a work plan accepted by Lessee shall serve as the sole and definitive determination of the condition of the leased premises at the time of the expiration or termination of this Lease.
- (c) In the event Lessee elects to propose revisions to a draft work plan submitted by Lessor pursuant to paragraphs (a) or (b) above, the 120 day periods referred to in those paragraphs shall be extended by an amount of time equal to the time spent negotiating the terms of the work plan in question.
- (d) Notwithstanding any other provision of this Lease, Lessee expressly agrees cooperate with the conduct of any environmental assessment and to provide Lessor and Lessor's authorized environmental consultants access to the leased premises, at a mutually convenient time or times for purposes of conducting environmental assessments or sampling on behalf of Lessor or on behalf of third parties authorized by Lessor, including, without limitation, potential purchasers of the leased premises.
- (e) Lessee shall maintain the results of all environmental assessments contemplated herein, including, without limitation, the Termination Assessment and any reports generated in connection therewith, as well as any other information shared pursuant to section 4.07 of this Lease (hereinafter called the "Assessment Information") in strict confidence. Lessee represents and warrants that neither Lessee, nor its employees or agents, will release or disclose any portion of the Assessment Information to any third party without the express written consent of Lessor or unless compelled to do so by competent judicial or administrative authority. Lessee acknowledges that irreparable injury will result to Lessor and to its business and properties in the event of any breach by Lessee of any provision of

this paragraph. In the event of any breach of any Lessee's commitments under this paragraph, Lessor shall be entitled, in addition to any other remedies and damages available in this Agreement or at law, to injunctive relief to restrain the violation of such commitments by Lessee, or by any person or persons acting for or with Lessee in any capacity whatsoever.

4.07.6 Remediation

- (a) Lessee will assume full responsibility for and implement at its sole expense any investigation, cleanup, or other response action required by this Agreement or applicable Environmental Law to be conducted at the Premises or elsewhere which (1) arises out of or in relation to Lessee's operations or activities at the Premises; (2) arises from the actions of any agent, representative, subcontractor, employee, officer or invitee of Lessee at the Premises; (3) arises in connection with the release of any Hazardous Substance or Solid Waste at the Premises on or after the execution of this Lease; or (4) arises from Lessee's breach of any of the covenants, representations or warranties set forth in this Section 4.07. Any response action undertaken by Lessee shall be in accordance with applicable Environmental Law and meet cleanup standards of regulatory authorities with jurisdiction over the Premises. Lessee's obligations under this Section paragraph are in addition to and not in lieu of its indemnity obligations under this Agreement and shall not be construed to limit the scope of said indemnity.
- (b) If any public authority having jurisdiction with respect to environmental protection, or fire protection, requires the installation of equipment or apparatus on the leased premises to improve the environment or to improve fire protection facilities, then Lessee shall promptly install such equipment or apparatus or take such measures as may be required by such public authority. Lessee shall be solely responsible for the cost of all work carried out to comply with the requirements of a public authority.
- (c) Lessee shall immediately carry out all measures which Lessor, in its sole discretion, considers necessary to keep the leased premises free and clear of all environmental contaminants or residue (hereinafter referred to as "environmental contamination") resulting from or occurring during Lessee's occupation or use of the leased premises, such condition to be confirmed by the Site Assessments provided in section 4.07.5 herein. Lessee shall, at its expense, take any and all action as shall be required to prevent such environmental contamination from occurring or escaping from or onto the leased premises. Lessee shall be solely responsible for the cost of all work carried out to correct any environmental contamination which occurs on the leased premises, or which occurs on other lands as a result of Lessee's occupation or use of the leased premises.
- (d) Upon the termination of this Lease, Lessee shall leave the leased premises in a clean and tidy condition free of any environmental contamination resulting from or occurring during Lessee's occupation or use of the leased premises. If Lessee has installed any facility on or under the leased premises, Lessee shall remove such facility and contents by the date of termination of this Lease, unless Lessor consents in writing to such facility remaining on the leased premises. Lessee shall have the burden of proving that any environmental contamination has not resulted from or occurred during its occupation or use of the leased premises.

4.07.7 Rectification of Breach

In the event that Lessor determines that Lessee has failed to comply with its obligations in this section 4.07, or if Lessee fails to correct any environmental contamination to the satisfaction of Lessor and any public authority having jurisdiction, Lessor may, without limiting any other rights or remedies, provide Lessee with notice in writing of the noncompliance, and Lessee shall

commence rectifying such noncompliance at Lessee's sole cost and expense, and shall complete such rectification as soon as reasonably possible. In the event that Lessee does not commence rectifying such noncompliance Lessor may, at its option and in its sole discretion, terminate this Lease without any further notice, or may rectify such noncompliance at the cost of Lessee, and Lessee shall forthwith, on demand, reimburse Lessor for the cost of rectification together with an administration fee of fifteen percent (15%) of the cost of rectification. Lessee shall pay Lessor's invoice or invoices for such costs within ten (10) days of receipt of each invoice. In the event response actions associated with Lessee's noncompliance are performed by any public authority, the cost of such work shall be borne by Lessee.

4.07.8 Hazardous Substances Remain Property of Lessee

If Lessee or its sublessees or anyone else permitted on the leased premises by Lessee creates or brings to the leased premises any Hazardous Substance, or if the business conducted at the leased premises involves the storage of any Hazardous Substance at the leased premises, then, notwithstanding any provision in this Lease or rule of law to the contrary, such Hazardous Substance shall be and remain the sole and exclusive property of Lessee, and shall not become the property of Lessor notwithstanding the degree of affixation to the leased premises of the Hazardous Substance or the goods containing the Hazardous Substance, and notwithstanding the expiration or earlier termination of this Lease.

4.07.9 Lessee Indemnity

Lessee shall defend, indemnify and hold Lessor and its past, present and future directors, officers, employees, agents and assigns harmless from and against all liabilities, obligations, rights, causes of action, losses, claims, assessments, damages, expenses, fines, penalties and costs (including, but not limited to, costs of conducting removal or remedial actions in response to a release of any Hazardous Substance or Solid Waste at the Premises, costs of complying with judicial or administrative cleanup orders, costs of complying with directives of federal and provincial environmental agencies, liability for death or injury to persons, including, without limitation, officers, employees, agents, representatives, contractors, subcontractors, licensees or invitees of the parties hereto, and loss or damage or injury to any property, including, without limitation, that belonging to the parties hereto, and attorneys' fees) (hereinafter "Liabilities") of any kind, nature and description arising from, growing out of, or in any manner or degree directly or indirectly caused by, attributable to, or resulting from (1) Lessee's operations at the Premises, (2) Lessee's noncompliance with any Environmental Law, (3) the storage, handling, disposal, emission, discharge or release of any Hazardous Substance or Solid Waste onto, from or at the Premises subsequent to the commencement of this Lease, (4) any incremental deterioration of environmental conditions at the Premises from the time of the Baseline Assessment through the time of the Termination Assessment (5) Lessee's breach of or noncompliance with any of its covenants or agreements under this Agreement, (6) the presence of any officer, employee, agent, representative, contractor, subcontractor, licensee or invitee of Lessee on or at the Premises, or (7) any fire, explosion or act of vandalism involving the Premises.

Notwithstanding the foregoing, Lessee shall have no obligation to indemnify Lessor for liabilities associated with releases of Hazardous Substances or Solid Wastes identified in the Baseline Assessment as having predated the term of this Lease.

4.07.10 Survival of Obligations

The covenants and agreements of, and indemnification by, Lessee contained in this section 4.07 shall survive the expiration or earlier termination of this Lease notwithstanding anything herein contained to the contrary.

4.08 Snow and Ice Removal

Lessee shall be responsible for the removal of snow and ice from the leased premises and any other areas which Lessee has the privilege to use under this Lease, including shared roadways, sufficient for Lessee's own purposes. In no event shall Lessee plow or deposit (or cause or permit to be so plowed or deposited) snow and ice upon the adjacent lands and rights-of-way of Lessor or adjacent municipal roadways, nor shall Lessee in any way interfere with Lessor's own snow removal operations. For greater clarity, under no circumstances shall the leased premises be operated as a snow dump except with the prior written permission of Lessor and only once the required permits have been obtained.

4.09 Assignment

Lessee shall not assign, transfer or sublet any part of the leased premises, without the prior written consent of Lessor, such consent not to be unreasonably withheld. Lessee shall furnish Lessor with a duplicate original of the said assignment or agreement to sublease.

No assignment or sublease of this Lease shall be effective until Lessee or Lessee's Assignee shall have first paid Lessor its reasonable costs in connection with such assignment or sublease.

Notwithstanding the foregoing, Lessee shall remain responsible for the actions of any sublessee affecting the leased premises, including, without limitation, any resulting environmental impairment thereof.

4.10 Indemnification of Lessor

In addition to any other obligation to defend, indemnify and save harmless that Lessee may owe to Lessor, whether pursuant to the terms of this Lease or otherwise, Lessee will defend, indemnify and save harmless Lessor, and its past, present and future directors, officers, employees, agents and assigns from and against any and all Liabilities in connection with loss of life, personal injury or damage to property arising from or out of (i) any occurrence in, upon or at the leased premises, (ii) the occupancy or use by Lessee of the leased premises or any part thereof, (iii) occasioned wholly or in part by any act, omission, negligence or misconduct of Lessee, its agents, contractors, employees, servants, licensees or concessionaires or any of them permitted by Lessee to be on the leased premises, or (iv) breach of any term or condition of this Lease by Lessee. In case Lessor, its servants or agents, without fault on their part, is or are made a party or parties to litigation commenced by or against Lessee, or otherwise, then Lessee will protect and hold Lessor, its servants or agents harmless and will pay all costs, expenses and reasonable legal fees incurred or paid by Lessor in connection with the litigation.

4.11 Loss and Damage

Lessee covenants with Lessor that Lessor, its servants or agents, shall not be liable for death or injury or for damage to property of Lessee or of others located on the leased premises, nor for the loss of or damage to any property of Lessee or of others by theft or otherwise, from any cause whatsoever, it being expressly agreed that this Section 4.11 excludes damages, loss or injury resulting from the negligence of Lessor, its servants or agents.

4.12 Surrender of Leased Premises

Lessee shall, prior to the expiration or sooner determination of the term, demolish and remove from the leased premises all buildings, (including foundations), improvements and fixtures, as

well as any chattels located thereon, and fill and compact all excavations thereon with gravel or clean fill, and peaceably surrender and yield up to Lessor the leased premises in a neat, clean and level condition free and clear of all waste materials, erections and things thereon not belonging to Lessor, all to the reasonable satisfaction of Lessor. If Lessee shall not so remove such buildings, improvements, fixtures and chattels, Lessor, at its option and in its sole discretion, may:

- (a) enforce such removal; or
- (b) as agent of Lessee, carry out such work and Lessee shall pay to Lessor all costs and expenses incurred in so doing, and Lessor shall be entitled to recover from Lessee the costs thereof together with a fee for supervision of carrying out such work in an amount equal to fifteen percent (15%) of the costs of so doing; or
- (c) allow same to remain on the leased premises and upon Notice of Declaration of Ownership by Lessor, such buildings, improvements, fixtures and chattels shall become the sole property of Lessor without any right to Lessee to have compensation therefor.

Lessee's obligation to observe or perform this covenant shall survive the expiration or the termination of this Lease.

Until such time as the leased premises are cleared to the satisfaction of Lessor or Notice of Declaration of Ownership has been given pursuant to paragraph 4.12(c) above, Lessor shall be entitled to claim as liquidated damages (and not as a penalty) an amount equivalent to the rents, taxes and any other monies payable hereunder.

4.13 Insurance

During each Term of this Lease, Lessee shall obtain and maintain in effect, and provide annual written proof of same, the following insurance where applicable given the nature of its operations, and subject to the jurisdiction. The required limits may be met with a combination of primary and excess liability policies:

- 1) **Commercial General Liability Insurance**, occurrence based, for a minimum amount of **\$10,000,000** per occurrence, or such greater amount as Lessor may from time to time reasonably require, at least covering liability for bodily injury including death, property damage or destruction (including loss of use), contingent employers liability, product and completed operations, broad form property damage, blanket contractual liability, Lessee's legal liability and non-owned automobile, unlicensed vehicles on and off premises owned or controlled by the owner, unlicensed vehicles on and off premises owned or controlled by the owner.
- 2) **Pollution Legal Liability Insurance / Environmental Impairment Liability** insuring both Lessor and Lessee against any and all damages, costs, liabilities and expenses arising out of or resulting from the gradual and/or sudden discharge or release of Hazardous Substances from Lessee's operations at the leased premises into the environment. This policy shall have a per incident and policy aggregate limit of at least **\$2,000,000**. This policy shall remain in effect for the duration of the Agreement and shall have an extended discovery/reporting period of at least twelve (12) months post expiry.
- 3) **Automobile Liability Insurance** covering all licensed motor vehicles owned, leased or used by Lessee in the performance of its operations on the Leased premises, for a minimum limit of **\$5,000,000** combined per occurrence, for bodily injury, including death, and property damage (including loss of use).

- 4) **Worker's Compensation Insurance** covering all employees of Lessee engaged in the performance of the Services.
- 5) **Contractors' Equipment "All Risks" Insurance** covering construction machinery and equipment of every description owned or rented or for which Lessee is responsible used in the performance of its operations on the Leased Premises, for an amount of not less than the actual cash value of said construction machinery and equipment.

As of the date of execution of the foregoing and at expiry of any of the above policies, Lessee shall provide Lessor with a certificate of insurance evidencing the above and, whenever applicable, must include the following:

- a) include liability for operations within or around railroads and railway tracks;
 - b) a waiver of subrogation in favor of CN and its subsidiaries;
 - c) name CN and its subsidiaries as additional insured and/or loss payee;
 - d) contain severability of interest clause and contain no cross liability exclusion;
 - e) contain a clause stating that CN's interests will not be prejudiced in the event the First named insured breaches any warranty of the policy;
 - f) provide a 180-day written notice of cancellation or material change in coverage;
 - g) where applicable: property damage due to explosion, collapse and underground hazards (XCU coverage); and
 - h) all insurance policies required in this Lease must be written by insurers having an AM Best rating of A- or higher, be primary, non-contributory and not excess over other valid insurance which may be available to CN.
- 6) **Failure to comply** - If Lessee fails to comply with the requirements hereof to obtain insurance, Lessor may, but need not, obtain such insurance and keep the same in effect and Lessee shall pay to Lessor the premium cost thereof as additional rent upon demand.
 - 7) **Premiums - Notifications** - Lessor shall not be responsible for the payment of any premiums with respect to such insurance, and shall not be responsible for notifying the insurers of any occurrence or accident in or around the leased premises.
 - 8) **Insurance on Assignment** - Notwithstanding the provisions of the Assignment Clause herein, Lessee shall ensure that any Assignee of the premises shall obtain and maintain in full force and effect, during the term of such assignment, the insurance referred to in this Clause. Lessee shall obtain from such Assignee, and shall file with Lessor, a certificate that such insurance has been obtained and is being maintained.

5. DEFAULT

5.01 Right to Re-enter

If Lessee fails to pay rent when due, or fails to perform any other of the terms, conditions or covenants of this Lease to be observed or performed by Lessee, or if re-entry is permitted under any other terms of this Lease, then Lessor, in addition to any other right or remedy it may have, will have the right of immediate re-entry and may remove all persons and property from the leased premises and the property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of Lessee, all without service of notice or resort to legal process and without being deemed guilty of trespass or conversion, or becoming liable for loss or damage occasioned thereby.

5.02 Bankruptcy of Lessee

If the term of the Lease or any of the goods and chattels or improvements of Lessee on the leased premises at any time during the term are seized or taken in execution or attachment by a creditor of Lessee, or if Lessee makes an assignment for the benefit of creditors or becomes bankrupt or insolvent or takes the benefit of an Act now or hereafter in force for bankrupt or insolvent debtors, or if an order is made for the winding-up of Lessee, or if Lessee abandons or vacates or attempts to abandon or vacate the leased premises or sells or disposes of goods or chattels, or the improvements, if any, of Lessee, or removes them or any of them from the leased premises so that there would not in the event of abandonment, vacating, sale or disposal, be sufficient assets on the leased premises subject to distress to satisfy all rentals due or accruing due hereunder, then and in every such case, in addition to the remedies herein provided, the balance of the rental due over the remaining term of the Lease ("the accelerated rent") shall immediately become due and payable and Lessor may re-enter and take possession of the leased premises as though Lessee or the servants of Lessee or any other occupant of the leased premises were holding over after the expiration of the term of the Lease, and the Lease, at the option of Lessor, will forthwith become forfeited and determined. In every one of the cases above mentioned the accelerated rent will be recoverable by Lessor in the same manner as the rents hereby reserved and as if rents were in arrears and the option will be deemed to have been exercised if Lessor or its agents give notice to that effect to Lessee.

5.03 Termination for Default

Notwithstanding any other provision of this Lease, in the event the Lessee fails to comply with any of the terms and conditions of this Lease, the Lessor shall have the right to terminate this Lease in whole or in part upon notification to the Lessee in accordance with the following: The Lessor shall give the Lessee written notice setting out the details of such breach and the Lessor's intent to cancel this Lease in whole or in part. At the expiration of sixty (60) days from the date of such notice, if the Lessee has failed to rectify the breach or to commence rectification of such breach in a reasonable and diligent manner, in the event such breach may not reasonably be cured within sixty (60) days, the Lessor may cancel this Lease in whole or in part effective immediately upon a second written notice to the Lessee confirming the termination.

6. MISCELLANEOUS

6.01 Right of Entry and Licenses

- (a) Lessor, its servants or agents, may at all times enter upon the leased premises, or enter any building or improvement situated thereon for the purpose of viewing the state of repair, conditions and use of the leased premises, or to perform any work or repair thereon, or to show the leased premises to prospective purchasers, mortgages, or Lessees or to exercise any of the rights or obligations of Lessor under this Lease. Lessor shall be entitled to affix and retain on any part of the exterior of the leased premises a notice that the premises are for rent or sale.
- (b) It is understood that all or a portion of the leased premises is subject to the existence of licenses or agreements for utilities, telecommunications or licenses of a similar nature. Lessor reserves the right to grant to others in the future such similar licenses or agreements. Lessee agrees to allow any and all authorized personnel to enter upon the leased premises for the purpose of constructing, maintaining and repairing such power, telephone, telecommunications lines, in accordance with such agreements. Any relocation of alteration of such facilities by Lessee would be at the sole cost of Lessee.

6.02 Railway Operations

- (a) Lessee covenants with Lessor not to obstruct or interfere with the operation, maintenance and use of any railway track or with any works of Lessor in the vicinity of the leased premises. In particular, and without restricting the generality of the foregoing, Lessee will observe all applicable legislative or regulatory requirements covering vertical clearance from base of rail and horizontal clearance from gauge side of nearest rail.
- (b) The leased premises may be subject to inconveniences resulting from railway operations in close proximity thereto, particularly resulting from noise, vibrations or fumes. Lessee will hold Lessor harmless of any claims of whatsoever nature consequent to any such inconveniences and hereby waives any claims he may have resulting therefrom, including for any constraints in peaceful enjoyment.
- (c) In no event shall Lessor be liable for damage by fire arising directly or indirectly from sparks from locomotives or other railway equipment of Lessor, whether caused by the negligence of Lessor, its servants or agents, or otherwise, all such risks being assumed by Lessee.

6.03 Fencing

If required by Lessor at its sole discretion, Lessee shall, at its risk and expense, construct a fence of a quality satisfactory to Lessor and in accordance with Lessor's specifications and instructions, which shall be provided to Lessee in writing, to separate the leased premises, or a portion thereof, from Lessor's adjacent property.

6.04 Cancellation by Either Party

- (a) The Lessee may cancel this Lease without cause by giving the Lessor at least one year's notice in writing;
- (b) The Lessor may cancel this Lease without cause by giving the Lessee at least one year's notice in writing that the option to renew in clause 6.09 is being withdrawn;

and in either event, all privileges herein granted shall terminate subject to those covenants, agreed to herein, that are expressly intended to exist past the termination of said lease.

6.05 Non-Registration of Lease

Lessee covenants and agrees with Lessor that, except where Lessor's consent has been obtained, it will not register or cause to be registered or permit to be registered this Lease or any Notice thereof at any time in any Registry Office or Land Titles Office or file or register, or permit or cause to be filed or registered any caveat or encumbrance against the title to the leased premises, and in the event that this Lease or a caveat is at any time so filed or registered, Lessee will, upon the request of Lessor, forthwith withdraw, discharge and release or cause to be forthwith withdrawn and released such registration at its own expense.

6.06 Net Lease

It is agreed by Lessor and Lessee that the rentals reserved to Lessor under this Lease shall be net to Lessor, and shall be clear of all taxes, rates, duties, assessment, costs, charges, utilities charges and insurance premiums arising from or relating to the leased premises, and that Lessee will pay all of the foregoing, together with all expenses of every nature and kind whatsoever

relating to the leased premises and Lessee covenants with Lessor accordingly, provided that nothing of the foregoing contained shall require Lessee to pay income taxes and corporation taxes which are the responsibility of Lessor.

6.07 Prohibited Goods

Lessee shall not use, handle, keep or store, or permit to be used, handled, kept or stored in or upon the leased premises, without the written consent of Lessor, any goods of an explosive, dangerous, toxic or inflammable nature or character, or goods which may, for any reason, be deemed objectionable by Lessor, nor shall the leased premises be used in any way which Lessor considers objectionable.

6.08 Roadways

It is understood and agreed that portions of the leased premises may consist of roadways or rights-of-way used by Lessor or third parties for the purpose of gaining access to adjoining land, and Lessee agrees that such roadways or rights-of-way may be used for such purpose, jointly with Lessee. Lessor hereby confers the right and authority and imposes the obligation upon Lessee to insure that such usage by Lessee is reasonable at all times, and that Lessee shall not use such roadways or rights-of-way for storage or parking but that same shall be kept clear at all times for vehicular traffic. Lessee shall be responsible for the maintenance, including snow removal and liability related to the use of such roadways.

6.09 Renewal

Subject to clause 6.04(b), if Lessee has paid to Lessor the rents hereinbefore provided to be paid and has obtained, performed and carried out all the other covenants and provisions hereof, Lessee, upon giving to Lessor ninety (90) days' written notice prior to the expiration of the term hereby granted, shall be entitled to a renewal of this Lease for ONE (1) further term(s) of FIVE (5) years each upon the same terms and conditions as herein provided, except rental and except the right to renew.

IT IS AGREED that the rental to be paid by Lessee to Lessor during any renewal term shall be determined by Lessor prior to the commencement of any renewal term, but shall in no event be less than the rental which was paid in the immediately preceding period.

6.10 Drainage

- (a) Lessee shall construct and thereafter maintain, repair or reconstruct upon the leased premises, or upon such of Lessor's lands as Lessor shall direct, such culverts, ditches, catch-basins, drains, or other works as Lessor shall, in its sole discretion, deem appropriate, necessary or adequate to properly and without damage thereto drain those lands of Lessor adjacent to or in the vicinity of the leased premises. Without in any way limiting the generality of the foregoing, Lessee shall so use the leased premises such that water shall not be accumulated or stored thereon, and that the drainage works shall be sufficient to adequately drain the leased premises and those lands of Lessor adjacent to or in the vicinity of the leased premises.
- (b) Lessee shall not in the use of the leased premises obstruct any existing water course, or impair in any way the usefulness of any existing ditches, culverts or drainage works now or hereafter upon those lands of Lessor adjacent to or in the vicinity of the leased premises.
- (c) It is a condition of this Lease that all drainage works on or about the leased premises shall be constructed and thereafter maintained to the satisfaction of Lessor's Engineer

and that before any work of constructing or re-constructing such drainage works the approval in writing of Lessor's Engineer as to the type and adequacy of the drainage works contemplated shall have first been obtained.

6.11 Time

Time shall be of the essence of this Lease.

6.12 Applicable Law

This Lease shall be construed pursuant to the laws of the Province in which the leased premises are situated, as well as any federal legislation that may be applicable.

6.13 Successors and Assigns

This Lease extends to and binds the respective heirs, executors, administrators, successors and assigns of the parties hereto as the case may be.

6.14 Waiver

The waiver by Lessor of a breach of a term, covenant or condition herein contained will not be deemed a waiver of the term, covenant or condition of a subsequent breach of the same or another term, covenant or condition herein contained. The subsequent acceptance of rent by Lessor will not be deemed a waiver of a preceding breach by Lessee of a term, covenant or condition of this Lease, other than the failure of Lessee to pay the particular rent accepted, regardless of Lessor's knowledge of the preceding breach at the time of acceptance of the rent. No covenant, term or condition of this Lease will be deemed to have been waived by Lessor unless the waiver is in writing signed by Lessor.

6.15 Notices

- (a) Any notice to be given under this Lease shall be in writing and shall be validly given if delivered, transmitted by facsimile or mailed by prepaid registered mail to the parties as follows:

Lessor:

CANADIAN NATIONAL RAILWAY COMPANY
Business Development & Real Estate
3rd Floor – Building A, 1 Administration Road.
Concord, Ontario L4K 1B9
Attention: Contracts
Fax: (905) 760-5010

Lessee:

THE VILLAGE OF LIONS BAY
Chief Administrative Officer
PO BOX 141. Centre Road.
Lions Bay, British Columbia. V0N 2E0
Fax No.: (604) 921-6643

Or to such other person or address as either party may designate by notice given in accordance with this Lease. Notice shall be deemed to have been initially given on the third (3rd) day following the mailing thereof, or in the case of delivery on the date of delivery or in the case of facsimile transmission on the first (1st) business day following the date it was sent.

- (c) In addition to all notice provisions contained herein, Lessee shall provide Lessor's Environment department 90 days notice in advance of any lease termination, assignment, or change of use on the premises, including any change to the activities or materials stored or handled on the Premises that differ materially to those declared by Lessee in its lease application documents. Such notice shall be validly given if delivered, transmitted by facsimile or mailed by prepaid registered mail to the following address:

CN
Environmental Affairs
935 de la Gauchetière Street West, 12th Floor
Montreal, Quebec, Canada
H3B 2M9

Fax No.: 514-399-6573

Any communications Lessor is required to provide to Lessee pursuant to the environmental provisions herein shall be deemed validly delivered if sent to the last notice address provided to Lessor by Lessee it being understood that at all times it will remain Lessee's sole responsibility to keep its address up to date and to advise Lessor of any changes thereto on a timely basis.

- (c) Any communication relating to any matter of an emergency or operating nature, may be given by any reasonable means. If given verbally or by telephone, such communication shall be confirmed in writing or by electronic communication that can produce a written copy.

6.16 Interpretation

- (a) The necessary grammatical changes required to make the provisions of this Lease apply in the plural sense where there is more than one lessee, and to corporations, associations, partnerships or individuals, males or females, in all cases will be assumed as though in each case fully expressed.
- (b) In this Lease "herein," "hereof," "hereby," "hereunder," "hereto," "hereinafter" and similar expressions refer to this Lease and not to any particular paragraph, clause or other portion thereof, unless there is something in the subject matter or context inconsistent therewith and the parties agree that all of the provisions of this Lease are to be construed as covenants and agreements as though words importing such covenants and agreements were used in each separate paragraph hereof, and that should any provision or provisions of this Lease be illegal or not enforceable it or they shall be considered separate and severable from the Lease and its remaining provisions shall remain in force and be binding upon the parties hereto as though the said provision or provisions had never been included.

6.17 Representations

Lessee hereby accepts Lessor's title to the leased premises and the rights herein granted and agrees that nothing in this Lease expressed or implied shall operate or have effect as any warranty, guarantee, or covenant of title.

6.18 Entire Agreement

Lessee takes the leased premises without any representation of any kind other than those contained in this Lease on the part of Lessor or its agent. This Lease contains all of the terms, covenants, conditions and agreements between the parties hereto and any addition to or alteration of or changes in this Lease to be binding must be made in writing and signed by both parties.

Lessee hereby accepts this Lease of the leased premises to be held by it as Lessee subject to the terms, covenants and conditions above set forth.

7. SCHEDULES

The provisions of the following Schedules attached hereto shall form part of this Lease as if the same were embodied herein: Schedule A - Description of leased premises (or descriptive plan)

IN WITNESS WHEREOF the parties hereto have executed these presents as of the day and year first above written.

SIGNED AND DELIVERED

In the presence of:

CANADIAN NATIONAL RAILWAY COMPANY

Witness

Per : _____

QUENTIN MOORE

Sr. Manager, Eastern Canada

Business Development & Real Estate

THE VILLAGE OF LIONS BAY

Witness

Per : _____

Name:

Title:

Witness

Per : _____

Name:

Title:

(affix corporate seal)

SCHEDULE A / ANNEXE A

Regular Council Meeting April 2, 2019 - Page 60 of 184



DESCRIPTION PART OF 1000/BCPR/101360 (0.38 Acs.±) Lions Bay Province of British Columbia Canada	LEASE SKETCH PARCELLAIRE DE BAIL		SUBDIVISION: Squamish (653)
	Subject Lands/Terrain Sujet LAT/LONG: 49.456029, -123.238605	SPUR / ANTENNE: N/A	MILEAGE / MILLIAIRE: 18.10 - 18.70
THIS IS NOT A PLAN OF SURVEY / CECI N'EST PAS UN PLAN D'ARPENTAGE			DATE: June 4, 2018
			SCALE / ÉCHELLE: 1:1500



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Information Report		
Title	Resident Survey Results: Proposed Metro Vancouver Bylaw to Restrict Wood Burning Appliances		
Author	Shawna Gilroy	Reviewed By:	Peter DeJong
Date	March 28, 2019	Version	
Issued for	April 2, 2019 Regular Council Meeting		

Recommendation:

THAT the Information Report, "Resident Survey: Proposed Metro Vancouver Bylaw to Restrict Wood Burning Appliances" be received.

Attachments:

(1) Resident Survey Results Spreadsheet

Key Information:

By 2025, Metro Vancouver is proposing to ban the use of residential wood-burning appliances including woodstoves, pellet stoves, open fireplaces, inserts and more, that emit more than 4.5 grams particulate per hour. On March 15, 2019, Councillor Abbott drafted an information article in the Village Update called "Proposed Metro Vancouver Bylaw to Restrict the Use of Wood-burning Appliances" outlining the details and the options in terms of how Lions Bay could respond to Metro's proposed legislation, which could potentially influence what will be required of residents with wood burning appliances. Included in the information article was a resident survey requesting community feedback on the proposed ban. Along with the Village Update article was a brochure that was sent to every post-mail box in the Village on March 15. The information was on the home page of the Village website for the past two weeks, along with several options to respond. The deadline for the survey was Wednesday, March 27.

The community had the option of filling out an online survey, a paper survey to be dropped in the "Have Your Say" letter box at the General Store or Village Office, by sending an email with feedback to Councillor Abbott (also to be included in Council correspondence at the



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next meeting), or by filling out the feedback form on the Village website. There was a total of 188 online surveys completed, 70 paper surveys, 14 emails sent via the feedback from on the website, and 23 emails sent to Councillor Abbott for a total of **295 responses**.

Of the 295 responses (including email correspondence), there were 258 surveys completed. The results are as follows:

1. How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?
 - Do nothing and comply with the bylaw as proposed: **19 responses**
 - Request a special exemption to align with the exemptions granted to communities outside of the Urban Containment Boundary: **227 responses**
 - Other: **10 responses**
 - Left blank: **2**

As you can see, there was an overwhelming response to request a special exemption. Of these results, there were still the remaining 37 emails/feedback which were also highly in favour of the exemption. Attached is a copy of the results for the community and Council's review. The community was invited via the Village Update on Friday to attend the April 2 Council meeting if they wished to speak during public participation and add anything further with respect to these results before Council makes any decisions.

Follow Up Action:

Councillor Abbott will be bringing a Request for Decision Report to Council based on the results of this survey.

Communication Plan:

A link to these results was added to the Village website home page on Friday, March 29th.

Resident Survey: Proposed Metro Vancouver Bylaw to Restrict Wood Burning Appliances					
	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
Website Form					
1	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	No, it is an older model freestanding conventional stove.	We heat primarily with wood, and supplement with furnace oil for times when the wood stove goes out at night, or if we run out of wood. It's unreasonable for us and would cost too much to heat with only furnace oil or hydro electricity. We have no access to natura gas, and hydros second step is an unfair penalty for those who have no other option except for wood
2	Do nothing and comply with the bylaw as proposed.	No	No		
3	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
4	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Don't know.	
5	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
6	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
7	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
8	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
9	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
10	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
11	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.		Yes	No, it is an unrated or open fire place.	
12	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Don't know.	I think Lions Bay ought to ask for exemption due to the unique circumstances of our remote community.
13	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
14			Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
15	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Don't know.	
16	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Our fire place insert is not free standing, but is an older model, 35 years old.
17	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes		3 x fire place inserts with control burs and heat recovery around There is a BC Hydro program active for nearly four decades, which is based on alternative heating provided by wood burning fire inserts. Our house like some other ones in the village has electric heating and wood burning inserts to provide the adequate heating. This set up was influenced by BC Hydro program for areas where natural gas is not available. For economical reasons there are no plans for a natural gas to be provided here. Trucks delivering compressed gas and diesel fuel to most of the houses in Lions Bay produce more pollution jointly with gas emission from burning. In our opinion, Lions Bay ought to request a special exemption to align with exemptions granted to communities outside We are far away from the city with a vast forest to clean our air.
18	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	We have a fireplace and contemplating an insert, the fireplace help us to cut in our heating bills we are both retired so saving money in heating is vip.
19	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	We have Lions Bay home and consider ourselves fortunate to have access to a wood burning stove in our home. On numerous occasions we have heated baby formulas for our neighbours. On numerous occasions we cooked meals for friends & neighbours. On numerous occasions we brought comfort and warmth during the hours and long days of NO power in the village. We consider ourselves living in a partly rural area and that is the reason we need to look out for our own safety and wellbeing. Remember the first 74 hours of any disaster you are on your own. It makes complete sense to be prepared. We use/burn dry and well seasoned wood. We are NOT burning/smoking every single day of the Winter Season. Being part of the city is not where we live. We must practice "common sense!" Thank You!!!!
20	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
21	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
22	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	More unnecessary government intervention. Understandable when in a densely populated area but that's not us. Government permitted and approved construction should not be taken away. Perhaps new construction. Our neighbourhood doesn't have natural gas so not really fair to ram this down our throats. I know this to be a hardship for many. I think we should opt out.
23	Do nothing and comply with the bylaw as proposed.	No	Yes	Don't know.	Wood burning appliances appear to be having a negative effect on Lions Bay air quality based on winter time neighbourhood walks and the noticeable odors from burning wood and other materials.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
24	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
25	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	An exemption similar to speculation tax for Bowen Island and Lions Bay. An exemption, due to no gas availability. The elimination of 2 tier BC Hydro rates might have an impact on my thoughts. How can we continue to allow pipelines and average Joe living in rural area has to pay additional charges to buy new appliances. Many people in Lions Bay are buying electric or hybrid vehicles to help with carbon footprint.
26	Do nothing and comply with the bylaw as proposed.	No	No		Replace your woodstove with a gass fireplace. Do some research to come to a preferred provider for gass fire places with discount to do the job here in Lions Bay. We have to make a changes.
27	Other, please explain in the space provided below.	No	Yes	No, it is an unrated or open fire place.	2020 is only next year and does not provide a reasonable timeline to become compliant. I applaud the move in general and only object to the timing.
28	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	
29	Do nothing and comply with the bylaw as proposed.	No	No		I realize the cost this may have to some people, but not having the smell of smoke for half the year would be a welcome relief in the village. I'd love to have my windows open but can't as everyone around us uses wood. With forest fires in July and August it would be very nice to not smell smoke all the time.
30	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Oh, I've got lots to say on this topic. This is a classic case of apartment dwellers in Vancouver imposing their will on those who live in more rural areas. I have two degrees in Science: BSc and MSc. I have reviewed the documents on which they base their observations, which in my opinion are flawed. Lions Bay should demand more recent and relevant studies and data. I will follow up directly to the Mayor!
31	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Don't know.	
32	Other, please explain in the space provided below.	No	Yes	Don't know.	Our wood stove insert is primarily used late November through March as an auxiliary source of heat due to poorly insulated west coast style houses constructed in the 1960- 1970's. Since natural gas is not available, eliminating the wood stove for seasonal use is becomes a very costly issue if one must solely rely on BC Hydro for electric heat. Education of the residents to burn seasoned dry wood should be the first step. During the 90's we were able to remain in our home solely due to our wood stove with one baby and one young child as BC Hydro was out for five straight days; many residents were forced to leave due to the lack of power. Given our rural location, surrounding terrain , possible highway closures, rock slides, the ability to retain a wood stove allows an emergency back up for such situations.
33	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes		Don't know.	
34	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
35	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
36	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	With power outtages this past year it would have been very uncomfortable without our woodstove. Even without power issues our home heats unevenly especially on those very cold days. Cant imagine not having our woodstove.
37	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
38	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Got to love all the brilliant "one fit all" proposals and rules.... a.k.a. inventing problems where none exist.
39	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	This is an unnecessary expense. I oppose it. Wood smoke is not a problem on our street (Sweetwater Pl). I have no idea how I could test our fireplace but undoubtedly it would be expensive. As far as I know, Lions Bay is not part of metro Vancouver and it's regulations should not apply to us.
40	Do nothing and comply with the bylaw as proposed.	No	No		
41	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	
42	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes		No, it is an unrated or open fire place.	Withdraw from being a signatory on the Climate Action Charter.
43	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes		No, it is an unrated or open fire place.	
44	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an older model freestanding conventional stove.	Without other economical alternative such as natural gas, wood stoves are a reasonable alternative to heating our home vs using electrical which is very expensive and not effective.
45	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Being unable to burn wood as a secondary heat source in our home would have devastating financial impacts on our family: having to rely only on hydro to heat our home--and in the absence of a natural gas supply and the very high cost of retrofitting our home for propane or natural gas heat (new furnace and the major construction costs of retrofitting an existing home with ducting and fresh air returns)-- our electric bill would soar to levels that our fixed income could not sustain, and we would, quite literally, be left in the cold. Please reconsider imposing these restrictions on us.
46	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
47	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Electric baseboard heating is the main source of heat in our house. In the winter months sometimes that is not enough and we have to augment with our pellet stove. Lions Bay also has regular power outages so the ability to have that secondary source of heat is important for us.
48	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes		Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
49	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	I would be more willing to look at upgrading my airtight and fire burning emissions if BC gave up its aspirations on foreign owned LNG processing plants and fracking that are going to add a lot more pollution than a few fireplaces in Lions Bay!
50	Do nothing and comply with the bylaw as proposed.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
51	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
52	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
53	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	We use our fireplace during power outages. We only use our fireplace during the fall, winter 5-7 times a year, for heat/ambiance. We do not have natural gas or propane. Since The air quality study shows Lions Bay air quality is very good, we see no need to restrict all use. However, maybe residents using wood as their primary heat source, should comply with low emissions. Or, could these new regulations be for new buildings/large renovations moving forward.
54	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
55	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	I think this ban is ridiculous for a small urban community the size of Lions Bay. It has not been a problem ever and I have neighbours that use their stoves and fireplaces a lot during the winter months.
56	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	My hydro cost average 600 monthly that is significant that my wood burning fireplace with upgraded insert is our major source of heat.. We would have to move if we could not heat the house as hydro heating is expensive and not efficient to heat without wood.
57	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	I have a regular fireplace in my living room, with a screen and glass door front. I use this fireplace occasionally in winter only for atmosphere and traditional effect. The house was built in 1977 and the fireplace creates a pleasant relaxing effect with not a large amount of smoke produced. The wood I use is from my own lot, well dried, and not much is used. I would not likely plan to convert to gas or propane because of cost. Without this fireplace atmosphere, and the increasing costs in village taxes and rates, and being a senior, I likely would consider moving from the village, as this is one more negative feature to deal with. I know everyone is trying to do their best with the increasing issues around us. The best solution to this issue is to be exempted from the larger city smoke issues, as we live in an area where wood smoke does is not a major issue.
58	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
59	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	We are already compromised by lack of Natural gas services and are forced into more expensive alternatives. Overall there would be comparatively little emissions from such a small population and the emissions would not flow to other communities and create adequate concentration of pollutants for the health concerns Metro Vancouver is trying to address. While the secondary heating is used, it is always the cold season, Lions Bay population is often indoors and the rain also picks up particulate ash. Metro Vancouver already has the data to prove our negative contribution to air quality is insignificant. Burning of wood is considered "carbon neutral" by many.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
60	Do nothing and comply with the bylaw as proposed.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
61	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	
62	Other, please explain in the space provided below.		Yes	No, it is an older model freestanding conventional stove.	Disassociate from any aspect of Vancouver such as GVRD, Metro Vancouver , etc etc. Our community has so many differences and dynamics than Metro Van it will always be a bad fit to do blanket like policies, taxes, regulations etc.
63	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	<p>Congratulations Council; reaching out for thoughtful input is the right thing to do.</p> <p>Air quality in our tiny municipality is good, and so far, we have evidently had little impact on the air quality of "Metro" or the "UCM".</p> <p>While Lions Bay has been arbitrarily and geo-politically lumped in with "Metro" and the "UCM"; in most other ways the village has little affinity with our large urban neighbours and more in common with Bowen and other smaller communities up the coast. In fact day by day residents of Lions Bay (LB) are becoming vocal and leading proponents of environmental stewardship and rational development.</p> <p>In any event decisions regarding development and air quality in particular should be made on the basis of good data and scientific evidence and "knee jerk" compliance with blanket regulations on wood burning which may be necessary for burgeoning urban "Metro" and the "UCM" is NEITHER desirable nor appropriate for the village of LB. In fact such unnecessary compliance could establish a dangerous precedent for our Village.</p> <p>In my opinion Lions Bay should respectfully request an exemption from the Metro Bylaw until the data and science demonstrates that our compliance will provide significant benefit to our neighbours in "Metro" and the "UCM".</p> <p>Yours truly, G C Weary Lions Bay</p>
64	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	<p>It is imperative that we are allowed to continue burning clean wood. As Lions Bay is quite isolated, we need to be able to burn wood to heat our homes. We cannot depend on propane or electricity alone, given frequent power outages and propane supply requiring delivery by trucks travelling the Sea to Sky Highway.</p> <p>We do not have the luxury of constantly flowing natural gas in Lions Bay.</p> <p>Thank you very much.</p>
65	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Don't know.	
66	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	<p>Lions Bay should be exempt from the UCB containment boundary, and fall under the same status as Bowen Island. We rely on the heat from our fireplace should we have a power outage, which happens often.</p> <p>Our household uses around a quarter of a cord of firewood each winter, which is very nominal, however we definitely need the fireplace for heat during power outages and when the weather is extreme, as Lions Bay does not have access natural gas.</p>
67	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.		Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
68	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
69	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
70	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Lions Bay is in a forest. Trees need to be cut to preserve views and to maintain properties. Having a supplemental wood stove insert is a prime way of heating the house through the winter months. The amount of air pollution now created by weekly green waste trucks circling the village, travelling long distances and then having further diesel powered machinery process this forest waste could be offset by maintaining wood burning appliances. Further the Village should reinstate 3 to 4 annual weekend burn weekends, this would greatly improve the unsightly Village appearance as residents could then clean up their respective properties. The wood burning fireplaces also provide certain ambiance to a west coast style house in the middle of a dreary winter evening. Wood stoves also serve as a backup heat source during power outages as most Village homes rely on BC Hydro for electric heat.
71	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
72	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	I believe that we should try and have the best air quality we can. Older fireplaces will need to be retrofitted - perhaps there can be a subsidy for those residents as they would most likely live in the older original houses. I love my fireplaces and use them for secondary heat. I tried and am not able to put in a gas fireplace because of the slope of my lot and the proximity of the tanks to my house. Otherwise I would. I do have modern fireplaces but will check the emissions in the manual and have them registered.
73	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		I have a propane fireplace.
74	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Don't know.	We use wood as our primary heat source with electricity as the secondary source. Lions Bay is a semi rural area. It hard to believe that the wood stoves in Lions Bay have much of an impact on the air quality. Our wood stove, during the weekdays, only runs for about two hours in the morning and in the evening. Only when the temperature drops below zero do we run it overnight. Lions Bay differs with interior and northern climates. Where there a colder outside temperatures (-5 to -20) one would want want to run a wood stove at high heat 24 x 7. In Lions Bay our wood stove is most often on low so as to not heat the house above 23C.
75	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
76	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	we also have a freestanding wood stove that heats our living area in the fall winter and spring because we can't afford the electric heat
77	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	best part of our home is our fire place
78	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	The fireplace is key to the comfort, warmth and character of our main living area
79	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	we LOVE our wood stove and would be devastated to lose it.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
80	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Don't know.	
81	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	
82	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.		Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	<p>We also have a open fireplace.</p> <p>We ensure our firewood is well seasoned.</p> <p>We also start the fire with a lot of cedar kindling to ensure a very hot fire right from the start, which means we do not have visible smoke exiting the chimney.</p> <p>There are many links on the internet that would help those people with limited knowledge on the subject of reducing emissions from you fire. Perhaps sending out some of these links to the village residents would be helpful. My apologies if this has already occurred.</p>
83	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
84	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	<p>When there is a power outage we use our fireplace as a primary source of heat.</p> <p>Last year the power outage in Brunswick lasted, I believe, 8 days.</p> <p>We have had power outages in the past that last a few days. One notable one was in the dead of a very cold period in January many years ago, but a source of heat was necessary.</p> <p>Although we now have fewer power outages with the Hydro coming from both the north and south as cogeneration, we do continue to have them occasionally, and very bad inclement weather is always the likely cause. Thus, colder temperatures are likely and again a secondary source of heat required.</p>
85	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	We use our enclosed fireplace once or twice a year, at Christmas and New Years.
86	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	We use our 2 airtight fireplaces as a secondary source of heat in winter to supplement our expensive electric heat, which goes into BC Hydro's secondary, more expensive rate without fail mid-month - every month and no matter how we try and conserve our electric energy. We have no other choice but to use wood as there is no natural gas available in Lions Bay and for this Lions Bay should be exempt from this proposal! In fact, Lions Bay should be exempt from BC Hydro's more expensive hydro rates because this rate is based on all of B.C., where most other communities have access to natural gas.
87	Do nothing and comply with the bylaw as proposed.	No	Yes	No, it is an older model freestanding conventional stove.	We should comply with the bylaw as proposed. We should do our part to prevent climate change.
88	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	<p>Realizing that in 2018 there were 38.1 million airplane flights world-wide, in addition the carbon emitted from the hundreds of millions of cars, do we seriously think that climate change will be affected by wood-burning fireplaces????!! How about all the houses in Lions Bay and elsewhere that depend on oil to heat our homes.</p> <p>Yes, to a very minor degree, wood smoke will affect the air we breathe but seriously..... !!!</p>

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
89	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	We use a closed wood burning efficient fire on weekend evenings because it's cozy and nice. But we use our pellet stove, most days in the winter for 5-6 hours to help heat our house because our electrical bill is very expensive. If it is deemed that we need to change for health and climate change reasons, we will, and at great expense to us - HOWEVER - what infuriates me is the plume of smoke that is at the same elevation as our house, across the bay nestled between Gambier and the Sunshine coast from the pulp mill. At certain times of year, it has a yellow haze, and we have called the air quality control people who advised us that the mill is monitored by a company they pay for and are apparently in compliance. We find this very hard to believe. If we have to stop emissions from heating then they absolutely she have to do the same.
90	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	No matter how this is resolved for Lions Bay we need to be able to legally use our wood burning heating appliance in the event of a power outage.
91	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	We built our home in 1968 and our heating source was and is the abundance of wood we have on our property. We keep a 6 year supply of firewood at all times in our wood shed to ensure it is dry and efficient when used. We also had electric heaters installed which was an expensive option in 1968 however not to the extent it is to nowadays. The abundance of wood, a renewable resource, provides us with the quality of life many people wish they had. Being compelled to converting to a non-renewable heating source like LNG or Natural Gas would not only be cost inefficient but also retrogressive.
92	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		
93	Do nothing and comply with the bylaw as proposed.	No	No		
94	Other, please explain in the space provided below.	No	Yes	Don't know.	If a fireplace doesn't meet the smoke emissions bylaw then they should just grandfather existing fireplaces until the unit needs to be replaced for example in a renovation or tear down in rebuilding a house. All new houses would have to meet the new specifications.
95	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	I have 2 open fire places and one 10 year old high efficiency insert but not sure of the rated efficiency. While I support the overall goal of the clean air objectives, I find the targeting of wood fireplaces by metro Vancouver problematic. Lions bay has no natural gas like the rest of metro Vancouver which has natural gas and it is used in a profligate and highly wasteful way just take a look at the central heat system downtown and hundreds of others that have old out dated systems. Yet they want to stop us burning a bit of wood to stay warm in the winter most of which I take from tree fall on my property. I have gone to great lengths to make my home more efficient installing a heat pump and improving insulation and windows. I'm not sure what benefit we have to being within the metro Vancouver urban containment boundary but it doesn't feel much like we get any. I am going to have 2 huge prominent features in my home rendered useless by this legislation devaluing my property. I request that the village seek exemption on the basis we have no access to Natural Gas. We are forced to use electricity to heat our homes a fuel that costs 3 to 4 times more than natural gas and should not be penalised and forced to use a more expensive fuel on the coldest days of the year. If Metro Vancouver showed leadership with mandating the efficiency of the millions of natural Gas appliances most of which would be illegal in Europe then I would be more inclined to get behind it but in fact they are completely ignoring this major air quality issue.
96	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
97	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.		Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	My understanding is that according to EPA information my Englander pellet stove emissions are below 4.5 grm/hr. See https://www.google.com/url?sa=t&source=web&rct=j&url=https://19january2017snapshot.epa.gov/sites/production/files/2015-12/documents/list_of_epa-certified_wood_stoves_oct_2015.pdf&ved=2ahUKewjBxqHA3ovhAhUelrkGHSlcBCEQFjAAegQIAhAB&usg=AOvVaw2UyVz_7rh3EvPP7vUJ2ZN . We also have a small wood stove in our bedroom that only uses low emission presto logs that is only fired when they are blackouts in winter.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
98	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	We are a more rural community and many of our houses were built and designed with different forms of heating. We also have power outages much more often due to our location and have to have natural sources of back up heating
99	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Part of the choice for a more rural village lifestyle was to have a home with an open fire. I believe our small community does not produce any significant amount of pollutants and being by the coast and mountains the air is good. I can see that with the high density urban areas fires could be a problem. To be honest the wild fires do way more in changing our air quality. Reduction in car pollutants (we have an electric car) and recycling do more than the natural burning of wood. We use open fire a lot in the winter as heating house with only electric energy is very expensive in the winter. With no natural gas available to the village I think this puts us at a disadvantage.
100	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
101	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	We pay \$100 for 2 months of Hydro in the summer. The 2-month January bill is \$1,100. Without our wood stove, it would be unbearably expensive. Getting very tired of all one-size-fits-all attitude of government.
102	Do nothing and comply with the bylaw as proposed.	No	Yes	Don't know.	While I love my wood-burning fireplace, [and believe it meets output specifications] I would be willing to upgrade if needed to comply with air quality standards.
103	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
104	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Since Lions Bay has limited heating source. (ie no natural gas options) we are unique to other communities in the metro van area and therefore should receive special consideration
105	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	I've read the Metro report and this report does not appear to be relevant to residents of Lions Bay. Suggest the village does not sign and asks for an exception.
106	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Our home is heated by Electrical baseboards so we virtually contribute no carbon to the atmosphere for global warming. We have one fireplace that has an electrical insert installed in its place and another older wood airtight in our rec room that we use occasionally for heat. If Lions Bay does not exceed any of Metro Vancouver's air quality particulate objectives, I think we should request a special exemption and avoid the cost and effort by the Village to enforce this bylaw which is needless.
107	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Since we don't have gas, wood burning should be allowed. If it is not permitted then Metro Vancouver should pay to put in a gas line and grants should be made available for home owners to convert to gas,
108	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Box 213
109	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	During the week long power outage in Lions Bay in the late 90's, I was immensely grateful for our wood burning fireplace, which helped to keep us warm when we lost our electric heat. It was a godsend to be able to have a wood burning option. Please do not comply with the Greater Vancouver initiative to restrict wood burning fireplaces. We do need the option to have a wood burning fireplace here in Lions Bay.
110	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
111	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
112	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		I have neighbours who rely on wood burning. They are presently burning wood from 2 trees taken down, one from my yard. I think that is a responsible use of trees locally. I happen to love the smell but realize it releases particulates. I am in favour of allowing wood burning.
113	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	We need incentives to comply. Hydro rate reductions as before would be appreciated. Given Village infrastructure we cannot count on, if ever, that Likns Bay will get natural gas.
114	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	It seems to me untenable that Metro Vancouver would deem that Lions Bay should be part of the urban containment area when we don't have access to a reasonable and easily accessible alternate form of energy for heating our homes, i.e.: natural gas. The banning of fireplaces (either inserts or open) will cause undue hardship on us as it will increase our hydro bill significantly, perhaps double it; it is already very high, even though we keep our thermostats very low (lower than the Powersmart suggestion). On this basis Lions Bay should definitely be exempt. I would also like to know how they are going to measure the particulate output of any fireplace - at their cost. If Metro Vancouver does not comply with this exemption request, then I would recommend that Lions Bay seriously consider joining the Squamish-Lillooet Regional District. Perhaps we would have to develop a different system of transit to get to Horseshoe Bay/Caulfeild/Vancouver, but we I'm sure that we could co-operate with Squamish on this, considering the number of people who now commute from Squamish to downtown Vancouver.
115	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		I support the use of wood burning appliances by families in Lions Bay.
116	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		I support the use of wood burning appliances by families in Lions Bay.
117	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		I support the use of wood burning appliances by families in Lions Bay.
118	Do nothing and comply with the bylaw as proposed.	No	No	No, it is an unrated or open fire place.	If residential wood burning is to be restricted, it is also time to regulate two other sources of significant particulate emissions (and possibly greater contributors to air impairment) in the village, namely the highway and the railway.
119	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	We believe that Lions Bay has had and still enjoys an urban life style that should allow for homes to have an occasional fire. On the other hand it is a problem in Lions Bay to find an economical or convenient heating system in the absence of natural gas. Electricity is now priced at a high usage rate and not economic for most families or retirees and does require upgraded electrical panels etc. So we must struggle with using the heating systems that our original homes were designed for such as oil or propane or wood burning or a combination of both. I recently went through an oil upgrade from outside tanks to boiler and computerized system controls. Not cheap and very problematic. The drama for those home owners using wood as a primary source or a combination of both will be a very costly burden or just plain impractical. I believe every home in Lions Bay was constructed with a fireplace and is part of the Lions Bay experience. Lets be supportive of those that will be hurt by a ban and the burden we will place on them and their family.
120	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Lions Bay does not have the benefit of natural gas, our only heating alternatives are hydro, propane and wood. Through the winter we use our wood stove, with catalytic converter, nightly as a heat source.... not for aesthetics! A couple of years ago we installed an airtight wood burning insert in the living room fireplace. We support Climate Action but in reality the forest fires we have each year are the single most critical factor in our air quality. All the wood stoves in BC would account for less than 1% of the carbon emissions and particulate discharge from forest fires! The BC Government should be putting significant resources into forest fire mitigation and suppression.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
121	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	We have no secondary heat source during power outages and we are already penalized by two tier hydro billing when we have no other option besides electrical heat (when will we lobby to get this changed). So even though we do not use our fireplace often, when it there is a power outage or for special occasions, we really need this extra heat source.
122	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		
123	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	
124	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
125	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
126	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Feedback based on the fact that Lions Bay does not have equal options to secondary sources of heat during a power outage.
127	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
128	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	
129	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
130	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Hello, Jonathan Wreglesworth from 30 Sweetwater place. We have a wood stove that we use for secondary heating. It was installed in 2010. It is an epa certified stove with a published particulate emission of 1.5g/hr. I am very pleased with is the amount of heat this new unit generates. It seems to me that it generates significantly more heat than an older style stove and incomparable to an open hearth fireplace. This might be of interest to residents that are looking for a more efficient source of heat. This will result in less wood being burnt and fewer trips to the woodpile and a lot less smoke.
131	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	
132	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Brunswick Beach is isolated. We have power outages that can last a long time. We do not have the luxury of free-flowing natural gas. What if due to weather the propane trucks cannot come? The new propane furnace we installed does not heat our home very well. We do not use our wood stove all the time but do require it at times. Thank you,
133	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
134	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	There is no natural gas or alternative other than electricity to heat which has been cut for a week in the past. Wind storms are frequent here and BC Hydro doesn't prioritize a small population and cannot always access to fix. In the event of a power failure, which is quite likely, the wood burning fireplace is our only way to keep the house heated and prevent damage to the house. The removal of this ability could possibly jeopardize our insurance, home and safety. We are very isolated in Lions Bay and have none of the perks or comforts, e.g. bus, natural gas, etc. of Metro Vancouver. In the event of a rockslide, again quite realistic, we could get trapped here in winter and not having the ability to utilize wood burning this could be life or death. Wood is a biofuel, so burning wood should not add to the carbon footprint. Why would we do this?
135	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
136	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
137	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
138	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
139	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	
140	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
141	Do nothing and comply with the bylaw as proposed.	No	No	Don't know.	
142	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Unsure, we just had a wet test done at the time of our reno last year and it was approved. We have a free standing wood stove, not an open fire place. We both enjoy the look of the wood burning in the stove as well as the amount of heat that is generated from the stove during our long winter period. If our stove does not meet the 4.5g/hr, we would be willing to upgrade rather than lose the opportunity to continue to use our wood stove.
143	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	As we don't have the luxury of natural gas in Lions Bay, we rely heavily on our W.E.T.T. Certified wood-burning stove for a secondary source of heat. Not only does it heat our entire home, but it keeps our electricity bills to a manageable level. Vancouver and most other municipalities have access to natural gas. We don't! In lieu of that, I believe it is our basic right to have up-to-date, certified wood burning stoves in order to stay warm and not have more astronomical electric bills than we have now.
144	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
145	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
146	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
147	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Lions Bay does not have a natural gas service and residents are dependent on the options of electric, oil or propane gas as sources of heating. The wood burning stove in our home was installed as both a back up to the electric furnace in the event of electric power loss and to augment heating in times of particularly cold weather when the additional heat is required. The stove was WETT certified in February 2017 and is regularly maintained.
148	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	1) My home was built around wood stove heat. While electrical is on at minimal levels it is the wood stove that takes over and heats the home after an hour, 2) to update the wood stove would likely be in the \$3-4,000 neighborhood, 3) with the winds that prevail in Howe Sound during a normal wood burning season I do not see any health issues or extensive smoke lingering for a prolonged period, 4) what happens when the power goes out and there is no alternate source of heat? Most recently this occurred for a day during a very cold period.
149	Do nothing and comply with the bylaw as proposed.	No	Yes	Don't know.	
150	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
151	Do nothing and comply with the bylaw as proposed.	No	No	No, it is an unrated or open fire place.	
152	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	We need the fireplace as a secondary source of heat as well as a means of cooking food and removing the considerable annual buildup of fallen branches
153	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
154	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	No, it is an older model freestanding conventional stove.	I think it's imperative this the Village is exempt or is allowed modifications to this proposed by-law. Unless there are significant subsidies for homes with primary wood heat to be converted to other sources? Maybe. This feels like a way for local governments to force the use of LNG. Banning wood fires as a source of heat is a really bad direction in my opinion.
155	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Don't know.	
156	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	Since we don't have access to natural gas and electric heat is very expensive we rely on our wood stove for heat for 8 - 9 months of the year. I would like to upgrade to a more environmentally friendly stove but don't want to be pushed into it by Metro.
157	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Will provide separately, by email.
158	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Don't know.	
159	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Don't know.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
160	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Surely the amount of particulate emitted by fireplaces in Lions Bay is a drop in the ocean compared to the now-annual forest fires that blanket Lions Bay with smoke, a symptom of global warming. While transportation continues to be North America's single greatest contributor to global warming it's ridiculous that we're homing in on fireplaces while West Vancouver is so in love with its cars that it votes against the B line extension.
161	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Since Lions Bay is not able to access natural gas, we depend on electric heat and/or wood burning appliances to heat our homes. If the Provincial government wants to run natural gas to our homes (at their cost) then I would happily remove/update my fire place.
162	Do nothing and comply with the bylaw as proposed.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	<p>The info brochure is well written and a good lead to the issue. But is it weighted toward resisting the woodstove regulation program, and "motivating for an exemption?" Certainly it is disingenuous to quote wood burning's contribution to fine particulates as 27-32% on an annual basis, rather than in winter (when it produces 90% of PM2.5)? Or does Council doubt the data? And this is not a burning ban, or a "total ban of wood burning appliances" as the brochure may imply.</p> <p>This is a wood appliance modernisation program. Our winter time air quality is very poor during inversion conditions--you can see the yellow dome over the village from the north and south. I am all for the program, and was of course on the Metro Committee that saw its first iterations starting three years ago. What no one could explain to me then, nor since, is how it was to be enforced. Certainly Lions Bay municipality will want no part of managing compliance. And as someone who provides probably half my winter heating BTUs with wood, I know even a modern compliant appliance is only part of the story. Without wood selection and seasoning, combustion air management, and hot fire maintenance, even the best appliance will produce plenty of smoke and little heat, the whole day.</p> <p>BTW, we are not a rural community: our houses are at suburban spacing. And Lions Bay is today IN the Metro Urban Containment Boundary (but probably shouldn't be).</p>
163	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
164	Other, please explain in the space provided below.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	We should move the urban boundary so Lions Bay is outside of it, for once and for all. Then we don't need the exemption this time or the next. We should declare ourselves rural like Bowen and Anmore. Because we are!!!! Why do we need to be part of Metro anyway????
165	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Lions Bay is very different from Metro Vancouver. Many houses in Lions Bay rely on their wood burning appliance as the main source of heat during the winter. They may have electric as a primary source but will shut that off to heat the house with the wood burning appliance. As Lions Bay does not have natural gas and not everyone is willing to have gas tanks in their yard, there is no way to heat the house other than wood burning appliance if the power goes off. As it does with wind storms in the winter.
166	Do nothing and comply with the bylaw as proposed.	No	No		
167	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Your questions regarding sole source and secondary source are too broad. There are various scenarios that we operate our wood burners but the primary reason is economic. Our primary heat is oil forced air which struggles to take the chill of the house on colder days, then we will fire up one or both of our air tight units, which by the way both meet <4.5 g/hr. I still believe that it's better to get an exemption as compliance will have a cost. Any added cost I do not see as fair when it's quite clear we will miss out natural gas in the village
168	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	Also have an open fire place in the living room and we love it.
169	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	The residents do not have access to natural gas to heat our homes. My wood burning fireplace is a far less expensive than the cost of baseboard heating and provides more warmth

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
170	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Although an older model, my stove is rated at 4.2 g/hr. During the winter months it is the sole source of heat to the main living area.
171	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
172	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	It's not possible to have a gas fireplace in our area of Lions Bay. Electrical heating is expensive, and we rely on our wood burning fireplace to keep our heating bills manageable during the winter. Our older home means that we suffer hugely from a lack of insulation so heating gets very expensive quickly. We have spent time collecting wood from various parts of Vancouver to provide supplementary heat at no expense. We only use the fireplace on very cold days, and would like to retain this option.
173	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	I like the the direction Metro Vancouver is taking but it should not be retroactive. All new homes or renovations should need to comply with the 4.5 g/hr or less. When we had a multi day power failure in the winter it was our only source of heat, we were also able to cook on the wood stove. In our new home we are building the wood stove will qualify for registration.
174	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
175	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
176	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
177	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
178	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	In our case we have a fireplace and a wood burning heater. We use them quite infrequently and only in the winter. If the new bylaw were to require expensive upgrades I suspect we would pass. The fact that air quality in Lions Bay is already quite good is a key factor in my view the community should consider opting out, if possible.
179	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	I own an older, uninsulated home with single-pane windows. It gets very cold indoors in the winter. If natural gas were an option, I would heat my home with that, but until I can afford to renovate (insulation, double-pane windows), which is many years down the line, or until natural gas is available in Lions Bay, I rely on my wood-burning fireplace to heat the house. I have electric baseboard heaters, which I do use in winter, but the cost to heat the house using those alone is prohibitive. Thank you for considering my comments.
180	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	No	Don't know.	Unless the BC government is prepared to force The Gas utility to provide service to all areas as opposed to only the high density money making areas I do not see why we should change anything. Many of the houses in Lions Bay need wood for Primary source of heat. I also find it annoying that with no Gas as an alternative that BC hydro charges us the tier 2 that they have as we also have electric heaters and they cost a fortune..
181	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Not having the luxury of piped natural gas as an alternate source of heating, the village should be exempted from the proposed emissions bylaw. The village still experiences power outages from time to time and as was in 2006 when the village was without power for six days the only reason that many people were able to stay at home was because of wood burning fireplaces to supply heat. The exemption would be for the benefit for a maximum of up to five hundred homes which inconsequential within the boundaries of the UCB
182	Other, please explain in the space provided below.	No	Yes	Don't know.	This proposed regulation is excessive even for a local governing authority. (The risk / benefit equation does not make sense - similar to requiring fire sprinkler installation in new builds from a few years ago.) If the policy intent is to reduce air borne matter that affects the environment, there are other policy matters that are higher priority. The Village should oppose the proposed regulation.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
183	Other, please explain in the space provided below.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	I believe we should 'grandfather' existing wood burning INSERTS. Open burning fireplaces should be required to install new inserts that comply with 4.5 gr particulate/hr. All future units need comply! Cost is concurrent with regular maintenance, safety etc.. We should ensure LB impact on air quality a min.
184	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
185	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
186	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
187	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
188	Other, please explain in the space provided below.	No	Yes	Don't know.	We should fight this - it's nonsense for local government to be doing this.
Paper Surveys					
189	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	How would this bylaw be policed? Is someone really going to check chimneys at 10 pm on a wet January night. Stupid idea, inappropriate to rural/isolated communities!
190	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes		Explain the advantage of Lions Bay belonging to the GVRD, how much does it cost us and is it really worth it?
191		Yes	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
192	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	The wood stove is the main source of heat but electric baseboard heaters are available if necessary.
193	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	Most, or at least many Lions Bay homes must have open fireplaces, used mainly, and only occasionally, for recreational purposes.
194	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
195	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Based on Metro Vancouver Wood Stove Exchange Program Rebate, we installed two units from Regency Inserts - 1) I/2005, 3.0 emission rate and 2) I2400M, 3.4 emission rate. Installed in 2009.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
196	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Don't know.	Use fireplace infrequently but not for heat source. Would replace unused with an electric version if uncertified, \$400 doesn't cover it.
197	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	I don't have any wood burning appliances.		How about no wood burning after 10 pm? We often have smoke drifting in through our open bedroom window at night.
198	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	I don't have any wood burning appliances.		
199	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	We have a "Freeheat" machine installed in what had been an open fireplace. Unit is effective in heating the main room of the house when the heat pump cannot provide sufficient internal heat because outside temperature is below +4 degrees celcius.
200	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Rotting BC Hydro poles will ensure a greater number of power outages in the future. This community needs secondary sources of heat during power outages.
201	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
202	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	1) Lions Bay should be outside the UCB - we are rural, like Bowen, Anmore, etc. 2) We would potentially qualify for more/different grants as a small, rural Village. 3) Do the cost analysis: how much do we pay Metro, and what do we get back? Is it worth being part of Metro, or should we leave and incorporate?
203	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Wood burning is the primary winter heating source. I use baseboard heating as a secondary source in emergencies. Lions Bay does not have a gas option so has very limited heat choices. I cannot afford to heat my home solely on electric - some of us are on limited incomes. Some residents pay over \$1000 per month for hydro already.
204	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Avoid restrictions by anyone. We should be masters of our own houses. Fireplaces and stove contribute nothing to global warming.
205	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	We have an acorn fireplace, installed 1981. We use it infrequently (eg Christmas). We burn presto logs. We use it when we have no electricity supply.
206	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
207	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	We have an electric forced air furnace which does not heat up our house at all in the winter months. That's why we have a wood burning stove.
208	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Biggest issue possible is many people burn unseasoned or wet wood.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
209	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	This is GVRD nonsense. It would be a huge expense to retrofit fireplaces. Stop the social engineering! People moved to Lions Bay to enjoy their fireplaces! Do somethin gabout the 5 million cars to Whistler.
210	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Kent Heating - 75-od-197, October 1986, ULC 5 628 standard for fireplace inserts Canador, not sure if 4.5 g/hr is achieved. We have too many regulations, and Lions Bay with many blackouts depends on fireplaces for heating in emergences. We do not need Metro's regulations.
211	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		
212	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
213	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes		Primary source during power outages and to cut back on large hydro bills!
214	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
215	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
216	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes (primary)		Don't know.	Lions Bay does not have the benefit of cost-effective natural gas, and hydro power is unreliable due to frequent outages. The fireplace is both cost-effective and reliable. Lions Bay should be exempted.
217	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
218	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	We live in Lions Bay for 52 years and we have oil heat. When we told our contractor to install more insulation his reply was "don't worry oil is so cheap". This was true, an imperial gallon cost 36 cents (about 8 cents/litre) - nothing to worry about. Today it is at least 17 times that amount, non-affordable and burnin git is environmentally irresponsible. Fortunately we also had a wood burning stove installed which got us through the oil crisis in the early 1970s. This stove was upgraded 45 years ago with an airtight, high efficiency wood burning stove, which is now our only source of comfortable heat.
219	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
220	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	I from experience strongly know how important it is to have the ability to have the 3 fireplaces in my house usable. During the storm of 2006 we had no power (therefore) no heat for nearly a week. We need to have the ability to take care of ourselves during disaster.
221	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	In 2006 there was a storm and we lost power for nearly a week. There was no heat. We kept warm with our three fireplaces. We were also able to help many neighbours stay warm with t heir families. We need to have this ability to keep warm during power outages and disasters. Especially due to where we live.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
222	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Lions Bay has no piped gas. Wood heating is the only backup to electric heating. Power failures are a frequent occurrence here. We rely on wood heating when that happens.
223	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	This would be a very bad thing for Lions Bay since so many of us rely on wood for primary or secondary heat. I also bought my house in large part because of the fireplace. To not be able to use it, apart from the inconvenience and loss of lifestyle, would devalue the house. Can we somehow back out of the agreement with Metro - we should never have signed it!
224	Do nothing and comply with the bylaw as proposed.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	
225	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	What benefit does Metro Vancouver bring to Lions Bay? Metro Vancouver is bringing this policy forward because its air is polluted, What does that have to do with Lions Bay? Lions Bay should take control of its own destiny as it has little in common with Metro Vancouver, GVRD etc.
226	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Leave the GVRD or Metro Vancouver or whatever the entity is called that keeps wanting Lions Bay to conform to its values, politics, dynamics. We are more like Squamish, Snug Cove, Bowen Island, etc. These divisive decisions for our community will never end.
227	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Wood fireplace is only used when hydro is off. This happens quite often. Please do not take this source of heat away from us.
228	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	It needs to be made very clear that, having no piped gas in Lions Bay, wood heating is the backup to our electric heating when not infrequent power failures occur.
229	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	Yes	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Due to the astronomical cost of electric heating, we use our fire unit constantly in the winter to offset this amount. Last November we replaced our fireplace (open with glass doors) for a more efficient unit. The emissions for this new unit are 1.47 g/hr. If Metro Vancouver are going ahead with this ban, why don't they invest in a natural gas line to Lions Bay - this would make a lot of sense.
230	Do nothing and comply with the bylaw as proposed.	No	I don't have any wood burning appliances.		

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
231	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	<p>I do not wish that wood burning-appliances comply with Metro Vancouver's wishes and we should either get an exemption from complying or leave the GVRD .</p> <p>Our house was built some 48 years ago and its main focal point are 2 large open fire places. Not permitting their use would be detrimental and a great de-valuation on the home.</p> <p>They are not the sole source for heating but it is sometimes deemed necessary for us to use them to dry out the air in the house. Living on the coast the house can get a little damp (humid) inside, making the house very cold and clammy. The use of the fireplace dries out the air. Having an elderly person living her too, we especially need to do this. Using the fireplace is not just for aesthetic reasons, but health reason. Having an open floor plan aids in drying the air and warming the house better than the furnace is able to do. It makes living here tolerable on those cold damp days.</p> <p>The fire place does more than aids in heating. It also lifts our spirits and is a source of relaxation and meditation.</p> <p>In an event of an emergency we must have access and be able to use the fireplace - as it is our sole source of heat. We have power out a few times that lasted 1 week. Once it was sub zero for the entire week and no source of heat except the fireplace. Having pets makes it impossible to leave.</p> <p>I do not have the means to put in an expensive new heating system in or replace the existing fireplace. At one point we looked an inserts but the way our fireplace was designed it would have destroyed too much of the unique fireplace's characteristics and would have been too costly to retrofit, and therefore we did not pursue any upgrades or inserts. <u>We do not have the option to look for other secondary means of heating the house and natural gas is unavailable and electric heating for an</u></p>
232	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	The community would benefit from educational activities that promote awareness of adverse health impacts associated with wood smoke, the benefits of burning seasoned wood, etc.
233	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes		It is a 1979 Heatilator fireplace (not open). It has glass doors and the box is metal. When in use, the doors are closed. With no natural gas, we use the fireplace several times a week from Nov to March.
234	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	Don't know.	1- Main heat source is a wood burning boiler for hydronic in floor heating. 2- Two masonry heatilator wood fireplaces. 3- Back-up heat source is electrical to heat hydronic system on grandfathered interruptable power at reduced rate. 4- Cost to upgrade systems would be at a very high cost which would have excessive pay back time.
235	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Lions Bay does not have any natural gas, and as such does not have the same ability to heat our homes as efficiently as the rest of Metro Van.
236	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No		No, it is an unrated or open fire place.	We live in Lions Bay since 1981 and experienced quite a few power outages. One lasted 1 week! Lions Bay has just one road in our out. In an emergency we could face massive problems. Larger communities would be helped first.
237	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	Lions Bay has no natural gas. With low density, we should be allowed to have wood burning fireplaces. At least existing owners should be grandfathered in.
238	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
239	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Since moving to LB in 1992 we have relied heavily on wood burning fireplaces and a wood stove. In fact, fireplace in living room was a major reason for house purchase. It's functional ability to provide heat plus it's aesthetic value (23 feet high) are integral to our continued enjoyment of life in LB. Given current challenges, particularly our deteriorating infrastructure (we applaud efforts to raise money to improve that situation including tas raises), any imposed ban on using the central feature in our house would further erode our property value and likely cause us to leave.
240	Do nothing and comply with the bylaw as proposed.	No	No	No, it is an unrated or open fire place.	
241	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Rules, regulations, bylaws and more laws! How far is this going - Lions Bay is our little place of paradise away from the city with a fire crackling on long winter nights! A yellow cloud over Lions Bay "what a joke"! Over Vancouver, yes but just from fireplaces!!
242	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	
243	Other, please explain in the space provided below.	No	Yes	No, it is an unrated or open fire place.	Could Lions Bay use this issue to go further in solar installations throughout the village, gradually phasing out wood burning as we increase solar?
244	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Lions Bay could join the Squamish Lillooet District and remove itself from Metro. Living in a remote rural setting is the reason we moved here and having a wood burning fireplace is a part of that experience. Having a fireplace is important to us!
245	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	Please ask homeowners how their fireplace rates in their quality of life here. I care for mine considerably and like the odd waft of woodsmoke when I go for a walk. P.S. the forest industry conducts re-burns on an industrial scale throughout the province every year. Please consider relative cost benefit of this bylaw compared to the provinces slash burning impact on emissions. Let's go after the worst offenders first.
246	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	
247	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	We are not downtown Vancouver, and lets not become it. Don't turn us into a community that huddles with our children around a computer image of a cheery fire. We breathed in way more toxins from the last 2 summer forest fires than from an occasional cold weather fire place. And what is our alternative - no natural gas!
248	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an older model freestanding conventional stove.	We agree that if there are many wood-burning fireplaces/stoves in a dense urban setting, that there could be an unacceptable deterioration in air quality. However, in Lions Bay where the houses are far apart, and where any smoke is quickly swept away from the small built-up area by the continuous air motion on the mountain slope, there has never been an issue with air quality caused by wood burning appliances. Relative to the smoke caused by forest fires and vehicles, the few wood stoves contribute insignificant amounts of smoke. Less and less people even use wood burning appliances, because it takes effort to get the wood, tend the fire and keep the appliance clean. So one actually seldom sees any wood smoke coming out of chimneys anymore. Some years ago, down at the beach watching the Hallowee fire, when I commented to my neighbour (who is a chemist), that we were adding pollution to the air with our bonfire, he explained that burning wood creates exactly the same amount of CO2 as if one simply let the wood rot, so apparently burning wood does not contribute to global warming any more than letting it rot. We bought our property in Lions Bay in 1978, and built a house in 1988. We installed an air tight wood stove and an air tight insert for the fireplace. Since then we use one or both of these appliances essentially every day from October 15 to March 30 (approx). The primary reason is to heat the house. The secondary reason is that it creates a cozy cabin feel on our long, dark and wet winter days. The tertiary reason is this: an important part of our lifestyle (and source of exercise) is to manage our wood supply (cut our trees to protect the house and maintain the views, splitting, stacking and carrying the firewood). Eliminating the ability to burn wood would therefore have a significant negative effect on our life. Note that we use electric heat as our main heating source, which is expensive. We are able to save about \$2000 a year by supplementing the electric heat with our wood stoves. Note also that in Lions Bay there is no natural gas infrastructure, so we have less options than other communities in the Lower Mainland for alternate heat (and gas fireplaces). That being said, I think that a compromise would be to ask that all new construction allow only certified low-emission stoves, and that significant renovations (anything
249	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
250	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	
251	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Don't know.	Our wood burning stove is essential to us during the winter to take the chill off the room. Lions Bay is a rural area and wood burning out here should be acceptable. Plus we don't have natural gas. It's another mindless intervention into our lives without any consideration for the unintended consequences. Lions Bay is RURAL (it's not Mangatteh and neither is Vancouver). We DO rely on our wood stove in winter and on chilly, soggy wet days. Please let us maintain the status quo. We feel the elimination of wood stoves in such a small community will have little impact on overall air quality.
252	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	Yes, it's an advanced technology appliance that emits 4.5 g/hr particulate or less.	I removed the oil furnace which is very dirty to the inside and outside environment. With no gas or electric heating, an efficient wood burning fireplace insert was the best alternative. It keeps our home nice and warm through the winter months. Nov, Dec, Jan, Feb, Mar only.
253	Other, please explain in the space provided below.	No	Yes	No, it is an unrated or open fire place.	1 (other) - since we don't have natural gas, the only source of heat is electricity. The average heating bill for winter months is approximately \$1800 per 2 months. (Suggestions) connect to natural gas. When I built my house 10 years ago, I put in a geo thermal system from the ocean, but regrettably Lions Bay Council has asked me to remove it (going green)!
254	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		
255	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No	No, it is an unrated or open fire place.	We only use our wood stove a few (<6) times per year.
256	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	Yes	No, it is an unrated or open fire place.	In 2020 all new installations must comply by Lions Bay bylaw.
257	Request a special exemption to align with exemptions granted to communities outside of the Urban Containment Boundary.	No	No		
258	Do nothing and comply with the bylaw as proposed.	No	I don't have any wood burning appliances.		
Feedback Form on Website					
259					WE SHOULD DEFINITELY COMPLY WITH THE BYLAW AS PROPOSED. WE NEED TO PROTECT OUR ENVIRONMENT FROM NOW BEFORE IT IS TOO LATE. THANK YOU.
260					WE HAVE AN OPEN FIREPLACE
261					WE USE OUR WOOD BURNING STOVE WHEN THERE IS A POWER OUTAGE IN THE WINTER DUE TO BAD STORMS OR?? ALSO, IN THE LAST 2 WEEKS WE HAD TO USE THE STOVE AGAIN BECAUSE OUR GEOTHERMAL HEATING SYSTEM PUMP BROKE DOWN AND IT TOOK 2 WEEKS TO GET THE PART NEEDED AND HAVE IT FIXED (DURING ONE OF THE COLDEST PERIOD IN LIONS BAY). THE HOUSE WAS AT 10 DEGREES BUT WE MANAGED TO STAY HOME WITH THE HELP OF OUR WOOD BURNING STOVE. WE ALSO HAVE A WOOD BURNING PIZZA OVEN THAT WE HAVE USED OVER THE MANY YEARS WE'VE BEEN IN LIONS BAY. IT GETS USED A FEW TIMES DURING THE SUMMER. NOT VERY OFTEN. WE USED IT TO RAISE FUNDS FOR THE VILLAGE OF LIONS BAY IN 2010 DURING THE OLYMPIC AND LAST YEAR FOR THE LIONS BAY ARTS FUND RAISER. WE DO NOT ABUSE THE USE OF OUR WOOD BURNING STOVE AND OVEN SO WE WOULD LIKE TO BE ABLE TO KEEP USING THEM. THANK YOU.

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
262					<p>MY OPINION IS WE SHOULD COMPLETELY AND PERMANENTLY OPT OUT OF THE METRO VANCOUVER FIRE BAN. PUTTING A BAN IN PLACE FOR LIONS BAY IS FIXING A PROBLEM THAT DOES NOT EXIST, OUR AIR QUALITY IS GREAT. AND, OUR BURNING DOES NOT AFFECT ANYONE ELSE IN METRO VANCOUVER DUE TO OUR GEOGRAPHY AND PREVAILING WINDS.</p> <p>AT THE VERY MOST, COMPLETELY OPT OUT NOW, COME UP WITH A LIONS BAY ONLY, FUTURE OPTION THAT HAS US MOVE TO HAVE EXISTING OPEN FIREPLACES RETRO-FIT TO HIGH EFFICIENCY BY 2030.</p>
263					<p>I SUPPORT LIMITING THE USE OF WOOD BURNING APPLIANCES TO CERTAIN TIMES OF THE YEAR. BETWEEN NOVEMBER 1ST TO MARCH 1ST WOULD BE REASONABLE AS MANY RESIDENTS INCLUDING MYSELF USE AN EFFICIENT ENCLOSED HEATING FIREPLACE TO HEAT THE ENTIRE HOUSE ON THE COLDEST DAYS DURING THAT FOUR MONTH PERIOD.</p>
264					<p>I AM IN AGREEMENT THAT WOOD BURNING APPLIANCES SHOULD BE PHASED OUT BUT UNLESS LIONS BAY RESIDENTS CAN BE EXEMPTED FROM THE CRIPPLING DOUBLE RATE HYDRO COSTS IT WOULD CAUSE A FINANCIAL BURDEN FOR MANY LIONS BAY HOUSEHOLDS, MANY OF WHICH ONLY HAVE ELECTRICITY AS AN OPTION. I'M SURE THE MAJORITY OF US WOULD BE HAPPY TO CONFORM TO THE BAN IF THE COST IMPLICATIONS WERE NOT SO SEVERE. AS RETIREES WE CANNOT AFFORD THE SOLE USE OF ELECTRICITY TO HEAT OUR HOUSE AND RELY TO A LARGE EXTENT ON OUR WOOD BURNING STOVE. CONSIDERING THE MONOPOLISTIC SITUATION BC HYDRO HAS IN LIONS BAY WOULD IT NOT BE UNREASONABLE FOR IT TO SHOW SOME LENIENCE BY REMOVING THE EXPENSIVE DOUBLE RATE STRUCTURE?</p>
265					<p>WHILE I APPRECIATE ANY EFFORTS IN SUPPORTING IMPROVED AIR QUALITY AND CLIMATE CHANGE, I FEEL VERY MUCH OPPOSED TO ANY BAN ON WOOD BURNING APPLIANCES IN LIONS BAY ON ACCOUNT OF MY EXPERIENCE LIVING HERE FOR OVER 15 YEARS. I WANT TO SUPPORT THOSE THAT USE THESE MUCH NEEDED APPLIANCES AS THEIR MAIN SOURCE OF AFFORDABLE HEAT.</p> <p>YEARS AGO WE BANNED BEING ABLE TO BURN OUR GREEN WASTE. TO BE HONEST, THESE DAYS, I DON'T IMAGINE THERE ARE MANY HOMES/FAMILIES THAT ACTUALLY MAKE THE EFFORT TO DO THE "WORK" BEHIND USING WOOD. I COULD GO ON, ABOUT MY FAMILY'S EXPERIENCE IN USING WOOD BURNING APPLIANCES BUT THE BOTTOM LINE IS I DO NOT SUPPORT A BAN. SINCE WHEN IS LIONS BAY A PART OF "METRO VANCOUVER" ANYWAY? I STILL HAVE TO PAY TO BE A MEMBER OF THE WEST VANCOUVER LIBRARY, BECAUSE I AM FROM LIONS BAY. THE HIGHWAY HAS INCREASED IN CAPACITY THROUGH OUR VILLAGE, INCREASING NOISE, ACCIDENTS AND FOR WHO? I HAVE AN UNWANTED FOUR-LANE HIGHWAY IN FRONT OF MY HOME NOW.</p> <p>I RECOGNIZE THAT WE ARE SUPPORTING THE LOCAL GOVERNMENTS ON CERTAIN INITIATIVES, BUT I HOPE WE HAVE A VOICE ON THIS ONE. I SUPPOSE IT ALL BOILS DOWN TO WHO SUPPORTS A BAN AND WHO DOES NOT, BUT I JUST NEED TO MAKE SURE THAT MY VOTE IS HEARD.</p> <p>SAY "NO" TO THE BAN, PLEASE.</p>

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
266					<p>I AM AGAINST THE BANNING OF WOOD STOVES. WITHOUT A SUPPLY OF NATURAL GAS, WE ARE VULNERABLE TO POWER OUTAGES. BRINGING NATURAL GAS TO LIONS BAY WOULD, ACCORDING TO FORTIS ESTIMATES, COST THE VILLAGE ABOUT \$5M AND COSTING FORTIS A FURTHER \$3M, SO THEY ARE NOT INTERESTED AND NEITHER ARE WE.</p> <p>WOOD STOVE HOME HEATING IS AN AFFORDABLE ALTERNATIVE TO USING OIL OR ELECTRIC HEAT. I SUSPECT THE COST OF ELECTICITY WILL BE INCREASING AS MORE MOTORISTS MOVE TO ELECTRIC VEHICLES AND INCREASE THE DEMAND ON THE POWER GRID. SENSIBLE MANAGEMENT OF WOODLOTS ENSURES A SUSTAINABLE, RENEWABLE SUPPLY OF HOME HEATING FUEL.</p> <p>THE ISSUES WITH BURNING WOOD ARE OFTEN MADE ABOUT THE PRODUCTION OF CO2 AND CARBON PARTICULATE. CO2 BEING VILLIFIED AS A "GREENHOUSE GAS". WHY IS IT A GREENHOUSE GAS? BECAUSE SOME GREENHOUSE OPERATORS HAVE FOUND THAT INTRODUCING CO2 INTO THE GREENHOUSE PRODUCES GREATER YIELDS IN PRODUCE BEING GROWN. THE TREES WE LIVE AMONGST ABSORB CO2 AND USE IT FOR THEIR GROWTH AS WELL. IN OTHER WORDS, IT IS ABSORBED BY THE TREES AS A NATURAL PROCESS. IT IS NOT TO BE FEARED. WE HAVE LOTS OF TREES.</p> <p>CARBON PARTICULATE OR SMOKE IS THE OTHER MAJOR ISSUE INVOLVING WOOD STOVE USAGE. THIS IS A MANAGEMNET ISSUE - MANAGEMENT OF THE BURNING OF THE WOOD BY THE STOVE OPERATOR AND MANAGEMENT OF THE USE OF WOOD STOVES BY THE VILLAGE THROUGH EDUCATION. WHEN A STOVE IS BEING USED CORRECTLY, THERE SHOULD BE LITTLE TO NO SMOKE VISIBLE SHORTLY AFTER THE STARTUP OF THE STOVE.</p> <p>GRANTED, THERE ARE SOME OPERATORS OF WOOD STOVES WHO PRODUCE EXCESSIVE AMOUNTS OF SMOKE. THIS MUST BE DISCOURAGED AS IT MAKES LIFE DIFFICULT FOR THOSE WHO ARE IN THE PATH OF THE SMOKE. THIS IS A HEALTH ISSUE AND IT UNDERMINES THE ACCEPTANCE OF STOVES. THIS IS UNFORTUNATE FOR THE RESPONSIBLE STOVE OPERATORS.</p>
267					<p>I AM IN FAVOUR OF LIONS BAY BEING EXEMPT FROM THE FUTURE PLANNED WOOD BURNING LEGISLATION. WE USE A WOOD STOVE AS OUR PRIMARY HEAT SOURCE. HEATING WITH PROPANE IS TOO EXPENSIVE.</p>
268					<p>AS A PRIMARY HEAT SOURCE, THE WOOD STOVE HAS BETTER ALTERNATIVES, LIKE GAS-ELECTRIC OR OIL. IF A MAJORITY OF LB RESIDENTS WOULD USE WOOD AS A PRIMARY HEAT SOURCE, WE MIGHT WANT TO CHECK WHY THEY USE IT.</p> <p>WOOD STOVES USED AS SECONDARY HEAT SOURCES SHOULD NOT BE BANNED. IT ADDS THE EXTRA DEGREE'S C AND CONVIVIALITY. BEING THE SECONDARY HEAT SOURCE, THE CONTRIBUTION TO AIR POLLUTION IS ON AN AD HOC BASIS.</p> <p>SMOKESTACKS PER KM^2 SHOULD BE CONSIDERED, THE DENSITY IN LB IS WAY LOWER THAN METRO VANCOUVER.</p> <p>CONCLUSION: YOUR SURVEY WILL SHOW HOW MANY RESIDENTS ARE USING A WOOD STOVE AS PRIMARY HEAT SOURCES. I SUSPECT THAT MOST USE THE STOVE AS A SECONDARY SOURCE. BECAUSE OF THE DENSITY IN LB AND THE DISTANCE TO MORE COMPACT COMMUNITIES DOWNWIND, THE EFFECTS ARE NEGLIGIBLE (ASSUMPTION TO BE CONFIRMED).</p> <p>I'LL VOTE FOR AN EXEMPTION IF THE WOOD STOVE IS USED AS A SECONDARY SOURCE.</p>
269					<p>ARE WE BECOMMING "GREENER THAN GREEN" ?????</p> <p>BURNING WOOD IN AN OPEN FIREPLACE IS SOOO COZY AND GOOD FOR THE NERVES - WOOD GIVES A NICE EVEN HEAT AND VERY USEFUL WHEN THERE ARE POWER FAILURES!</p> <p>WHAT SENSIBLE ALTERNATIVES DO WE HAVE ?</p> <p>OIL OH NO WE DON'T WANT A PIPELINE</p> <p>GAS (NO OPTION IN LIONS BAY) OTHER THAN PROPANE</p> <p>BUT WHAT AVOUT FRAKING?????</p> <p>WOOD WE CAN HAVE FROM SQUAMISH'S LOGGING OPERATION REJECTED TREES OR IN OUR OWN VILLAGE IF WE ARE WILLING TO "FALL, CHOP, CARRY TO A WOODSHED, HAUL IT TO THE HOUSE, BURN, CLEAN THE ASHES AND CHIMMNEY" FOR THE PRIVILEGE OF USING RENEWALBLE FUEL</p>
270					<p>I STRONGLY OPPOSE THIS BAN ON WOOD BURNING STOVES IN RESIDENTIAL PROPERTIES. THE PROVINCIAL GOVERNMENT IS ENCOURAGING PUBLIC FACILITIES SUCH AS SCHOOLS TO INSTALL WOOD BURNING BIO FUEL HEATING SYSTEMS USING WOOD PELLETS WHICH IS CONSIDERED CARBON NEUTRAL. WHY IS METRO DEEMING WOOD BURNING APPLIANCES DIFFERENTLY WHEN THE PROVINCE IS DEEMING BIO FUELS CARBON NEUTRAL?</p>

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
271					WHAT SHOULD RESIDENTS DO IF THERE IS A POWER OUTAGE FOR MANY DAYS AS WE HAD IT SOME YEARS AGO? THOSE WHO HAD A FIREPLACE HAD HEATING AND COULD STAY IN THEIR HOUSE. OTHER HAD TO MOVE TO HOTELS OR RELATIVES. LIONS BAY HAS ONLY A VIEW FIREPLACES AND THERE IS NO ENVIRONMENTAL PROBLEM. ESPECIALLY IN COMPARISON WITH THE FOREST FIRES THAT WE HAVE EVERY YEAR! WHAT A LUDICROUS DECISION TO SHUT DOWN FIREPLACES!
272					OUR HOME HAS LIMITED ELECTRIC BASEBOARD HEATERS IN BATHROOMS. THE WOODSTOVE IS OUR PRIMARY HEAT SOURCE, WITHOUT WHICH OUR PIPES WOULD HAVE FROZEN WHEN WE WERE WITHOUT POWER MANY TIMES THIS WINTER. REPLACING EXISTING WOOD STOVES WITH ONES WITH APPROVED LEVELS OF EMISSIONS WOULD BE COSTLY. GIVEN THAT NATURAL GAS IS NOT AN OPTION FOR LIONS BAY, WE SHOULD REQUEST AN EXEMPTION TO THE PROPOSED BAN.
Email Correspondence					
273					<p>We have 3 x fire place inserts with control burs and heat recovery around</p> <p>There is a BC Hydro program active for nearly four decades, which is based on alternative heating provided by wood burning fire inserts. Our house like some other ones in the village has electric heating and wood burning inserts to provide the adequate heating. This set up was influenced by BC Hydro program for areas where natural gas is not available.</p> <p>For economical reasons there are no plans for a natural gas to be provided here. Trucks delivering compressed gas and diesel fuel to most of the houses in Lions Bay produce more pollution jointly with gas emission from burning.</p> <p>In our opinion, Lions Bay ought to request a special exemption to align with exemptions granted to communities outside</p> <p>We are far away from the city with a vast forest to clean our air.</p>
274					<p>In Lions Bay most of the houses are located in very close proximity to each other. This is not a situation where homes are on rural acreages. Wood smoke is detrimental to the health of all of the residents and visitors of Lions Bay. It has been likened to smoking packs of tobacco cigarettes on a daily basis with the same health effects.</p> <p>In our neighbourhood a number of our neighbours burn wood to heat their homes. From the evidence available to be seen and smelled it is readily apparent that approved appliances are not being used.</p> <p>During the period October to April or May the smoke in our neighbourhood can be very dense and is clearly visible. In the evenings the blue smoke from fires permeates everything in our neighbourhood. We are unable to sleep with our windows open at night; or to open our windows for other purposes. Some of the chimneys emit a dense cloud of blue smoke similar to that of the wood burning locomotives of the 1800's. This is something we experience on a regular basis during the period referred to here.</p> <p>The median value of homes in the Village is \$1.7M. Clearly the owners who are "millionaires" can afford to heat their homes by a less toxic method. For example we heat our home with an electric heat pump.</p> <p>Many arguments can be made to support uses that are a hazard and nuisance to their neighbours. But these uses are not permitted despite an economic argument to support the offensive use. One wonders whether a horse and buggy would be a permitted use in the Village if a resident did not wish to purchase an automobile for economic reasons?</p> <p>We fully support the full application of the Metro bylaw to the Village; it should fully apply to Lions Bay where the hazards of toxic wood smoke are much more apparent than virtually all of the other members of Metro</p>

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
275					<p>I am writing to you in response to your request for comment on the participation of our Village with the Metro Vancouver proposal to ban the use of residential wood-burning appliances. Many thanks to Councillor Abbott for bringing this matter to the Village's attention.</p> <p>I have lived in Lions Bay for over 25 years and know that many residents, like myself, live on a modest, fixed income and would be severely impacted by the inability to ameliorate our Hydro bills by supplementing our winter heating needs with wood burning. Quite simply, I don't know how I would be able to afford to keep my house warm by just relying on electrical heat, whether that be my electric baseboards or the prohibitively expensive installation of a heat-pump or a propane or oil heating system.</p> <p>If, when we built our home in the early 1990's, there had been the possibility of hooking up to a natural gas supply we would certainly have done so and designed for and built our home around a ducted heating system of this type. As this was and still is not the case, we are dependent on electricity, the price of which has increased considerably over time and is regularly interrupted for extended periods by storms and tree falls.</p> <p>We are a rural community, without the same or equal options as others in the Urban Containment Boundary have for heating our homes, and as such need some other ways for meeting our heating needs. In my case this need is met by augmenting with wood heat, something which I would point out is entirely carbon neutral and the use of which helps us all to meet our carbon emission targets.</p> <p>I therefore strongly urge that the Village of Lions Bay seek an exemption from the proposed Metro ban on residential wood burning, and therefore allow those of us with more modest means to continue to be able to live in this wonderful place.</p>
276					<p>I am writing to you to express my desire to see Lions Bay be exempt from the proposed Metro Vancouver bylaw restricting wood burning. It is imperative for us as a village and as homeowners to have the ability to heat our homes with wood particularly in the event of a disaster. In the 2006 wind storm as most of you will recall we had no power for 7 days, our fireplaces were what kept us warm. Furthermore we do not have natural gas or other alternative heat sources available.</p>
277					<p>I am writing to you in response to your request for comment on Lions Bay's potential participation with the Metro Vancouver proposal to ban the use of residential wood-burning appliances.</p> <p>As it appears that Metro Vancouver's Lions Bay Air Quality Monitoring Study (the Study) is the document which contains the analytic underpinnings for the argument that wood burning is the primary source of particulate emissions in our Village and for our Village's participation with the proposed ban, I turned to it with great interest and was, quite frankly, astonished at some of its conclusions.</p> <p>I had ample opportunity to observe the presence and location of the MAMU monitoring vehicle in our Village during late 2015 and early 2016 and, even at that time, found its location remarkable. As the crow—or airborne pollution—flies, it was situated about 100 meters from the Highway 99, a four lane thoroughfare which, at that time allegedly saw 19000 vehicle trips per day. As I'm sure most in Lions Bay can attest, that number has certainly grown dramatically since then.</p> <p>My observations are that although not long ago traffic would die down shortly after dark with only the occasional vehicle passing through after midnight, now there is a steady flow of traffic after dark and intermittent but regular truck traffic through the night as well. This, of course, in addition to the dramatic increase of traffic during the day, much of it semi-tractor vehicles, no doubt servicing the industrial and commercial needs of rapidly expanding communities North of us. If we were to suppose that traffic has increased by a conservative twenty-five percent in the five years since the traffic study, this would make it close to 24000 vehicle trips passing through the middle of our Village daily, with all the pollution ramifications, particulate and otherwise that this entails. And, of course, the endless stream of noise pollution which has rendered many a bucolic afternoon and evening on our decks impossible!</p> <p>So, the question arises: would it be reasonable to infer that this concentrated band of traffic and vehicle emissions that bisects our Village has a noteworthy effect on our air quality? The Metro Study appears to think not, pointing out that the predominant wind directions in our Village</p>
278					<p>I suggest allowing current wood fires in houses but banning new installations of wood-burning stoves or fireplaces in new or existing homes.</p>

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
279					<p>Su et al. use survey data and limited sampling undertaken in 2002 to seed a "surface" model of woodsmoke emission concentrations of the "Metro Vancouver Area". I have attached Figure 3 from this paper. The issue is the model is highly dependent on the source data. I draw your attention to the Richmond area shown in Figure 3 that shows high levels of emissions in areas that are currently comprised of high and low rise apartment buildings, malls and strip malls. These are unrealistic representations of what is actually likely in Richmond. In addition Su et al note: "In many urban and semiurban areas of Canada and the Northern United States, households have increasingly turned to woodburning as an alternate method for domestic heating because of rising energy costs and the uncertain availability of petroleum and natural gas." That was certainly the case in the late 1990's and early 2000's but natural gas prices have declined dramatically since that time and it would seem to me that fireplace use would have similarly declined in much of the region (but see my comments for Lions Bay, below).</p> <p>The "Metro Vancouver Area" needs to put "boots to the ground" to determine if fireplaces are actually being used in Vancouver, Burnaby, Richmond, etc. There is a paucity of realtime information on fireplace use. It's easy to do: infrared scanners can be used to rapidly check for heat signatures from chimneys from wood burning "appliances" (I hate that word). Also, are these chimneys producing visible smoke? Do residences have identifiable outside wood storage (visible from alleys)? Samplers could check large areas and get a realtime snapshot during cold weather periods that could offer very useful information.</p> <p>Surveys are notoriously unreliable as source information for models because the data cannot be rigorously verified or calibrated (See for example: Chen, MK. 1986. Retrospective Studies With Survey Data: Problems In Social Science And Epidemiology Research. Socio-Econ. Plan .Scr Vol. 20. No. 3, pp. 131-133.). Direct</p>
280					<p>I would ask that as a Community we opt out of the metro ban on wood stoves. The lack of options for alternate heat sources is the primary reason. The expense of electric baseboard heat is monumentally more than a few cords of wood. And, with the albeit less frequent power outages than in the past, the only source of heat for our home.</p>
281					<p>To me, this is a very thorny question, and I've been mulling it ever since I learned about it. I am, most definitely, not a supporter of burning of any kind -- as a matter of CO2 emissions even more than the particulate issue. This has caused some dissension in our home in that my wife dearly loves to curl up in front of a nice wood fire. Tree trimming around our property has produced at least three cords of wood that are mostly just sitting around because I've gradually managed to badger her down to a single (pleasure) fire a year -- on New Year's Eve. But, when our power is out, we have no other source of heat.</p> <p>As it stands now, we heat our home with a high-efficiency heat pump that is backed up by a propane furnace when the temperature goes too low for the pump to operate effectively. When the power went off during the big wind storm. We heated with a wood fire. I have to say it was pretty important to have that option.</p> <p>At least one of our wood stoves -- an Osburn 1600 -- is on the list of approved stoves, so I guess it would not be an issue to keep that one, and I've been thinking of getting rid of the second one in any case. But that still leaves two fireplaces, one of which has a stove insert. (We bought our house in 2005 and have never used that second fireplace with the stove insert.) The living room fireplace is the one that is used for the annual New Year's Eve fire. I suppose we could move that fire to the approved Osburn, but it would be a very expensive proposition to close up or otherwise eliminate the two fireplaces. I know it's possible to put propane inserts into them, but that's not an expense we'd be eager to deal with in the near future -- especially since, from my perspective, that would still be burning fossil fuel for heat, which is what we're trying to avoid, so we'd be paying essentially just to preserve the look of the fireplace as opposed to having any actual utility out of it. And we'd certainly loathe to simply brick them up. That would take a beautiful feature of our home and ruin it.</p> <p>So, I don't know where we actually stand on this measure. We're definitely for it for the sake of the environment and have for years voluntarily kept our burning to an absolute minimum, but we have definite reservations about the measure with respect to emergency situations and the expense issues. A great deal would depend on how the rules were written, how much flexibility they allowed, and whether</p>

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282					<p>Rob and I replaced our big open, well loved fire place in the middle of our living room in anticipation of the upcoming bylaw. We did this because we strive to do what we can for air quality, GHG emissions and our own health. We invested in a high quality new wood burning appliance that is both attractive and incredibly efficient. Yes we are financially in a position to make this change but the cost/benefits are priceless.</p> <p>I hope Council will lead by example and lead our community members to do the right thing. Many people will not research and read, they will react emotionally to any imposing of laws so I would hope there will be an open house or public event where people have an opportunity to learn more about the options and the benefits.</p>
283					<p>We have wood burning fireplace and a outdoor wood burning pizza oven. We would like to continue to use. These are used sparingly but much enjoyed. We do not have an air quality issue in lions bay. People tend to fires rarely. We do not need that taken away.</p>
284					<p>With regard to replacing fireplaces and the concomitant cost associated with doing this; it is extremely high. A grant of \$400 doesn't do anything to mitigate the costs. Please be informed that mini-split heat pumps range in price from \$4500 - \$7000, and as they only heat one area of the house, the payback would be about 15 years on one mini-split, assuming a \$35/month reduction on the average Lions Bay hydro bill (even with supplemental wood fireplace heating). Putting in a full-scale heat pump would also be costly as the house owner would have to add heating ducts to the house (perhaps impractical as well, depending on the design of the house) – the payback would be significantly longer. On another somewhat related issue, I also believe that we should be exempted from BC Hydro's rate 2 step because of our lack of alternatives to electric energy, except for fireplaces. That might be a bigger battle though.</p>
285					<p>We think Lions bay should be exempt and if not it should be the "straw" that makes us leave the GVRD what do we get from them anyways that we cannot provide for ourselves? We don't heat our home with fire but enjoy the odd wood fire in the winter....Get out of our living room!</p>
286					<p>While I appreciate any efforts in supporting improved air quality and climate change, I feel very much opposed to any ban on wood burning appliances in Lions Bay on account of my experience living here for over 15 years. I want to support those that use these much needed appliances as their main source of affordable heat.</p> <p>Years ago we banned being able to burn our green waste. To be honest, these days, I don't imagine there are many homes/families that actually make the effort to do the "work" behind using wood. I could go on, about my family's experience in using wood burning appliances but the bottom line is I do not support a ban. Since when is Lions Bay a part of "Metro Vancouver" anyway? I still have to pay to be a member of the West Vancouver Library, because I am from Lions Bay. The highway has increased in capacity through our Village, increasing noise, accidents and for who? I have an unwanted four-lane highway in front of my home now.</p> <p>I recognize that we are supporting the local governments on certain initiatives, but I hope we have a voice on this one. I suppose it all boils down to who supports a ban and who does not, but I just need to make sure that my vote is heard. Say "NO" to the ban, please.</p>
287					<p>Thank you for the opportunity to express my opposition to the ill-conceived bylaw (as currently drafted) that is set-out by Metro Vancouver ("Metro") that will restrict our use of wood-burning devices that do not meet their proposed emission standards. There are many reasons to oppose the bylaw and to question the legitimacy of the Metro's authority, however I will avoid the rant (until later) and try to cover a few important concerns about the "science" and about life in Lions Bay. Note that I do not use wood as a primary source of heating fuel.</p> <ol style="list-style-type: none"> 1. Metro Vancouver's own air quality testing with MAMU yielded no evidence of air quality issues at the test site over the test period; and 2. The MAMU report has many bogus aspects. For example page 3 mentions sources of emissions in Lions Bay, but cites references to a 2010 study in the Fraser Valley and "personal communications". This is a shining example of self-serving use of bad science; and 3. The report frequently notes the lack of evidence for emission levels that exceed Metro guidelines yet repeatedly makes excuses why these may not be reliable findings and the wisdom of their policy initiatives should be accepted. 4. Lions Bay lacks many things that citizens elsewhere in Metro take for granted, but in the context of the proposed bylaw two things stand-out: <ol style="list-style-type: none"> a. Lions Bay is not within the service area of FortisBC. Residents rely on oil, electricity or wood for domestic heating. Oil has become a legal liability while electricity is unreliable, particularly when needed the most during winter storms. Wood as a source of back-up heat is a matter of common sense; and b. Lions Bay is situated in the forest. It is second or third growth, mature and in need of management (but there is none, except what we do ourselves). Owing to Metro's green waste policies, a lack of meaningful access throughout the village, burn-bans and topography there are few options available to deal with trees other than to buck them up and burn them. We can pile the wood into windrows, but the risk of feeding

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
288					<p>I have already filled out the short survey but thought some extra comments may be helpful.</p> <p>For as long as I can remember we have had a wood burning fireplace in our lions Bay homes .</p> <p>In the case of my childhood home here, a complete wood burning furnace as well as fire places . During storm times and power outages, we used our fireplace as our heat source to cook on. My Dad has welded together an iron contraption that straddled the fire and held our pots and pans . The neighbours all gathered to cook their meals over our fireplace during these stormy nights . I know power outages are not as frequent here as they once were but they do still happen and a wood burning source of heat is necessary.</p> <p>And as I am sure you are aware, this village has no natural gas lines , so unless you have propane tanksyou're out of luck when the power goes out.</p> <p>The cost of heating many of the older lions bay homes is cost prohibitive , due to ineffective windows and insulation. Our most recent BC hydro bill was well over \$1000 and that was with our fireplace subsidizing.</p> <p>And finally, the fireplace is the heart of our home during the winter months The act of collecting the firewood ,splitting it and laying the fire is all part of a ritual that has been on this earth for a million plus years.</p> <p>It's our hope that Lions Bay will get an exception from the proposed metro vancouver Fireplace ban.</p>
289					<p>First of all thank you for the information brochure and survey re the wood burning appliance issues. I will be submitting my completed form forthwith. There are a couple of things I want to bring up at this time and at the same time let you know that these are totally unresearched and uneducated opinions or questions. After reading all this information, I get this "whats wrong with this picture" feeling. The GVRD seems to have determined that a good portion of the air particulates in the GVRD are due to wood burning appliances. At no time do I recall having received a questionnaire regarding the use of wood burning appliances in our house, and therefore I don't think the good people of the GVRD have any idea of just how extensive the use of such devices really is. Ironically, it is probably those areas outside the UCB that use wood stoves on a regular basis. And of course there is outdoor burning allowed on Bowen Island. I'm sure you've looked out and seen the plumes of smoke rising and drifting about.</p> <p>Given the right winds, where does all that end up. I know that every "Vancouver Special" that was built since the early 50's has the standard two-flue masonry chimney attached to the side of the house, but how many of these are really being used more than occasionally. And how many have gas inserts, or are plugged to stop heat from going up the chimney. I'm old enough to remember what Vancouver's air was like when most houses were heated by coal, sawdust and wood furnaces. I also remember the soot on the window sills from the beehive burners in south Vancouver. Of course all that has changed. I'd be interested to know what is to be achieved by registering all these appliances. More expense for the taxpayers! Banning wood burning in the summer months is all very well. It would certainly stop the .00001% of the population that would be inclined to do this from doing so. If the last couple of years are any indication, perhaps we should ban forest fires during the summer months. So much for today's rant. Thanks for listening! BTW - Just for the record, my own unit is rated at 2.9 g/hr.</p>
290					<p>I am responding to the survey. We own an air-tight fireplace that is specified at a rate of 2.8 gms / hr. We use this for both enjoyment and heating purposes and we have an electric forced air furnace as well.</p> <p>I'm onside for the notion of banning open fireplaces as they contribute to pollution and are a poor source of heating. I also support conversion of these to an air tight alternative that complies with lower emissions.</p> <p>I'm against the restriction to a seasonal ban between May 15 and Sep 15 as we do use it during this period of time, albeit infrequently. I could live with this restriction.</p> <p>So I think that this says I am in support of a total ban of non-airtight fireplaces which requires an exception to the rules for Metro Vancouver Urban Containment boundary.</p>

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
291					<p>As a whole I watch & read the village update admirable of the work you & the village representatives do for our community. I may or may not disagree with every decision made but acknowledge that you & the council work hard to keep our village going year after year to the best of your abilities. You won't find me chiming in too much but I wanted to first thank you for soliciting our feedback on the open fire issue; we moved in part to enjoy a home with a wood open fire and use it a throughout the winter to help heat our home. Electric heating is very (I mean extremely) expensive for our older property and we need to use the fire to maintain the heat in the home. I have completed the online forms.</p> <p>I would also like to offer an opinion on your recent piece about options for increasing and maintain the village finances for capital expenditures. Please reconsider the option to increase taxes. I accept we live in and affluent area and that I have a good income but given the 40% + income tax I pay, the ever increasing stealth taxes the current provincial government is bringing in, the general increases in cost of living where food & gasoline etc. Never seem to level out rather steadily increasing, we are pretty well stretched without a significant property tax increase in Lions Bay.</p> <p>We did stretch ourselves to be able to join the community & love the choice we made but I fear the cost of living in this piece of paradise increasing. I am sure other families do too. The older couple who have no means to increase income in retirement that have lived here many decades now being afforded out. New younger families which the community needs unable to get in or stay if costs too much.</p> <p>I would like to advocate for the other option of the sale of land for development of townhomes or low rise condos to bolster our community to make the Lions Bay life enjoyable for some more members of the wider community and increase the reserve from the sale of land and added tax payers. I think we would benefit form singles, young families with kids that would learn & grow at the school, or even new retirees or in village downsizes.</p>
292					<p>Thanks for the opportunity to discuss. Have we ever done a cost benefit assessment of being associated in any way with Vancouver, GVRD, Metro YVR etc? I am seeing a lot of negatives coming our way more recently? Is it time to disassociate totally with same? With all the new costs, taxes, fees, "school tax" etc to families and homeowners it is a struggle to maintain my family residence since my landing here in 1986. We have all stopped beach fires but I would need financial assistance to stop the wood burning portion of my winter heating program.</p>
293					<p>We would like to request a special exemption to align with exemptions granted to communities outside of the UCB. Although we have a wood burning fireplace we do not use it. but because we don't have gas or a second source of heat if the power were to go out we would like to be able to use the fireplace.</p>
294					<p>We have 2 open fireplaces in two high brick chimneys on opposite sides of the house; they are focal points of the rooms. We do not use the fireplaces in summer, but occasionally in late fall or winter to dry out the air and therefore we can reduce the room temperature. We are living in Lions Bay now 48 years and often the electricity is out due to powerful storms. I remember in the past the electricity went out twice for a whole week and more. Even in this winter the electricity was off a day and night and so was also our main heat source, an oil furnace, which needs electricity to run. It is essential to have another heating source, such as wood. We do not have the density of Vancouver and we have better air quality than Vancouver. But we must be vigilant not to have taken our freedom away by dictating bureaucracy outside of Lions Bay.</p> <p>I am nearly 80 years old and I rely on a wam home, but I have not the means to make unnecessary substantial improvements. I would like that Council requests a special exemption to align with exemptions granted to communities outside of the UCB or even to opt out of the Climate Action Charter.</p>

	How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?	Is burning wood the sole source of heat in your home?	Do you use wood as the secondary source to heat your home?	Does your wood burning heating appliance qualify for registration?	Other comments or suggestions?
295					<p>- I do not burn wood in my home except in the (rare) event of a power failure.</p> <p>- Several of my neighbours do burn wood on a regular basis and some days the resulting air pollution is obvious and obnoxious.</p> <p>-If Lions Bay is part of the GVRD and there is a concern about air quality/pollution, Lions Bay should be a part of the solution and not part of the problem by asking for an exemption or special consideration. Remember when air care was compulsory for anyone in the Lower Mainland including Lions Bay? If air quality, carbon footprint, climate change is to be taken seriously, surely we all must do our part! If there is an emission standard that can be used and applied in Lions Bay, I can see the use of burning wood. An exemption for Lions Bay is irresponsible.</p> <p>I think the issue of regulated wood burning appliances in Lions Bay is a moot point. In the many years I have lived in Lions Bay, I have seen many by-laws proposed, debated endlessly, finally put into law only to fall short by the unwillingness or inability of council to enforce them. A by-law that is not enforced is worse than no by-law at all. I can not imagine some super spy looking for smoking chimneys, especially if we don't have the equipment to measure any emissions. We are both long term residents of Lions Bay and have become discouraged with the changes we have seen. Certainly, what attracted us to the first place is no longer applicable. We both agree that burning wood, especially in an inefficient, older appliance doesn't make a lot of sense. For your own information, I lived in Squamish for quite some time. Wood heat was very popular</p>



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Type	Request for Decision		
Title	2019-2023 Five Year Financial Plan Bylaw No. 560, 2019		
Author	Pamela Rooke	Reviewed By:	Peter DeJong
Date	March 28, 2019	Version	
Issued for	April 2, 2019 Regular Council Meeting		

RECOMMENDATION

THAT the 2019-2023 Five Year Financial Plan Bylaw No. 560, 2019 be read a first and second time.

ATTACHMENTS

2019-2023 Five Year Financial Plan Bylaw No. 560, 2019

KEY INFORMATION

Staff presented the draft 2019-2023 Five Year Financial Plan to Council at the April 2, 2019 regular Council meeting for review and discussion.

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 April 16, 2019 for third reading.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



2019-2023 Five Year Financial Plan Bylaw No. 560, 2019

Adopted:

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

**2019 – 2023 FIVE YEAR FINANCIAL PLAN
BYLAW NO. 560, 2019**

A bylaw to approve the Five Year Financial Plan for the years 2019 – 2023 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 2019 to 2023 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 "**2019 – 2023 Five Year Financial Plan Bylaw No. 560, 2019**".
2. The 2018-2022 Five Year Financial Plan Bylaw No. 542, 2018 (adopted on May 11, 2018) is hereby repealed.
3. The Council does hereby adopt the Five Year Financial Plan for the years 2019-2023 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
2019 – 2023 Five Year Financial Plan
Bylaw No. 560, 2019 as adopted.**

Corporate Officer

Schedule A

Consolidated Financial Plan 2019 - 2023

	2019	2020	2021	2022	2023
Revenues					
Taxation	1,540,190	1,582,101	1,628,141	1,675,563	1,724,407
Parcel Taxes	10,585	10,585	10,585	10,585	10,585
Infrastructure Levy	144,658	167,803	194,087	223,922	257,774
Utility Fees and Rates	1,138,127	1,163,476	1,183,651	1,204,252	1,231,046
Fees, Licenses and Permits	177,723	179,656	182,048	182,572	183,252
Grants	2,351,248	2,285,787	2,333,254	1,738,386	1,464,242
Proceeds from Borrowing	380,000	393,149	629,330	1,013,341	503,310
Net Proceeds from Land Sales	2,353,539	-	4,820,500	-	-
Other	118,751	117,331	116,299	115,818	121,164
Grand Total	8,214,820	5,899,888	11,097,896	6,164,438	5,495,780
Expenditures					
Amortization	736,619	962,108	1,304,966	1,720,713	2,190,758
General Government	899,229	920,900	938,182	959,551	963,338
Fire Services	324,028	317,976	331,915	330,199	342,062
Bylaw Services	38,974	39,713	40,480	41,199	41,932
Public Works	495,704	475,900	451,053	458,470	465,571
Planning and Development	95,974	85,550	86,393	87,162	87,944
Parks, Recreation and Facilities	239,737	245,898	249,845	253,646	257,462
Solid Waste	190,258	195,681	195,681	195,681	198,473
Sewer Fund	155,102	75,758	76,918	78,079	84,151
Water Fund	636,217	636,250	646,458	656,266	665,842
Interest Payments	82,564	85,462	98,625	120,235	140,238
Grand Total	3,894,406	4,041,195	4,420,516	4,901,201	5,437,771
Surplus/(Deficit)	4,320,415	1,858,694	6,677,379	1,263,237	58,009
Adjustments Required to Balance Financial Plan to Conform With Legislative Requirements					
Non-cash items included in Annual Surplus (Deficit)					
Amortization on Tangible Capital Assets	736,619	962,108	1,304,966	1,720,713	2,190,758
MFA Actuarial Gain on Debt	(26,901)	(30,481)	(34,449)	(38,968)	(44,296)
Cash Surplus	5,030,133	2,790,321	7,947,896	2,944,982	2,204,471
Cash items NOT included in Annual Surplus (Deficit)					
Repayment of Debt Principal	(178,273)	(196,143)	(213,510)	(238,382)	(223,132)
Capital Expenditures	(3,170,594)	(2,628,580)	(4,152,227)	(2,598,627)	(1,814,452)
Transfer from (to) Surplus	873,381	258,656	288,878	172,399	147,337
Transfer to Reserves - Gas Tax Fund	(56,450)	(56,450)	(56,450)	(56,450)	(56,450)
Transfer to Reserves - Infrastructure Levy	(144,658)	(167,803)	(194,087)	(223,922)	(257,774)
Transfer to Reserves - Land Sales	(2,353,539)	-	(3,620,500)	-	-
Financial Plan Balance	-	-	-	-	-

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 municipality's largest portion of revenues. In 2017, the municipality was awarded a Clean Water Waste Water Fund grant of \$2,250,130; the majority of the grant funds will be received in 2019 when construction commences. A Loan Authorization Bylaw was adopted in December 2016 authorizing the municipality to borrow up to \$3,000,000 over a five year period to help fund capital projects. The 2019 Property Taxes includes \$144,658 of revenue from a 10% infrastructure levy approved by Council. The municipality borrowed \$380,000 through MFA Equipment Financing for the purchase of Public Works trucks. The 2019 Other Revenue includes \$2,353,539 of net proceeds from the sale of municipal owned property.

Objective

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

Policies

- Annual user rates for water, sewer and solid waste utilities are established to cover all operating and capital costs of the utility, excluding amortization.
- Where feasible, the municipality charges user fees for services and reviews these fees annually.
- Apply for grant opportunities to cover the cost of infrastructure replacement.

Revenue Source	% of Total Revenue	Dollar Value
Other Revenue	30.1%	2,472,290
Grants	28.6%	2,351,248
Property Taxes	20.5%	1,684,848
Utility Fees and Rates	13.9%	1,138,127
Proceeds from Borrowing	4.6%	380,000
Fees, Licenses and Permits	2.2%	177,723
Parcel Taxes	0.1%	10,585
TOTAL	100.0%	\$ 8,214,820

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 municipality's services.

Objective

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

Policies

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

Property Class	% of Total Property Taxation	
	2019	2018
Residential (1)	99.63%	99.67%
Utilities (2)	0.05%	0.05%
Business (6)	0.11%	0.10%
Recreation (8)	0.21%	0.18%
TOTAL	100.00%	100.00%

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

Incoming Correspondence - April 2, 2019

General Correspondence:

- G1: City of Victoria Resolutions (Page 1)
- G2: Property Assessment & Taxation Systems (Page 13)
- G3: Request for Local Government to Support C.O.R.E.Y (Page 22)

Resident Correspondence:

- R1: Anthony Tobin and Andrew Wilton - Forest Fires (Page 24)
- R2: Jon Povill - Port Moody PACE Program (Page 25)
- R3: Gordon Cornwall - Recovering Climate Costs Delegation (Response from Mayor) (Page 40)
- R4: Kambiz Azordegan - Lower Kelvin Grove Issues (Page 42)
- R5: McLaughlin & Doherty - Volunteer Week (Page 43)
- R6: David Waller - Woodburning Appliances, Revenue and Capital Expenses for Lions Bay (Page 44)
- R7: Ian and Danielle Mackie - Metro Wood Smoke Ban (Page 46)
- R8: Stefanie Reuter - Proposed Wood Burning Restrictions (Page 47)
- R9: Vivienne O'Keeffe - Proposed Metro Vancouver Bylaw (Page 48)
- R10: Marcus Reuter - Proposed Wood Burning Ban (Page 51)
- R11: Rod Baker - Wood Burning (Page 52)
- R12: Jim Cave - Wood Burning Fireplaces in the GVRD (Page 53)
- R13: Robert Dickinson - Enough Already (Page 58)
- R14: Marek Sredzki - Metro Vancouver Bylaw to Restrict the Use of Wood-burning Appliances (Page 60)
- R15: Carole and Mark Bajus - Wood Burning (Page 61)
- R16: Jo Wright - Fireplace Ban and Heat Pumps (Page 62)
- R17: Montgomery Family - Fireplaces (Page 64)
- R18: Jaime Cunliffe - Opt Out Please (Page 65)
- R19: Jon Povill - Wood Burning Ban Input (Page 66)
- R20: Ruth Simons - Wood Burning Bylaw (Page 69)
- R21: Jerry Blackwell - Proposed Bylaw Feedback (Page 70)
- R22: Werner Nolte - Wood Burning Appliances (Page 72)
- R23: Jennifer Monroe - Wood Burning Appliances (Page 73)
- R24: Janet and Keith Cozens - Wood Burning Survey (Page 74)
- R25: John Phillips - Proposed Bylaw to Restrict Use of Wood Burning Appliances (Page 75)
- R26: Tina Schneider - Do NOT Restrict the Use of Wood-burning Appliances (Page 76)
- R27: Elke Schneider - Proposed Bylaw to Restrict Wood Burning Appliances (Page 78)
- R28: Jim Cannell - Wood Burning Appliances (Page 79)
- R29: Jan Erik Schneider - Stop Fireplace Ban, Request to Leave Metro Vancouver (Page 80)

From: [Lions Bay Reception](#)
To: [Municipal](#)
Cc: [Peter DeJong](#)
Subject: FW: City of Victoria Resolutions
Date: Friday, March 15, 2019 4:11:17 PM
Attachments: [image002.png](#)
[2019-03-13 Council Motion - Observed Inhalation Sites for Overdose Prevention.pdf](#)
[2019-03-13 Council Motion - Revitalizing Island Rail.pdf](#)
[2019-03-13 Council Motion - Safer Drug Supply to Save Lives in British Columbia.pdf](#)
[2019-03-13 Council Motion - Shifting Investment to Low-Emission Transportation.pdf](#)
[2019-03-13 Council Motion - Old Growth Forests.pdf](#)
[2019-03-13 Council Motion - Promoting and Enabling GHG Reductions.pdf](#)

For Incoming Correspondence

Susan Loutet

Administrative Assistant

From: Christine Havelka <chavelka@victoria.ca>
Sent: Friday, March 15, 2019 3:59 PM
To: Christine Havelka <chavelka@victoria.ca>
Subject: City of Victoria Resolutions

Good afternoon,

Attached are 6 resolutions passed by Victoria City Council that Council directed be forwarded to various local governments in British Columbia.

These resolutions are to be shared with all British Columbia Local Governments:

- Observed Inhalation Sites for Overdose Prevention
- Safer Drug Supply to Save Lives in British Columbia
- Shifting Investment to Low-Emission Transportation

These resolutions are to be shared with members of the Association of Vancouver Island Coastal Communities:

- Revitalizing Island Rail
- Promoting and Enabling GHG Reductions
- Old Growth Forests

Please distribute accordingly.

Best regards,

Christine Havelka
Deputy City Clerk
Manager of Legislative Services
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0346

F 250.361.0348



THE CITY OF VICTORIA



OFFICE OF THE MAYOR

March 13, 2019

Dear Premier Horgan,

I am writing on behalf of Victoria City Council to request favourable consideration and resolutions of support for observed inhalation sites for overdose prevention.

At the February 7, 2019 Council Meeting, Council approved the following resolution:

Resolution: Observed Inhalation Sites for Overdose Prevention

WHEREAS British Columbia is currently experiencing an unprecedented public health emergency due to an unpredictable and highly-toxic drug supply;

WHEREAS smoking or inhalation is the second most common mode of consumption among all people who have died from a suspected illicit drug overdose and the most common mode of consumption among men and those between the ages of 15 and 29;

WHEREAS observed consumption services (i.e. supervised consumption services and overdose prevention services) are evidence-based harm reduction approach shown to reduce overdose-related harm;

WHEREAS there is not adequate access to observed consumption services that provide space for inhalation where communities are facing crisis;

THEREFORE BE IT RESOLVED THAT to ensure that people at risk of overdose across B.C. have access to observed consumption services that provide space for inhalation, that the Province of British Columbia work through local communities, Health Authorities across the Province, the Ministry of Mental Health and Addictions and the Ministry of Health to fund and provide these services as part of a holistic response to the public-health emergency, including prevention, treatment, and recovery.

We look forward to your support on this matter.

THE CITY OF VICTORIA



OFFICE OF THE MAYOR

Sincerely,

A handwritten signature in black ink, appearing to read "L. Helps".

Lisa Helps
Victoria Mayor

- cc. Honourable Adrian Dix, Minister of Health
Honourable Judy Darcy, Minister of Mental Health and Addictions
Honourable Selina Robinson, Minister of Municipal Affairs and Housing
The Association of Vancouver Island and Coastal Communities (AVICC) Annual Convention
The Union of British Columbia Municipalities (UBCM) Annual Convention
British Columbia Municipalities and Regional Districts

THE CITY OF VICTORIA



OFFICE OF THE MAYOR

March 13, 2019,

To Association of Vancouver Island and Coastal Communities Members,

I am writing on behalf of Victoria City Council, requesting favourable consideration and resolutions of support for the protection of old growth forests.

At the January 31, 2019 Council Meeting, Council approved the following resolution:

WHEREAS old-growth forest has significant economic, social and environmental value as wildlife habitat, tourism resource, carbon sink, drinking watersheds and much more;

AND WHEREAS old-growth forest is increasingly rare on Vancouver Island and current plans on provincial Crown land call for logging the last remaining old-growth forest, outside of protected areas, Old-Growth Management Areas, and similar reserves, over the next 10-20 years;

THEREFORE BE IT RESOLVED THAT the old-growth forest on provincial Crown Land on Vancouver Island be protected from logging, beginning with a moratorium and followed by amendments to the Vancouver Island Land Use Plan;

AND BE IT FURTHER RESOLVED THAT the Provincial government work with First Nations, local communities, labour organizations and industry to pursue a just transition and expanded economic opportunities through sustainable management of second-growth forests and value-added production of forest products.

We eagerly look forward to your support on this matter.

Sincerely,

Lisa Helps
Victoria Mayor

cc. The Association of Vancouver Island and Coastal Communities (AVICC) Annual Convention

THE CITY OF VICTORIA



OFFICE OF THE MAYOR

March 13, 2019

Dear AVICC Member Government,

On behalf of Victoria City Council, I am requesting your favourable consideration and resolutions of support for promoting and enabling GHG reductions.

At the January 31, 2019 Council Meeting, Council approved the following:

Resolution: Promoting and Enabling GHG Reductions

WHEREAS the world's leading climate scientists have warned that we have less than 12 years to meet our climate targets, and early action is required to avoid significant costs and impacts to social and environmental well-being in our communities, and worldwide.

AND WHEREAS local governments are uniquely positioned to enable this mobilisation effort, in a coordinated and integrated fashion across sectors, enabling individual action with timely and accurate information, incentives, directions, coordination, tools, targets and scalable, impactful programs.

AND WHEREAS local governments GHG reduction plans will be effectively and expeditiously realised through a dedicated focus on cutting the most impactful GHG sources, including: retrofitting existing buildings to high-efficiency standards; renewable electricity; elimination of fossil fuel heating sources; shifting people to transit, active transportation, and renewably powered mobility options; and the electrification of commercial and passenger vehicle fleets.

AND WHEREAS the complexity and pace/progress of GHG reductions in both local governments and community require additional resources and planning to reduce risks of missing interim and longer GHG and renewable energy targets.

THEREFORE BE IT RESOLVED that local governments call on the Governments of Canada and British Columbia to pursue the following immediate sector actions to promote and enable GHG reductions and realize important social and economic co-benefits:

THE CITY OF VICTORIA



OFFICE OF THE MAYOR

1. Make available all ICBC municipal vehicle km/make/model/fuel economy information.
2. Continue the development and implementation of world-class low carbon fuel standards.
3. Fully invest in delivery of the zero-emission vehicles sales targets as established in the CleanBC Plan.
4. Continue progressive and direct funding programs and partnerships for municipal low-carbon initiatives, including building retrofit, transportation, waste management and other priority and shared GHG reduction programs.

We look forward to your support on this matter.

Sincerely,

Lisa Helps
Victoria Mayor

cc. The Association of Vancouver Island and Coastal Communities (AVICC) Annual Convention
AVICC Member Local Governments

THE CITY OF VICTORIA



OFFICE OF THE MAYOR

March 13, 2019

Dear Premier Horgan,

I am writing on behalf of Victoria City Council to request favourable consideration and resolutions of support to revitalize Island rail.

At the February 7, 2019 Council Meeting, Council approved the following resolution:

Resolution: Revitalizing Island Rail

WHEREAS one of the conditions of the original Order-in-Council establishing the Esquimalt and Nanaimo (E&N) now Island Corridor Foundation (ICF) railway corridor is that if the corridor is no longer needed or used for railway purposes, it goes back to the original owner;

AND WHEREAS assembling a similar multi-modal corridor connecting the Alberni Inlet to the Comox Valley to Greater Victoria in the context of current land values and land uses would be impossible to replicate;

AND WHEREAS repair of the railway infrastructure can only reasonably be accomplished by way of capital investment from senior levels of government, in co-operation with First Nations and local governments and respecting first nations interests

AND WHEREAS rail transport and a parallel trail system are integral sustainable transportation options for Indigenous and non-indigenous peoples in the context of climate change, including the option of electrified rail for the sustainable movement of people and goods on the island;

THEREFORE BE IT RESOLVED that the Province of British Columbia take immediate actions to provide sufficient funding in a timely manner to restore the railway infrastructure of Vancouver Island and ensure that the corridor remains intact and available to future generations of Indigenous and non-indigenous peoples.

We look forward to your support on this matter.

THE CITY OF VICTORIA



OFFICE OF THE MAYOR

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Helps'.

Lisa Helps
Victoria Mayor

- cc. Honourable Claire Trevena, Minister of Transportation and Infrastructure
Vancouver Island MLA's
The Association of Vancouver Island and Coastal Communities (AVICC) Annual Convention
AVICC Member Local Governments

THE CITY OF VICTORIA



OFFICE OF THE MAYOR

March 13, 2019

Dear Premier Horgan,

I am writing on behalf of Victoria City Council to request favourable consideration and resolutions of support for a safer drug supply to save lives in British Columbia.

At the February 7, 2019 Council Meeting, Council approved the following resolution:

Resolution: Safer Drug Supply to Save Lives British Columbia

WHEREAS It has been two years since BC declared a public-health emergency due to increased overdoses, yet the death toll for those consuming substances continues to rise due to an unpredictable and highly-toxic drug supply;

WHEREAS people with opioid use disorder, a chronic relapsing medical condition, are at high risk of overdose-related harms including death;

WHEREAS an estimated 42,200 people inject toxic substances in British Columbia;

WHEREAS it is not possible for the treatment system to rapidly increase services fast enough to manage this number of people as “patients” within a medical treatment model given the many challenges in achieving and retaining the people on opioid use disorder treatment;

WHEREAS people at risk of overdose in British Columbia do not have access to a safer alternative to the unpredictable, highly-toxic drug supply;

THEREFORE BE IT RESOLVED THAT, in an effort to save lives and reduce harm due to an unpredictable and highly-toxic drug supply, and as part of a holistic response to the public-health emergency, including prevention, treatment, and recovery, that the Province of British Columbia work with local communities, Health Authorities across the Province, the Ministry of Mental Health and Addictions, and the Ministry of Health ensure that people at risk of overdose harm have access to safer alternatives.

THE CITY OF VICTORIA



OFFICE OF THE MAYOR

We look forward to your support on this matter.

Sincerely,

Lisa Helps
Victoria Mayor

- cc. Honourable Adrian Dix, Minister of Health
Honourable Judy Darcy, Minister of Mental Health and Addictions
Honourable Selina Robinson, Minister of Municipal Affairs and Housing
The Association of Vancouver Island and Coastal Communities (AVICC) Annual Convention
The Union of British Columbia Municipalities (UBCM) Annual Convention
British Columbia Municipalities and Regional Districts

THE CITY OF VICTORIA



OFFICE OF THE MAYOR

March 13, 2019

Dear Member Local Government,

On behalf of Victoria City Council, I am requesting your favourable consideration and resolutions of support for shifting investment to low-emission transportation.

At the January 31, 2019 Council Meeting, Council approved the following:

Resolution: Shifting Investment to Low-Emission Transportation

WHEREAS the Prime Minister of Canada and the Premiers of BC and most provinces signed the Pan-Canadian Framework on Clean Growth and Climate Change in 2016, endorsing a policy shift that could substantially reduce greenhouse gas (GHG) pollution from transportation while funding public transit improvements, including inter-city and commuter bus and rail service;

AND WHEREAS the transportation sector is the second-largest contributor of GHG pollution in Canada, representing 23% of total emissions;

THEREFORE BE IT RESOLVED that local governments call on the Governments of Canada and British Columbia to fully implement their commitment in the Pan-Canadian Framework on Clean Growth and Climate Change, to shift investments “from higher to lower-emitting types of transportation”.

We look forward to your support on this matter.

Sincerely,

Lisa Helps
Victoria Mayor

cc. The Association of Vancouver Island and Coastal Communities (AVICC) Annual Convention
The Union of British Columbia Municipalities (UBCM) Annual Convention
AVICC and UBCM Member Local Governments



CITY OF BURNABY
OFFICE OF THE MAYOR
MIKE HURLEY
MAYOR

2019 March 19

Honourable Carole James
Minister Finance
PO Box 9048 Stn Prov Govt
Victoria, BC V8W 9E2

Dear Minister James:

Subject: Property Assessment and Taxation Systems

On 2019 March 11, Burnaby City Council voted to request that I ask you to undertake an urgent review of the Province's property assessment and taxation systems.

Council is requesting that a review of property assessment and taxation systems include:

1. a review of the highest and best use valuation methodology for assessing property values and that you develop measures to effectively minimize the impact this approach is having on small businesses in Metro Vancouver;
2. a review of the impact of the current Province-wide non-residential flat rate for school property taxes and its impact on small business in Metro Vancouver;
3. a determination of the feasibility of modifying the BC Assessment Act to add new tax sub-classifications for Class 1 Residential and Class 6 Business Other; and
4. a review of the feasibility of providing eligible homeowners with a tax credit on their personal income tax return in replacement of the Home Owner Grant.

Council's motion also included a request that the attached draft report be circulated to all Metro Vancouver municipalities, Burnaby Members of the Legislative Assembly, and the Burnaby Board of Trade.

Page 2....

*Subject: Property Assessment and Taxation
2019 March 19.....Page 2*

Your consideration of this important matter is appreciated. Burnaby City Council eagerly awaits the outcome of the requested review of property assessment and taxations systems.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mike Hurley", followed by a period.

Mike Hurley
MAYOR

Copy to: Metro Vancouver Municipalities
Burnaby Members of the Legislative Assembly
Burnaby Board of Trade



Item
Meeting 2019 Mar 25

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2019 March 07

FROM: DIRECTOR FINANCE **FILE:** 7800-00

SUBJECT: PROPERTY ASSESSMENTS AND TAXES

PURPOSE: To recommend the BC Minister of Finance conducts an urgent review of the Province’s property assessment and taxation systems and practices.

RECOMMENDATIONS:

1. **THAT** Mayor, on behalf of City Council, write to the BC Minister of Finance to request that an urgent review be conducted of the Province’s property assessment and taxation systems and practices. Specific BC Minister of Finance recommendations outlined in this report include:
 - a. **THAT** the BC Minister of Finance undertake a review of the highest and best use valuation methodology and develop measures to effectively minimize the impact this approach is having on small businesses in Metro Vancouver.
 - b. **THAT** the BC Minister of Finance reviews the impact of the current province-wide non-residential flat rate for school property taxes and its impact on small business in Metro Vancouver.
 - c. **THAT** the BC Minister of Finance determines the feasibility of modifying the BC Assessment Act to add new tax sub-classifications for Class 1 Residential and Class 6 Business Other.
 - d. **THAT** the BC Minister of Finance reviews the feasibility of providing eligible homeowners with a tax credit on their personal income tax return in replacement of the Home Owner Grant.
2. **THAT** a copy of this report be circulated to all Metro Vancouver municipalities, Burnaby Members of the Legislative Assembly and the Burnaby Board of Trade.

REPORT

1.0 INTRODUCTION

Tax equity and fairness is critical to the sustainability and growth of small businesses throughout Metro Vancouver. Not only do small businesses represent 98% of businesses in BC, they are significant employers and contributors to the economic, social and cultural fabric of our communities.

To: City Manager
 From: Director Finance
 Re: Property Assessments and Taxes
 2019 March 25 Page 2

One of the biggest issues in recent years facing the Metro Vancouver small business community is the rapid rise in property values and taxes. A major factor contributing to the escalation in property assessments and taxes stems from how BC Assessment Authority values land. The current system which values properties based on the industry standard of “highest and best use” is a significant contributing factor to the untenable tax burden faced by the business community. Given Metro Vancouver’s robust development activity, BC Assessment, governed through the current Assessment Act, is producing property valuations which are resulting in rapidly rising property assessment values and taxes.

On the same note, the Province’s practice of levying a province-wide non-residential flat rate for school property taxes is also contributing to the escalation in property taxes being borne by Metro Vancouver small businesses. Lastly, for homeowners, the Provincial Home Owners Grant threshold increases have not kept pace with rising residential property values within Metro Vancouver. As property values increase, more and more properties each year are losing their Home Owner Grant.

This report outlines some of the property assessment and taxation issues facing Metro Vancouver residents and businesses. To remedy these longstanding issues, this report recommends the Minister of Finance conduct an urgent review of the Province’s current property assessment and taxation systems and practices along with the impact they are having on residents and businesses in Metro Vancouver.

2.0 POLICY SECTION

Goal

- **An Inclusive Community**
 - Create a sense of community –
Provide opportunities that encourage and welcome all community members and create a sense of belonging
- **A Dynamic Community**
 - Economic opportunity –
Foster an environment that attracts new and supports existing jobs, businesses and industries
 - Community development –
Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

To: City Manager
 From: Director Finance
 Re: Property Assessments and Taxes
 2019 March 25 Page 3

3.0 HIGHEST AND BEST USE VALUATION METHODOLOGY

In valuing land, BC Assessment uses the appraisal concept of highest and best use - the most probable use of a property that would return the highest value, considering legal, economic, and social factors. Under this valuation methodology, BC Assessment assesses a commercial property's value according to what it could be in the future, rather than what it is today.

This valuation methodology combined with Metro Vancouver's robust real estate development activity in recent years, has resulted in rapidly increasing property values, and with this, small business property assessments and tax bills. Depending on zoning, a property's highest and best use might be a four-storey mixed-use building with retail on the ground floor and three storeys of condos above. However, the existing current use of the property may only be a single-storey retail operation. Under the highest and best use valuation, a commercial landowner would pay property taxes based on assessments that include the future condo units in the airspace above their existing one-story building, regardless of what's actually there. What's more, they pay property taxes on the assessed value of their developed and undeveloped space potential at the commercial mill rate. The current assessment method produces an unfair situation and it is unsustainable particularly for independent small businesses.

In the thriving and growing Metro Vancouver region, many properties have redevelopment potential which causes property values to soar, even if there are no actual plans to redevelop the property and there have been no changes to zoning. In situations where the highest and best use is the current use, a small business may not be affected by this valuation methodology. However, in situations where highest and best use is not the current use, a small business owner can end up with a property tax bill that doesn't reflect the current use. Moreover, businesses in small buildings located in an area where there is redevelopment potential can end up paying more per square foot in property taxes than a small business located on the ground floor of an existing mixed-use building.

The highest and best use valuation methodology has long been a significant financial burden for many businesses in Metro Vancouver whose survival is dependent on a healthy economic environment and a fair and reasonable property assessment and taxation system.

3.1 Triple-Net Commercial Leases

Further complicating the issue is the fact that many small businesses in Metro Vancouver operate with triple-net leases. In triple-net commercial leases, in addition to rent, tenants are most often required to pay their share of property taxes pertaining to the rented commercial space. In cases where a property is not developed to its highest and best use through a triple-net lease, landlords also pass along property taxes pertaining to the unrealized development potential.

To: City Manager
From: Director Finance
Re: Property Assessments and Taxes
2019 March 25 Page 4

While property owners stand to gain from rising property values upon redevelopment or sale, small business tenants continue to shoulder the entire tax burden passed on to them by their landlords. The practice of passing on property taxes related to both rented space and development potential is viewed as unfair and punitive and can cause significant financial distress for small business tenants who have limited ability to absorb the extra expenses.

3.2 Measures to Address Highest and Best Use Valuation Issues on Small Business

a) Base Commercial Properties Assessments on Current Use

The Province could consider changing the Assessment Act which would require the BC Assessment Authority to assess commercial properties based on current use and only when a building permit is issued would a reassessment at highest and best use be triggered.

The Province has recently amended the BC Assessment Act to alleviate the burden of taxes on affected Class 4 heavy industrial businesses. The amendment allows Class 4 industries to be taxed at the current form of development rather than their future highest and best use. The amendment was designed to stop major industrial sites from facing unreasonable assessment increases to their tax bill when a local government changes its official community plan and designates a property for a different use in the future. On this note, the Province could consider similar legislative measures to help alleviate the burden of escalating property assessments and taxes on Class 6 commercial businesses by assessing their properties based on current use rather than the future highest and best use.

b) Allow for Split Classification Assessments

The Province could also explore the feasibility of assessing potential redevelopment lands in a way that would see the current use of the land assessed and taxed according to its value in current use, and separately identifying an assessment value to reflect the redevelopment potential for the property. Both the current use portion and the redevelopment portions would be separately assessed and identified on the assessment role. Split classification assessments would enable municipalities to apply the Class 6 commercial rate and the lower Class 1 residential tax rate to the appropriate assessment values, thereby reducing the overall property tax bill.

It is recommended that the Minister of Finance undertakes a review of the highest and best use valuation methodology and develop measures to effectively minimize the impact this approach is having on small businesses.

To: City Manager
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 Re: Property Assessments and Taxes
 2019 March 25 Page 5

4.0 PROVINCE WIDE FLAT NON-RESIDENTIAL SCHOOL TAX RATE

School tax rates on residential properties currently vary by school district. The Province currently sets a single school tax rate for all non-residential properties on a province-wide basis. This results in higher school taxes being levied on small businesses that are based in Metro Vancouver where assessed average value per business property can be three times higher than in other BC municipalities. The implications of the Province applying a single, non-residential school tax rate province-wide results in an unfair burden on small businesses within the Metro Vancouver region which has experienced significant growth in property assessment values.

Starting in 2019, an Additional School Tax (AST) charge will be applied to most high-valued residential properties in the province. The tax will be collected by municipalities and passed onto the Province as per existing arrangements for School Tax. While for the most part the tax is limited to high value homes, it is also applied to certain developments, which in around 10 cases includes Business properties. It is highly likely that the costs associated with the AST borne by the developer will eventually be passed onto those businesses setting up at the new location, in the form of higher rents or an additional contribution to taxes.

It is recommended that the Minister of Finance reviews the impact of the province-wide non-residential flat rate for school property taxes, the additional school tax and its impact on small business in Metro Vancouver.

5.0 NEW RESIDENTIAL AND SMALL BUSINESS SUB-CLASSIFICATIONS

The BC Assessment Act identifies nine prescribed classes of properties which are used by the BC Assessment Authority to assign property values.

Class 1: Residential	Class 2: Utilities	Class 3: Supportive Housing
Class 4: Major Industry	Class 5: Light Industry	Class 6: Business Other
Class 7: Managed Forest Land	Class 8: Recreation/Non Profit	Class 9: Farm

5.1 Class 1 Residential

Class 1 includes single family residences, duplexes, multi-family residences, apartments, condominiums, manufactured homes, nursing homes, rest homes, summer and seasonal dwellings, bunkhouses, some vacant land, farm buildings and daycare facilities.

Given the diverse array of residential types within this class, the Province may wish to consider modifying the BC Assessments Act and separate, as a minimum, multi-family dwellings and condominiums in order to provide greater property assessment and taxation transparency. The Province may also wish to consider separating out vacant properties from Residential Class 1 for the purpose of addressing the current issues surrounding foreign ownership of property.

To: City Manager
 From: Director Finance
 Re: Property Assessments and Taxes
 2019 March 25 Page 6

5.2 Class 6 - Business Other

Class 6 includes a wide array of businesses such as property that is used for offices, retail, warehousing, hotels, motels, and properties that do not fall into other classes. The commercial businesses within this class are comprised of small “mom and pop” to large well-established national and international commercial businesses.

To help alleviate the impact of assessment increases on small businesses, a new small business tax class that identifies small (i.e. lower-valued) business properties may be effective at providing targeted tax relief. A small commercial tax class would allow municipalities to establish a lower tax rate, should they choose, for lower valued commercial properties to help alleviate the impact of property assessment increases on small businesses.

It is recommended that the BC Minister of Finance determine the feasibility of modifying the BC Assessment Act to add new tax sub-classifications for Class 1 Residential and Class 6 Business Other as outlined in this report.

6.0 REPLACEMENT OF HOME OWNERS GRANT WITH A TAX CREDIT

The Provincial Home Owners Grant Program was introduced in 1957 and is designed to reduce the amount of property tax homeowners pay for their principle residence. The Home Owner grant may be greater if a property owner qualifies for the grant as a senior, veteran or person with a disability. Property owners living in Metro Vancouver are entitled to claim a Basic Grant of \$570, and \$845 for seniors aged 65 or older. If a homeowner meets all requirements of the Home Owner Grant Program but their property’s assessment value or partitioned value is over the threshold, they may qualify for a Home Owner Grant at a reduced amount.

Currently, Metro Vancouver homeowners eligible for the Basic Grant whose properties are valued above the current threshold of \$1,650,000 will see their Home Owner Grant reduced by \$5 per \$1,000 of assessed value; with a total reduction to zero at \$1,764,000 and \$1,819,000 for those eligible homeowners who receive the Additional Home Owner Grant. Given the escalation in property assessment values over recent years, more and more homeowners are failing to qualify for the Home Owner Grant.

To provide a more equitable and fairer way to provide property tax relief, the Province may wish to consider moving away from having the eligibility for the Home Owner Grant based on a homeowner’s property assessment value to their annual taxable income.

It should be noted that the Province of Manitoba provides eligible homeowners with an “Education Property Tax Credit” up to a value of \$700. This credit is provided to help homeowners cover the school taxes residents pay. The credit can be either directly applied to a homeowner’s municipal property tax statement or on a homeowner’s income tax return. This initiative would remove the biases around using property assessment values as a determinate of the Home Owner Grant.

To: City Manager
From: Director Finance
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It is recommended that the BC Minister of Finance review the feasibility of providing eligible homeowners with a tax credit on their personal income tax return in replacement of the Home Owner Grant.

7.0 RECOMMENDATION

It is recommended that the Mayor, on behalf of City Council, write to the BC Minister of Finance to request that an urgent review be conducted of the Province's property assessment and taxation systems and practices as outlined in this report and that a copy of this report be circulated to all Metro Vancouver Municipalities, Burnaby Members of the Legislative Assembly and the Burnaby Board of Trade.

Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

NK:DS /ml

Copied to: Metro Vancouver Municipalities
Burnaby Members of the Legislative Assembly
Burnaby Board of Trade

March 25, 2019



District of Kitimat
270 City Centre
Kitimat, British Columbia
Canada V8C 2H7

Phone 250.632.8900
Fax 250.632.4995

Dear Mayor and Council

VIA EMAIL

On March 3, 2005, a motorcycle accident occurred that would forever change the life of Ms. Denise Lodge. Her 21-year old son Corey bought his first motorcycle, a high speed 1000cc racing sport bike. He wrote his learners license on the same day. In less than 24 hours he was involved in a fatal accident on the Malahat Highway. Unable to navigate the turn, the worst possible outcome was realized.

From this fateful event grew a movement affectionately known as The Coalition of Riders Educating Youth (C.O.R.E.Y). This alliance was organized by a mother who vowed to change an outdated system of motorcycle laws in an effort to advance motorcycle safety initiatives. Over the past 14 years C.O.R.E.Y has been working with the Government asking for them to give New Riders the Skills to have a safe ride.

In 2016, C.O.R.E.Y started working with the RCMP and RoadSafetyBC, presenting to over 7,900 Grade 9 – 12 high school students in Northern and Central BC. The interactive discussion brings full awareness of motorcycles to the new drivers as half of the deaths occur because the driver of the other vehicle does not see the motorcyclist. To further highlight the need of this program a recent statistic from the coroner indicates that there were thirty (30) motorcyclist deaths from January to July 2018. This is a 114% increase over the number of motorcyclist deaths occurring from January to July 2017.

At the 2016 UBCM Conference the following resolution was submitted by the District, and adopted by the North Central Local Government Association at the conference in Dawson Creek. Due to time constraints the resolution was not considered by the UBCM membership; however, it was endorsed post-conference by the UBCM Community Safety Committee:

Graduated Licensing for Motorcycles

DISTRICT OF KITIMAT

WHEREAS many changes and improvements have occurred regarding the operation of motorcycles including: increased fines for dangerous behavior while riding, mandatory approved helmet laws, and new seating regulations which require that the passenger's feet must remain on the foot pegs to prevent children who are too small from riding as passengers;

AND WHEREAS motorcycles make up three per cent of BC's insured vehicles, yet they are involved in approximately eleven per cent of all road fatalities:

THEREFORE BE IT RESOLVED that the Provincial Government implement the final phase of the graduated licensing program for motorcycles including power restrictions and mandatory training.

As the program has not yet been implemented, The District of Kitimat Mayor and Council are requesting letters of support be written to the Province to finalize and implement the Graduated Licensing Program for Motorcycles (GLP-M), including Power Restrictions and Mandatory Training.

We ask that letters of support be forwarded to:

Honourable Mike Farnworth, MLA
pssg.minister@gov.bc.ca

CoreySafe Society
coreysafe@outlook.com

Sincerely,

A handwritten signature in black ink that reads "Phillip Germuth". The signature is written in a cursive style with a large initial "P".

Mayor Phillip Germuth
District of Kitimat

To: The Mayor and Members of Council, Village of Lions Bay

Re: The need to address Fire Prevention so that as far as possible it can be said that the Village exercised due diligence in doing all within its powers to minimize or prevent any loss or damage from fire to the Village.

The recent increase in the number of forest fires in British Columbia is clear and obvious. They signal an increasing danger to all who live near the forest. Not only is Lions Bay adjacent to large tracts of forest, such tracts penetrate into the Village and indeed into private properties within the village.

The condition of many properties would enhance rather than prevent fire. In particular, many have partly felled trees, the remains of fallen trees, tree detritus and brush that are left lying unattended and unremoved from year to year. All of this is highly combustible material that would only serve as fuel to any fire.

We therefore urge the Council to be proactive and take whatever steps it can to minimize both the possibility of fire affecting the village but also steps to ameliorate the worsening of any fire.

Option for consideration

The establishment of an ad hoc Fire Prevention Task Force the goals of which could include the following:

A survey and review of the general condition of the village and its properties concerning the existence of unnecessary fire risks

A survey and review of the general legal powers available to the Village to enforce or enact measures to minimize fire risk

The submission by the Fire Prevention Task Force of "Recommendations for Action" to Council arising from the above surveys and review.

It is proposed that the work of the ad hoc Fire Prevent Task Force be on a voluntary basis. The authors of this submission are prepared to assist the work of and or be members of such a Task Force.

Respectfully Submitted,

A large black rectangular redaction box covers the signature area. A blue ink scribble is visible above the box, and a blue ink line extends from the right side of the box.

Anthony Tobin and Andrew Wilton
Residents of Lions Bay
18 February 2019

From: [Ron McLaughlin](#)
To: [REDACTED]
Cc: [Peter DeJong](#); [Shawna Gilroy](#); [Municipal](#)
Subject: Fw: Another program that could potentially help our Village
Date: Monday, March 18, 2019 7:44:32 PM
Attachments: [City of Port Moody Regular Council PACE Program Mar 12 19.pdf](#)

Hi Jon. Thank you for thinking of us. Your item will be added into correspondence for our meeting the first Tuesday in April.

Warm regards,

Ron McLaughlin

Mayor

The Village of Lions Bay

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0, Canada

Tel: (604) 921-9333 | Cell: (604) 353-7138 | www.lionsbay.ca

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From: Jon Povill [REDACTED]
Sent: Monday, March 18, 2019 4:37 PM
To: Council @ Lions Bay; Ron McLaughlin; Peter DeJong
Subject: Another program that could potentially help our Village

Hi again,

I'm attaching a document from the City of Port Moody that explains the PACE program, which they've recently adopted. This quote from the Background section of the document explains the essence of the program:

Background

Property Assessed Clean Energy (PACE) is an innovative financing tool which building owners and developers can use to upgrade their building's energy performance, install renewable energy systems, and reduce resource consumption with no money down and with the financing repaid through their property tax bill. Simply put, a lien is put against municipal property taxes, but all financing and administration is done through a higher level of government and or a non-profit administrator. PACE programs have been implemented in the

US since 2009, and have created hundreds of thousands of projects and hundreds of millions of dollars in return on investment from private investors (Attachment 1). Scientific American (2009) dubbed PACE as "one of the top 20 world-changing ideas".

The full document, which explains the program in much greater depth is 13 pages long, but I hope you will find the information well worth your time. I believe the program could be of significant benefit to the residents of Lions Bay and to the Village itself.

Many thanks for your attention.

All the best,
Jon



City of Port Moody

Report/Recommendation to Council

Date: February 19, 2019

File No. 01-0530-01/2019

Submitted by: Councillor Amy Lubik

Subject: Letter of Support for PACE Alberta Regarding Support for FCM Funding for Federal Adoption of Property Assessed Clean Energy (PACE) Laws

Purpose / Introduction

To propose that a letter to express Port Moody's support for FCM Funding for PACE Legal Working paper and the use of such legislation in Port Moody be sent to PACE Alberta.

Recommended Resolution

WHEREAS the City of Port Moody has shown itself to be a climate change leader by supporting resolutions to UBCM to call on the Province of British Columbia to enable municipalities to implement Local Improvement Charge (LIC)-based incentive programs that support home energy retrofits, similar to Property Assessed Clean Energy (PACE);

AND WHEREAS PACE Alberta is working with interested municipalities *across Canada* to assist in the establishment of a successful PACE program which meets the needs of Canadians;

THEREFORE BE IT RESOLVED THAT a letter be sent from the Mayor's office on behalf of the City of Port Moody to PACE Alberta in support of PACE Alberta's funding request to the Federation of Canadian Municipalities for development of federal template legislation, and to confirm Port Moody's interest in having a PACE program delivered to its constituents when it becomes available in British Columbia as recommended in the report dated February 19, 2019 from Councillor Amy Lubik regarding Letter of Support for PACE Alberta Regarding Support for FCM Funding for Federal Adoption of Property Assessed Clean Energy (PACE) Laws.

Background

Property Assessed Clean Energy (PACE) is an innovative financing tool which building owners and developers can use to upgrade their building's energy performance, install renewable energy systems, and reduce resource consumption with no money down and with the financing repaid through their property tax bill. Simply put, a lien is put against municipal property taxes, but all financing and administration is done through a higher level of government and or a non-profit administrator. PACE programs have been implemented in the US since 2009, and have created hundreds of thousands of projects and hundreds of millions of dollars in return on

Report/Recommendation to Council

Letter of Support for PACE Alberta Regarding Support for FCM Funding for Federal Adoption of Property Assessed Clean Energy (PACE) Laws

February 19, 2019

investment from private investors (**Attachment 1**). Scientific American (2009) dubbed PACE as "one of the top 20 world-changing ideas".

In 2017, Port Moody supported a resolution to UBCM asking the BC government to change the *Community Charter* to enable municipalities to implement Local Improvement Charge (LIC)-based incentive programs that support home energy retrofits (**Attachment 2**). This was turned down by the Province that year. However, Port Moody has continued its dedication to making it easier for residents to access alternative energy by streamlining the application process for solar panels and incorporating becoming a solar city in the Climate Action Committee's Work Plan.

Meanwhile, Alberta has undertaken further efforts. A non-profit organization in Alberta has been created to make it possible for this to happen through the crown corporation, Energy Efficiency Alberta, after the province changed the wording of their municipal charter to permit the delivery of a PACE program in Alberta. Alberta municipalities are currently writing letters of support for funding from the Federation of Canadian Municipalities (FCM) and asking that PACE Alberta work with them to administer this plan.

Because of the success of these programs in Canada and the US, PACE Alberta is applying to the FCM for \$60,000 for the development of a white paper to develop template legislation for the Canadian government to change legislation to allow for PACE program financing such that all municipalities across Canada are able to opt-in to such a program. This legislation would then be a template for all provinces.

Discussion

Climate change continues to be a main focus of Port Moody City Council; however, one of the biggest drivers of citizens, businesses, and institutions not installing renewable energy options or retrofitting their buildings is the upfront cost, despite knowing that these investments will save money in the long term. The PACE program solves that issue by using an innovative financing instrument which permits building and land owners to upgrade their buildings with energy and resource saving retrofits, or install renewable energy systems without any money down and with the repayment of the financing done via an assessment on the building's property tax bill. The capital used to finance the PACE upgrades typically comes from private sources, such as insurance companies and pension funds, who are attracted by the long-term, secure investment PACE provides.

PACE programs have been implemented in the US since 2009, and have created hundreds of thousands of projects, and thus clean local jobs, and hundreds of millions of dollars in return on investment from private investors (see more information in **Attachment 2**).

Report/Recommendation to Council

Letter of Support for PACE Alberta Regarding Support for FCM Funding for Federal Adoption of Property Assessed Clean Energy (PACE) Laws

February 19, 2019

The following is an overview of the values of PACE Alberta:

- PACE is voluntary for all parties involved;
- PACE programs are opt-in for municipalities;
- PACE financing covers 100% of a project's hard and soft costs;
- financing terms are long (up to 30 years based on expected life of upgrades);
- PACE financing is repaid via a tax assessment which is filed with the local municipality as a tax lien on the property;
- in the event of a tax payment default or foreclosure, the outstanding PACE financing balance does not accelerate; only the outstanding annual tax assessments become due and payable;
- PACE can be used in conjunction with other incentive programs;
- the capital for PACE programs can come from private and/or public sources;
- PACE financing can be used to pay for measures which:
 - reduce energy consumption;
 - generate renewable energy;
 - reduce water consumption; and
 - reduce waste through installation of long-life durable finishes and systems;
- PACE financing is available to all qualifying buildings and applications and include:
 - single detached residential;
 - multi-family residential;
 - commercial buildings;
 - institutional buildings; and
 - agricultural buildings;
- PACE financing is available to retrofit existing buildings and upgrade new construction projects;
- PACE financing is available to building owners to refinance existing PACE qualifying measures;
- PACE financed projects are permanently affixed to a property; and
- PACE Alberta is proposing that the PACE program delivery agency (PACE Administrator) be:
 - structured as a not-for-profit corporation or a crown corporation;
 - capable of partnering with any municipality which opts in;
 - mandated to be independent, self-financing, and self-perpetuating once the initial set up/start-up costs are covered; and
 - responsible for administering both the commercial (C-PACE) and residential (R-PACE) programs.

Such an initiative, if ultimately implemented in Port Moody, would become one of the most significant steps a municipality could take to tackle climate change.

Report/Recommendation to Council

Letter of Support for PACE Alberta Regarding Support for FCM Funding for Federal Adoption of Property Assessed Clean Energy (PACE) Laws
February 19, 2019

Other Options

THAT the report dated February 19, 2019 from Councillor Amy Lubik regarding Letter of Support for PACE Alberta Regarding Support for FCM Funding for Federal Adoption of Property Assessed Clean Energy (PACE) Laws be received for information.

Financial Implications

There are no financial implications associated with the recommendation in this report.

Communications / Civic Engagement

There are no communications or civic engagement initiatives required by the recommendation in this report.

Council Strategic Plan Objectives

Council has not yet finalized the 2018-2022 strategic objectives; however, climate change mitigation and resilience has been identified as a priority for the majority of Council.

Attachments:

1. PACE Alberta White Paper.
2. Report dated May 10, 2019 from Councillor Rob Vagramov regarding A Call to Energy Efficiency – Pushing for the Province’s Blessing to Help Homeowners Retrofit for the Future.
3. Draft Letter of Support to be sent by Mayor Vagramov to Leigh Bond of PACE Alberta.

Report/Recommendation to Council

Letter of Support for PACE Alberta Regarding Support for FCM Funding for Federal Adoption of Property Assessed Clean Energy (PACE) Laws

February 19, 2019

Prepared by:



Amy Lubik
Councillor



PACE: A World Changing Green Financing Tool

Oct 10, 2018

PACE (Property Assessed Clean Energy) is an innovative financing instrument which permits building and land owners to upgrade their buildings with energy and resource saving retrofits¹ or install renewable energy systems without any money down and with the repayment of the financing done via an assessment on the building's property tax bill. The capital used to finance the PACE upgrades typically comes from private sources, such as insurance companies and pension funds, who are attracted by the long term secure investment PACE provides.

The popularity of PACE in the USA where the concept originated in 2008² hinges on the fact that PACE financing eliminates what is arguably the most significant hindrance to widespread adoption of building energy efficiency measures, the financial barrier.

PACE not only removes the up front costs, but can also be structured such that the projected annual savings generated by the retrofits exceeds the cost of the annual tax assessment³. By accessing PACE financing, building owners can implement energy saving and resource efficiency building upgrades, and upon completion be in a positive cash flow position, all without any front end capital commitment and more importantly, without any need for public grants or incentives. PACE agencies and programs are thus self perpetuating and self financing. PACE financing is also now being used for new builds and has even been granted retroactively (refinancing) to building owners who have already upgraded their building and are seeking to access the capital invested and access the associated non-financial PACE program benefits.



¹ PACE financing was historically structured to finance retrofits but is now being made available to finance energy and resource design upgrades to new buildings as well. In addition, PACE financing has been used in the USA and Canada to permit building owners to finance building upgrades other than energy or resource reducing measures, such as earthquake mitigation

² The first PACE program was implemented by Berkeley, California in 2008, led by the initiative of Cisco DeVries, the chief of staff at that time.

³ Having the savings generated by the PACE financed building upgrade exceed the servicing of the financing is not technically a requirement of PACE financing legislation but rather a best practice which has been adopted by many PACE delivery agencies in the USA when applied to Commercial PACE projects. Residential PACE projects are not typically set up to calculate the expected savings due to the scale and unpredictable savings variables.

There are several key characteristics that hold true for every successful PACE program in the USA.

- PACE financing is voluntary for all parties involved
- PACE covers 100% of a project’s hard and soft costs
- Long financing terms based on expected life of upgrade (up to 30 years)
- PACE can be combined with other incentive programs
- PACE financed projects are permanently affixed to a property
- PACE assessment is filed with the local municipality as a tax lien on the property
- In the event of a tax payment default or foreclosure, the outstanding PACE financing balance does not accelerate; only the outstanding annual tax assessments become due and payable
- Capital for PACE programs can come from either or both private and public sources
- Access to PACE investment capital is unlimited. This is achieved by adhering to robust underwriting criteria which permits PACE securities to be bundled and sold to second tier investment pools.
- Residential and Commercial PACE programs are recognized as distinct. R-PACE programs are home owner and contractor focussed, designed with consumer protection protocols in place and typically are able to be approved through a phone validation process during the contractors visit. C-PACE programs require a more stringent set of reviews by professional consultants and typically take at least a few months to process.



Creates jobs

PACE funded projects create more jobs and economic activity. According to the 2011 study by ECONorthwest, every \$1 million in project spending results in 15 new jobs and \$2.5M in economic output.

Any municipality which participates in a PACE financing program will see a significant number of benefits:

- secure investment opportunities for either or both public and private financing entities;
- contractors and suppliers of sustainable technologies and retrofits experiencing an significant increase in business;
- building owners experiencing better cash flow and lower operating costs along with an anticipated healthier and more comfortable work place or home; and
- municipalities benefiting from increased property values and economic activity.



Helps the environment

PACE helps communities achieve important energy and water conservation goals. Efficiency projects upgrade old equipment which reduces energy use, while renewables replace fossil fuels and reduce greenhouse gas emissions.

Once one understands the win-win-win-win aspects of the PACE financing program, it is not surprising to see that it was cited by Scientific American in 2009 as "one of the top 20 world-changing ideas⁴".

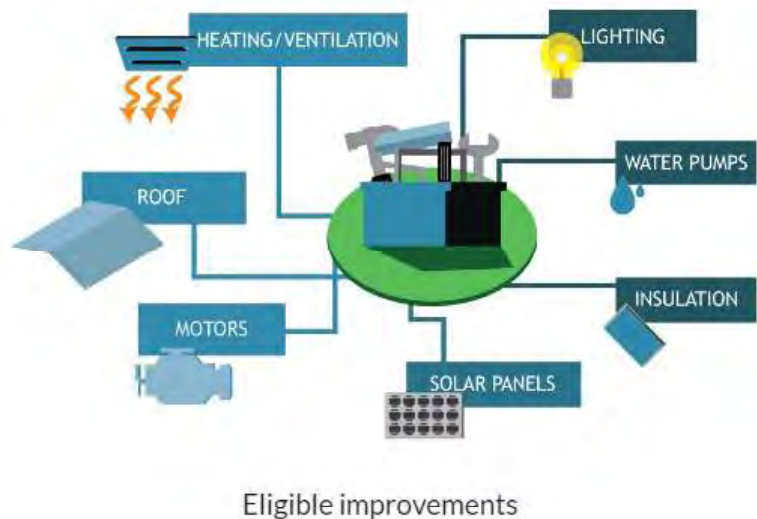
The following excerpt from the PACENation website summarizes PACE nicely.

"PACE (Property Assessed Clean Energy) is a simple and effective way to finance energy efficiency, renewable energy, and water conservation upgrades to buildings. PACE can pay for new heating and cooling systems, lighting improvements, solar panels, water pumps, insulation, and more for almost any

⁴ SCIENTIFIC AMERICAN, December 2009, Volume 301, Issue 6

property – homes, commercial, industrial, non-profit, and agricultural. Property owners across the US are using PACE because it saves them money and makes their buildings more valuable. PACE pays for 100% of a project's costs and is repaid for up to 20 years⁵ with an assessment added to the property's tax bill. PACE financing stays with the building upon sale and is easy to share with tenants. State and local governments sponsor PACE financing to create jobs, promote economic development, and protect the environment."

PACE Alberta Co-op Ltd, a not-for-profit organization, is advocating for the development of a "made in Alberta" PACE program, modelled on the best practices and experiences in the USA. Properly structured, this program will significantly contribute to economic diversification, job creation and will address the climate change file, all without the need for ongoing commitment of tax dollars. PACE Alberta Co-op is advocating for a single Province wide Pace Administrator⁶, establishing partnerships with both private and public sectors and operated as a 100% self financing and self perpetuating organization.



In brief, as has been proven in the USA, a well designed and delivered PACE program and agency will successfully address many of the barriers identified to adoption of energy efficiency measures by Albertans because such a program, whether commercial or residential, incites building owners to upgrade their buildings by generating savings, comfort, reputation, marketing advantage, rentability, healthier work environments, and healthier indoor air quality.

PACE Agency Development (PACE Administrator)

PACE Alberta Co-op (PACE Alberta) has as its goal: **"All buildings in Alberta are designed, built, and renovated to perform at the highest level of performance for energy and resources, thus minimizing (and potentially eliminating) their reliance on non-renewable energy resources and/or GHG producing energy sources"**. A properly structured PACE program and legal framework will make such a goal achievable.

PACE Alberta proposes that a successful PACE program in Alberta will need to be created in a number of steps:

1. Ensure that the legal and regulatory framework is created which will:
 - a. permit PACE financing to be collected and secured via a municipal tax tool;
 - b. permit the province/municipalities/financial institutions to be able to issue PACE bonds⁷;
 - c. permit PACE financing to be extended to qualified existing building owners, to developers of new

⁵ PACE financing in the USA started out at 20 years but is now extending up to 30

⁶ The term PACE Administrator has been adopted from the US model. Rather than "agency", the PACE Administrator more accurately captures and reflects the role of administering the delivery of the scope of services required for a successful PACE program.

⁷ PACE bonds can raise PACE financing capital and promoting PACE by increasing the stakeholder pool.

buildings and retroactively to refinance qualifying PACE upgraded buildings.

2. Research existing successful PACE implementations (USA and Canada) to identify the optimum PACE agency set up for Alberta and ensure that all key stakeholders have input (Prov, municipalities, financial sector, real estate sector, contractor/supplier sector, building owner/operator sector)
3. Establish a single province wide not-for-profit PACE Administrator, mandated to be independent, self financing and self perpetuating once the initial set up /start up costs are covered, who will administer both the commercial and residential PACE programs and ensure that the programs are:
 - a. Simple (streamlined and one stop shop)
 - b. Consistent (same experience across Province)
 - c. Opt in for municipalities
 - d. Easy for public to access and understand
 - e. Have access to both public and private capital
 - f. Have PACE financing which can be securitized
 - g. Designed to ensure that mortgage lenders and insurers are supportive
4. Have PACE Administrator develop and deliver PACE programs (residential and commercial) that:
 - a. permit existing residential and commercial buildings (including all other buildings such as municipal, schools, industries, etc) to be retrofit/renovated to reduce their energy and resource footprint;
 - b. target the developers of future buildings to ensure that they are able to access PACE financing to "upgrade" their designs to optimize their building's performance on a life cycle basis;
 - c. permit building owners to apply for and receive PACE financing for qualifying building upgrades and installations even after the work has been completed;
 - d. ensure that PACE financing is structured such that it can access capital via public and private PACE bonds as well as other forms of financing and be able to be securitized.
5. Invite municipalities to opt in and have PACE Administrator assist in the development and understanding of the required mechanisms for the municipalities' administration to manage the PACE financing collection and remission. Determination of the financial cost of the municipality's additional administrative overhead and how such costs will be covered will inform the program's eventual cost to the building owners and could be direct (additional percentage or fee added for municipal admin costs) or indirect (municipality opts to recover administrative overhead costs from incidental added revenue generation (increased tax base, economic activity, etc)



Eligible properties

PACE for New Buildings

A truly successful Alberta PACE program will need to permit not only existing building owners but developers of buildings not yet built to be able to access PACE financing. By ensuring that the PACE program is available to new builds, building developers will have a significant incentive to upgrade their designs to be the most energy and resource efficient as economically possible.

Models for administering the eligibility and delivery of a PACE program for new builds already exist in the US. The skill sets for such delivery (being able to model, commission and confirm future performance savings against a "built to code" benchmark) already exist within the sustainability consultant pool in

Alberta.

Retroactive PACE

PACE financing is, as of 2016, being extended to buildings whose energy reduction and renewable energy savings measures were implemented prior to applying for the PACE financing. While not acting as an incentive measure, the availability of PACE financing to existing installations permits building owners to capitalize on the inherent benefits of the PACE financing structure while also being able to either pay down their existing financing or use the capital to undertake further energy enhancements.

PACE Bonds

While PACE Alberta recognizes that the issuance of PACE bonds by both the public and private sectors is not essential to the success of a PACE program, such a financing facility will have a number of benefits beyond the provision of financing of PACE initiatives. The public response to the concept of PACE bonds has been universally positive, and has been perceived as a reliable means of investing savings in a financial vehicle which is secure, ethical and environmentally responsible. Furthermore, owners of PACE bonds become ambassadors and help promote PACE as a viable financing tool. The issuance of public bonds will not only create a competitive source of PACE financing but will also exist as a powerful complement to the securing of private financing of PACE programs.

PACE and Energy Efficiency Alberta (EEA)

Properly developed and executed, the PACE financing program by itself will create a significant incentive for both existing and future buildings to be upgraded. However, there is an additional opportunity for the Province to leverage the funds that Energy Efficiency Alberta has at its disposal. PACE Alberta anticipates that through a program of scaled grant incentives, qualified PACE financing applicants could be encouraged to engage in ever deeper green retrofits/designs by participating in an incentive top up program from Energy Efficiency Alberta. Under such a program, the better the energy performance outcome, the greater the grant. By combining conventional PACE financing with such an incentive program, not only will PACE program



PACE for Commercial Buildings

Momentum is building across the U.S. for commercial PACE programs that drive energy efficiency, renewable energy, and in some places, water conservation measures. Real estate owners choose PACE financing because it:

- Covers 100% up front financing, including project development costs
- Provides long-term funding and results in immediate benefit to cash flow
- Stays with the building upon sale
- Solves split incentives by passing payments to tenants
- Increases building value and marketability
- Offers a range of accounting treatments.



PACE for Homes

Energy efficiency is the least expensive energy we can buy. Homeowners are using PACE to upgrade heating and air conditioning systems, and improve insulation and weather sealing. PACE is an effective financing tool because it:

- Covers 100% of a home upgrade project
- Results in savings from day one
- Stays with the property upon sale
- Helps lower electric, gas and water utility bills
- Results in more comfortable buildings and improved indoor air quality
- Lowers carbon footprint and improves the environment

recipients be encouraged to take their buildings into Deep Green or even Regenerative territory, but the effect and power of Energy Efficiency Alberta's budget will be significantly extended and leveraged, thus achieving a significant multiplier effect. In addition, Energy Efficiency Alberta will be able to use PACE programs to bridge the financial barrier which still exists on its high capital cost incentive programs, such as solar PV.

PACE and Municipal Government Act (MGA)

Key to the program's success is that the PACE financings are secured by a tax lien with payments collected via the property tax bill. PACE Alberta is advocating that the Province amend the MGA to create a minimum framework such that the proven best practices identified in this paper are permitted and then to allow the program details to be developed to match and suit both the Province's and the municipalities' needs. The benefit of using the Local Improvement Charge (LIC) section of the MGA is that it most clearly aligns with the American approach and as such will make it easier to market and accept within the Alberta context by being able to cite and reference the American PACE program. Excellent PACE program development resources are available on the PACENation website (pacenation.us) as well as on the PACE Alberta website (paceab.green).

In the USA PACE has created over 5.1 billion dollars in PACE financed building upgrades and 52,000 jobs since 2008, with most of that investment occurring in the last few years. Their legislation is very clear in that its role is to facilitate the exercise of municipal powers to further the public good (and specifically in the case of PACE to facilitate the ability of all qualified building owners to finance energy and resource efficiency upgrades) and that it is always done via the use of the LIC enabled financing.

Evolution of PACE in Alberta

Working with PACE Alberta, the City of Edmonton held a successful workshop on Oct 6th 2016, "Keeping PACE with the Conversation Property Assessed Clean Energy". Speakers from across Canada shared their experiences and insights of the PACE experiences. David Gabrielson, the executive director of PACENation USA was a keynote presenter, sharing his experience of the development of PACE from its early developments to the economic stimulus it has become.

PACE Alberta Co-op Ltd. was incorporated on July 26th, 2017. The organization currently consists of three volunteers (see below) and is currently working on advancing its vision through advocacy engagement: networking, promotion, presentations and gathering together a group of supporters to be on its Board and be part of the Advisory Team. General support from all stakeholders is also invited through its website (paceab.green).

As a result of PACE Alberta's education and advocacy initiatives, in August 2017, the City of Edmonton unanimously passed a resolution encouraging the Province to undertake such steps as will permit all municipalities to be able to deliver PACE programs to their constituents. In June 2018, PACE enabling legislation was passed, with Regulations remaining to be developed and announced in late 2018.

PACE Alberta Co-op is working together with interested stakeholders and supporters to advance the vision of a PACE Agency as outlined herein and to work with all municipalities who wish to bring PACE to their communities.

For more information contact:

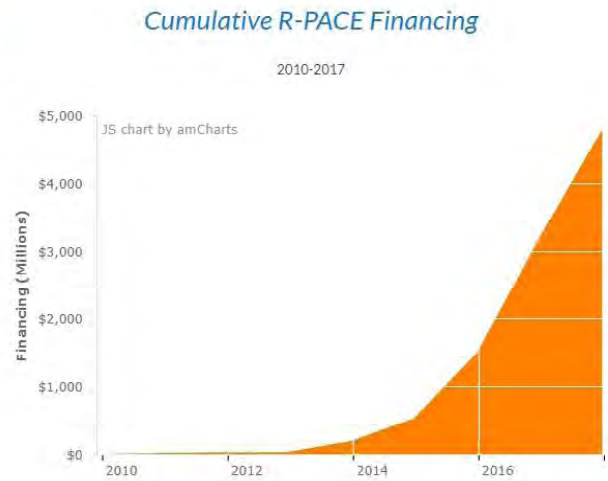
Brian Scott @ 780.902.1584 brian.scott@paceAB.green

Leigh Bond @ 780.982.1101 leigh.bond@paceAB.green

Tod Petersen @ 403.809.7637 tod.petersen@paceAB.green

For more information: go to: paceab.green

Residential PACE



R-PACE improvement type breakdown

(By \$ funded)

Energy Efficiency (58%)



Renewable energy (37%)

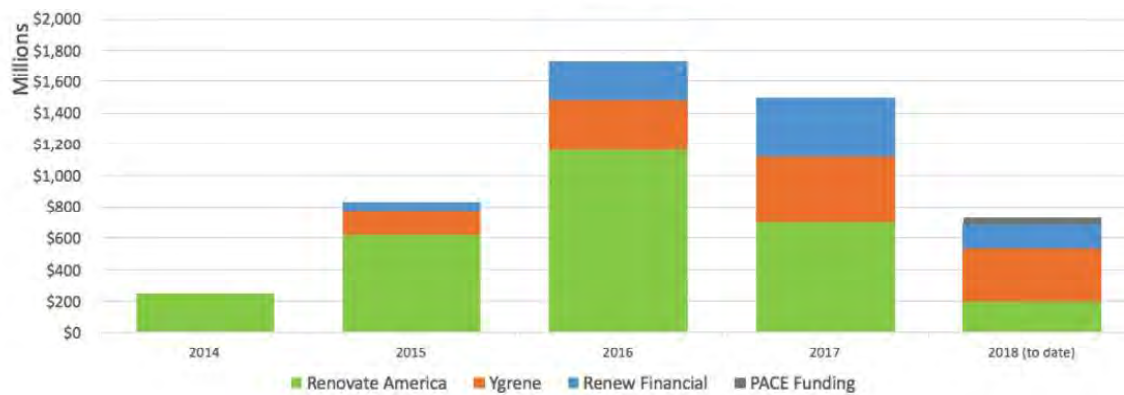


Water (4%)



R-PACE Securitization

(\$ Millions, Annual)



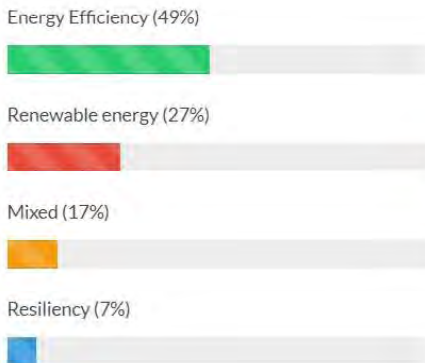
R-PACE Securitizations: to June 2018. Ygrene's securitizations include approx. \$37.5M in commercial assessments.

Commercial PACE



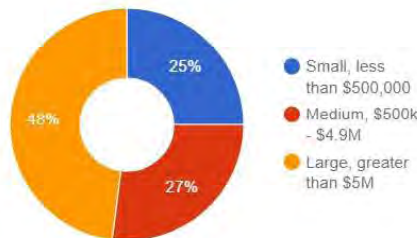
C-PACE improvement type breakdown

(By \$ funded)



C-PACE projects by amount financed

(By \$ funded)



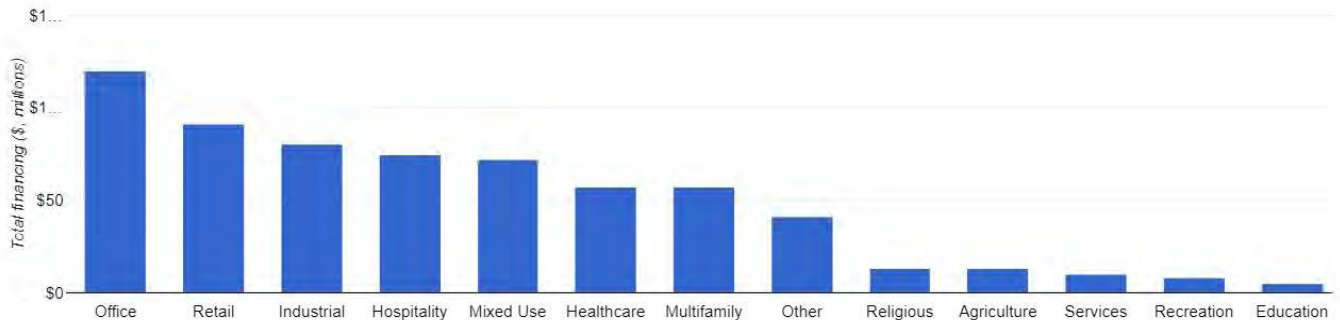
C-PACE dollars funded in each state (states > \$10MM)

(By \$ funded)

State	Total PACE amount (\$, Millions)
CA	260
CT	127
MO	56
MN	51
OH	37
TX	36
DC	34
CO	25
MI	22
WI	18
FL	15
MD	11

C-PACE dollars funded by building type

(By \$ funded)



From: [Ron McLaughlin](#)
To: [REDACTED]; [Municipal](#); [Shawna Gilroy](#); [Peter DeJong](#)
Cc: [REDACTED]
Subject: Re: Recovering Climate Costs Delegation
Date: Wednesday, March 27, 2019 7:43:09 PM

Dear Gordon: Thank you very much for making the presentation to our Council early this month. We have considered the recommendations and decided not to participate.

Best regards,

Ron McLaughlin

Mayor

The Village of Lions Bay

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0, Canada

Tel: (604) 921-9333 | Cell: (604) 353-7138 | www.lionsbay.ca

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From: Gordon Cornwall [REDACTED]
Sent: Wednesday, March 6, 2019 4:38 PM
To: Council @ Lions Bay
Cc: [REDACTED]
Subject: Recovering Climate Costs Delegation

Dear Mayor McLaughlin and members of Lions Bay Council,

Thank you for your close attention to our delegation last night on Recovering Climate Costs, and your questions.

I want to assure you that we are available for further meetings and discussions on this subject, including legal questions which lawyers from West Coast Environment Law will be happy to address. We hope you will give further consideration to the question of how to face Lions Bay's share of the burden of damages due to climate change, and the costs of defending against further harms. A first step which many municipalities are taking is accounting – track your climate-related costs. This will help you quantify the scope of the problem for Lions Bay, and ensure that you have the information you need to take further steps.

We will be grateful if you keep us in the loop on this file, especially regarding any decisions related to the recommended actions.

Best regards,

Gordon Cornwall
Volunteer for West Coast Environmental Law

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

To: Village of Lions Bay Mayor and the Council
From: Kambiz Azordegan
Address: 100 Tidewater Way, Lions Bay, B.C. V0N 2E0
Date: March 25, 2019
Subject: Lower Kelvin Grove Issues

Dear Mayor and the Council,

This letter is to provide you with some solution options for following issues:

Lower Kelvin Grove (LKG) Issues	Recommended Solution Option(s)
Filming issues in the Lower Kelvin Grove (LKG)	Apply same filming by-law that was changed by last administration without consent of the LKG residents. This by-law stated that even if one immediate impacted household does not agree for filming to take place, then filming cannot occur or be allowed in the LKG. Only immediate impacted residents of the LKG can vote regarding filming and not the entire Village of Lions Bay.
Parking lot and Park hours issue in the Lower Kelvin Grove (LKG)	<ul style="list-style-type: none"> • Install the signage stating park hours from 8 AM to 10 PM. These signs were already there but they were removed with no reason! • Install chain or barrier in the LKG and have the Lions Bay service worker to open it in the morning and lock at night. • Install towing signage and enforce towing companies to tow after park closing hour. • Remove 2 large green color "PARKING" signs which invite all outsiders to come to the LKG and park their RVs or their cars overnight.
\$40,000 Payment to Squamish RCM for part-time hours!	This is waist of money because if there are any issues normally all residents can call non-emergency line of RCM and they will be here when needed. We don't have to pay them additional \$40,000 for part-time hours. This is not reasonable. This is the Squamish RCMP responsibility and they have to be here when needed thus, we don't have to pay them additional money.

With respect to our recent flyer from the Mayor and the office of the Lions Bay regarding huge expenses that is expected to be paid for fixing the sewage issue, we first need to be able to sleep at night and go to work so we can earn money to pay for these expenses! Although, above issues may not be seen as a sense of urgencies for the Mayor and the council, but it has direct impact for the LKG residents to be able to pay for additional expenses requested.

Thank you

Regards, 
 Kambiz Azordegan

From: [Ron McLaughlin](#)
To: [REDACTED]
Cc: [Jaime Cunliffe](#); [Peter DeJong](#); [Municipal](#); [Shawna Gilroy](#); [Council @ Lions Bay](#)
Subject: Volunteer Week / Strata glassed notice board next to the mail room door
Date: Wednesday, March 27, 2019 8:09:36 PM

Hi Craig. It was good to chat and I am glad you are well and in good spirits. My purpose in calling you was twofold as indicated in the subject line. Councillor Cunliffe is organizing a Volunteer Week celebration to remember from April 7-13th. She has asked me to solicit donations for the event which I was happy to do. You were not in a position to contribute directly to the event at this time but offered to assist us by brokering/making an introduction to your alcoholic beverage vendors with an objective of a cost or best deal possible scenario if we made purchases for the event. Thank you very much for your assistance and I will hand you over to Councillor Cunliffe to follow up on this.

To the other matter. The mail room is the domain of the postmaster who is a minimalist. I have copied Council members and placed our correspondence into the public record so that next Tuesday Council can opine and provide direction to staff. At issue is the glassed, locked notice board on the left hand side of the mail box room entrance door. It currently shows some odds and sods community events. This is proprietary to the strata but you were amenable to approaching the strata on our behalf at their next meeting with a recommendation of letting the VLB take it over. My thinking is that we would clean it up, perhaps light it, and ensure it always looked good. We would use this high profile area to show meeting agendas and current oversized, easy to read Village Updates. Communication is important to this Council and a prime location to inform our residents of what is up strikes me as a natural to accomplish our aims. We might incorporate an idea or feedback box alongside it. We need to think about this a bit but will advise. Thank you for supporting us with this idea and I will advise you of the outcome after next meeting.

Regards,

Ron McLaughlin

Mayor

The Village of Lions Bay

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0, Canada

Tel: (604) 921-9333 | Cell: (604) 353-7138 | www.lionsbay.ca

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From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Revenue and capital expenses for Lions Bay
Date: Wednesday, March 27, 2019 2:44:38 PM

From: Ron McLaughlin
Sent: March 19, 2019 7:28 AM
To: David Waller
Cc: Peter DeJong; Neville Abbott; Pam Rooke
Subject: Re: Revenue and capital expenses for Lions Bay

Hi David. On behalf of Councillor Abbott thank you very much for your email response on wood burning and completing the on line form.

To your other matter. Thank you very much for expressing your views. The burden of increasing taxation seems never more apparent than it is now. When you read my article this Friday you will see how close the proposed infrastructure tax to increase our reserves comes to my family.

Our infrastructure needs are large and our opportunities to pay for it are few and take time to achieve. Selling assets and establishing legislation that would allow density are in process now which will also grow our treasury, although plans to increase density have met with vocal resistance in the past. We can't wait until these revenue sources are received which is why taxation with proceeds dedicated to infrastructure spending is proposed to come on stream now.

Regards,

Ron McLaughlin
Mayor

The Village of Lions Bay
PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0, Canada
Tel: (604) 921-9333 | Cell: (604) 353-7138 | www.lionsbay.ca

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From: David Waller [REDACTED]
Sent: Monday, March 18, 2019 9:13 AM
To: Ron McLaughlin
Subject: Revenue and capital expenses for Lions Bay

Dear Mayor McLaughlin

As a whole I watch & read the village update admirable of the work you & the village representatives do for our community. I may or may not disagree with every decision made but acknowledge that you & the council work hard to keep our village going year after year to the best of your abilities. You won't find me chiming in too much but I wanted to first thank you for soliciting our feedback on the open fire issue; we moved in part to enjoy a home with a wood open fire and use it a throughout the winter to help heat our home. Electric heating is very (I mean extremely) expensive for our older property and we need to use the fire to maintain the heat in the home. I have completed the

online forms.

I would also like to offer an opinion on your recent piece about options for increasing and maintain the village finances for capital expenditures. Please reconsider the option to increase taxes. I accept we live in an affluent area and that I have a good income but given the 40% + income tax I pay, the ever increasing stealth taxes the current provincial government is bringing in, the general increases in cost of living where food & gasoline etc. Never seem to level out rather steadily increasing, we are pretty well stretched without a significant property tax increase in Lions Bay.

We did stretch ourselves to be able to join the community & love the choice we made but I fear the cost of living in this piece of paradise increasing. I am sure other families do too. The older couple who have no means to increase income in retirement that have lived here many decades now being afforded out. New younger families which the community needs unable to get in or stay if costs too much.

I would like to advocate for the other option of the sale of land for development of townhomes or low rise condos to bolster our community to make the Lions Bay life enjoyable for some more members of the wider community and increase the reserve from the sale of land and added tax payers. I think we would benefit from singles, young families with kids that would learn & grow at the school, or even new retirees or in village downsizes.

Please consider this option

Thank you

David Waller

David Waller
Sent from my iPad

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Metro Wood Smoke Ban
Date: Wednesday, March 27, 2019 1:51:36 PM

From: Ian Mackie
Sent: Monday, March 18, 2019 4:56 PM
To: Council @ Lions Bay
Subject: Metro Wood Smoke Ban

Mayor and Council

Councillor Abbott has asked for comments on the Metro bylaw referred to above and asked for feedback as to whether it should apply without exceptions to Lions Bay.

In Lions Bay most of the houses are located in very close proximity to each other. This is not a situation where homes are on rural acreages.

Wood smoke is detrimental to the health of all of the residents and visitors of Lions Bay. It has been likened to smoking packs of tobacco cigarettes on a daily basis with the same health effects.

In our neighbourhood a number of our neighbours burn wood to heat their homes. From the evidence available to be seen and smelled it is readily apparent that approved appliances are not being used.

During the period October to April or May the smoke in our neighbourhood can be very dense and is clearly visible. In the evenings the blue smoke from fires permeates everything in our neighbourhood. We are unable to sleep with our windows open at night; or to open our windows for other purposes. Some of the chimneys emit a dense cloud of blue smoke similar to that of the wood burning locomotives of the 1800's. This is something we experience on a regular basis during the period referred to here.

The median value of homes in the Village is \$1.7M. Clearly the owners who are "millionaires" can afford to heat their homes by a less toxic method. For example we heat our home with an electric heat pump.

Many arguments can be made to support uses that are a hazard and nuisance to their neighbours. But these uses are not permitted despite an economic argument to support the offensive use. One wonders whether a horse and buggy would be a permitted use in the Village if a resident did not wish to purchase an automobile for economic reasons?

We fully support the full application of the Metro bylaw to the Village; it should fully apply to Lions Bay where the hazards of toxic wood smoke are much more apparent than virtually all of the other members of Metro

Sincerely

Ian and Danielle Mackie


From: [REDACTED]
To: [Council @ Lions Bay](#); [Municipal](#); [Neville Abbott](#)
Subject: Proposed Wood Burning Restrictions
Date: Tuesday, March 19, 2019 9:16:47 AM

Dear Lions Bay Mayor and Councillors,

I am writing to you in response to your request for comment on the participation of our Village with the Metro Vancouver proposal to ban the use of residential wood-burning appliances. Many thanks to Councillor Abbott for bringing this matter to the Village's attention.

I have lived in Lions Bay for over 25 years and know that many residents, like myself, live on a modest, fixed income and would be severely impacted by the inability to ameliorate our Hydro bills by supplementing our winter heating needs with wood burning. Quite simply, I don't know how I would be able to afford to keep my house warm by just relying on electrical heat, whether that be my electric baseboards or the prohibitively expensive installation of a heat-pump or a propane or oil heating system.

If, when we built our home in the early 1990's, there had been the possibility of hooking up to a natural gas supply we would certainly have done so and designed for and built our home around a ducted heating system of this type. As this was and still is not the case, we are dependent on electricity, the price of which has increased considerably over time and is regularly interrupted for extended periods by storms and tree falls.

We are a rural community, without the same or equal options as others in the Urban Containment Boundary have for heating our homes, and as such need some other ways for meeting our heating needs. In my case this need is met by augmenting with wood heat, something which I would point out is entirely carbon neutral and the use of which helps us all to meet our carbon emission targets.

I therefore strongly urge that the Village of Lions Bay seek an exemption from the proposed Metro ban on residential wood burning, and therefore allow those of us with more modest means to continue to be able to live in this wonderful place.

Sincerely,

Stefanie Reuter

[REDACTED] Lions Bay

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Please make Lions Bay exempt from the proposed Metro Vancouver bylaw.
Date: Wednesday, March 27, 2019 2:01:18 PM

From: Vivienne O'Keeffe [REDACTED]
Sent: Friday, March 22, 2019 12:32 PM
To: Council @ Lions Bay
Subject: Please make Lions Bay exempt from the proposed Metro Vancouver bylaw.

Hello Ron, Neville, Norm, Fred and Jamie,

Thank you for being on council. I am writing to you to express my desire to see Lions Bay be exempt from the proposed Metro Vancouver bylaw restricting wood burning. It is imperative for us as a village and as homeowners to have the ability to heat our homes with wood particularly in the event of a disaster. In the 2006 wind storm as most of you will recall we had no power for 7 days, our fireplaces were what kept us warm. Furthermore we do not have natural gas or other alternative heat sources available.

Sincerely,

Vivienne O'Keeffe

[REDACTED]
Lions Bay, BC, Canada V0N 2E0

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From: [REDACTED]
To: [Council @ Lions Bay](#); [Municipal](#); [Neville Abbott](#)
Subject: Proposed Wood Burning Ban
Date: Sunday, March 24, 2019 1:30:09 AM

Dear Lions Bay Mayor and Councillors,

I am writing to you in response to your request for comment on Lions Bay's potential participation with the Metro Vancouver proposal to ban the use of residential wood-burning appliances.

As it appears that Metro Vancouver's Lions Bay Air Quality Monitoring Study (the Study) is the document which contains the analytic underpinnings for the argument that wood burning is the primary source of particulate emissions in our Village and for our Village's participation with the proposed ban, I turned to it with great interest and was, quite frankly, astonished at some of its conclusions.

I had ample opportunity to observe the presence and location of the MAMU monitoring vehicle in our Village during late 2015 and early 2016 and, even at that time, found its location remarkable. As the crow—or airborne pollution—flies, it was situated about 100 meters from the Highway 99, a four lane thoroughfare which, at that time allegedly saw 19000 vehicle trips per day. As I'm sure most in Lions Bay can attest, that number has certainly grown dramatically since then.

My observations are that although not long ago traffic would die down shortly after dark with only the occasional vehicle passing through after midnight, now there is a steady flow of traffic after dark and intermittent but regular truck traffic through the night as well. This, of course, in addition to the dramatic increase of traffic during the day, much of it semi-tractor vehicles, no doubt servicing the industrial and commercial needs of rapidly expanding communities North of us. If we were to suppose that traffic has increased by a conservative twenty-five percent in the five years since the traffic study, this would make it close to 24000 vehicle trips passing through the middle of our Village daily, with all the pollution ramifications, particulate and otherwise that this entails. And, of course, the endless stream of noise pollution which has rendered many a bucolic afternoon and evening on our decks impossible!

So, the question arises: would it be reasonable to infer that this concentrated band of traffic and vehicle emissions that bisects our Village has a noteworthy effect on our air quality? The Metro Study appears to think not, pointing out that the predominant wind directions in our Village are from the Northeast and East, thereby pinning the most likely sources of air contamination on local, residential activities and traffic (Section 3.1.2). Furthermore, in the analysis of the Diurnal variation in air contaminant concentrations (Section 3.2.1) a conclusion offered is that wood smoke is a culprit worthy of mention, particularly during evenings and weekends, and that this notion is supported by

“anecdotal reports” of the smell of wood smoke.

Perhaps the chosen test site for the MAMU vehicle--sitting, as it did, in a small clearing surrounded by a copse of trees to one side, a stretch of forest on another, and an open ball-field to the North—caused an atypical flow of winds to the instruments. Yet it is abundantly apparent to me after having lived in the Village for 25 years that we live essentially in a coastal environment where wind directions regularly cycle through an onshore and offshore pattern, and with some variation typically originate in the West during the day and later shift to the Southeast as they channel down towards us from the Cypress Mountain direction. That these wind directions funnel contaminants from Highway 99 into our Village, depending on the time of day, to residents above or below the Highway is utterly unsurprising and, it seems to me, offers a far more compelling explanation for contaminants in our air than the likely comparatively small amount of emissions created within our small community, including those from wood smoke.

Additionally, the spike in contaminants noted during evenings and weekends in the Study is consistent with such an explanation, as these are the times when we typically see the evening commute to communities to the North of us as well as weekend recreational traffic numbers increase in density. Furthermore, even we stipulated to the Study’s conclusions about wind direction, wouldn’t this really only be good news for those who live above Highway 99, bathed in sweet, clean air flowing over the mountain-tops from the Northeast and East? Pity the poor souls below the Highway 99, awash in contaminants by these same alleged prevailing winds! No matter how you slice it, the Highway is a stinker.

Perhaps the Conclusion in Section Four of the Study should be our take-away here. It is noted that our air is generally good—indeed generally better than the air measured in North and West Vancouver--and that despite anecdotal reports of wood smoke in the air the Study couldn’t be generally conclusive about the magnitude of it’s impact on our air quality, beyond mentioning that like traffic emissions, it likely plays a contributory role. This statement is a far cry from the breathtaking claim made in Metro Vancouver’s Particulate fact-sheet, namely that wood smoke is responsible for 32% of the particulate matter in Metro Vancouver’s air. Whatever we might think of that claim, no such conclusion is drawn in the Study of our air specifically and it seems to me that we might well consider whether the elephant in our room and the most obvious source of emissions, particulate and otherwise, is likely the Highway 99 bisecting our Village.

And on the subject of the much beleaguered wood smoke, I think it is worth noting that for those of us who choose to or must, by virtue of economic necessity, augment our heating needs by burning wood, that this method of heating is entirely carbon neutral and helps us all meet our carbon emission targets. Unlike the burning of fossil fuels, which releases buried or stored carbon and thereby increases net carbon dioxide levels on the planet and drives climate change, the burning of wood can be seen as part of the

carbon cycle, by taking carbon absorbed by trees throughout their lifetime and releasing it into the atmosphere with no net gain in carbon beyond what the same amount of wood would have released if it had decayed over time.

Finally, although our Village falls within the Urban Containment Boundary (UCB) and therefore under the proposed umbrella of burning ban, we resemble much more closely communities like Bowen Island and others who, like us, are part of Metro Vancouver but unlike us are not within the UCB. We, like those communities, should be able to continue to have the freedom to light our fires. We are a rural community, without the same or equal options as others in the UCB have for heating our homes. We don't have access to natural gas, hydro rates have increased dramatically in the last decades, and we are subject to power outages caused by storms and tree falls which can leave us in the dark and in the cold. Many of us who augment our heating needs with wood burning simply couldn't afford to keep our homes warm by relying on just electrical heat, whether that be traditional baseboards or by the incurring the additional and burdensome expense of installing heat pumps or propane or oil heating systems.

To conclude, I would like to thank Councillor Abbott for bringing this important matter to our attention. I strongly urge that the Village of Lions Bay seek an exemption from the proposed Metro ban on residential wood burning, and thereby allow us to retain an important feature essential to the rural nature of our community, and furthermore to allow those of us with more modest means to continue to be able to live in this wonderful place.

Sincerely,

Marcus Reuter



Lions Bay

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: wood burning
Date: Wednesday, March 27, 2019 2:06:23 PM

From: Rod Baker [REDACTED]
Sent: March 15, 2019 4:17 PM
To: Neville Abbott
Subject: wood burning

I suggest allowing current wood fires in houses but banning new installations of wood-burning stoves or fireplaces in new or existing homes.

--

Rod Baker

--

Rod Baker [REDACTED]

From: [Neville Abbott](#)
To: [REDACTED]
Cc: [Council @ Lions Bay](#); [Shawna Gilroy](#); [Peter DeJong](#)
Subject: Fw: Wood Burning Fireplaces in the GVRD.
Date: Sunday, March 24, 2019 12:48:26 PM

Hi Jim,

In the Council Meeting last week it was decided we would not have a special town hall style meeting on this discussion but rather allow for an extended public participation at the April 02 meeting. I hope you are able to attend, I am also sharing your email with the rest of council and it will be included in the agenda package.

Regards, Neville.

From: [REDACTED]
Sent: March 16, 2019 2:54 PM
To: Neville Abbott; [REDACTED]
Subject: Re: Wood Burning Fireplaces in the GVRD.

Dear Neville: WRT your comments for a special meeting, I would defer to council, as you better understand how best to proceed. And you may certainly distribute my email and attachment to council as well as staff. I believe the original Email in the attachment is already on file in Lions Bay.

“Re your statements that LB is more rural and unlike the other areas inside the Urban Containment Boundary (UCB), please note from my discussions with Metro Vancouver I believe they are open to us being part of this exclusion, if that is what residents and council decide.”

-> I believe a move towards “exclusion” would be best for Lions Bay. However, undoubtedly, there are some in the Village who continuously operate wood burning “devices” that emit significant smoke as they have closed down their damper too much. I think it would be appropriate to take some sort of action against such residents. Presumably this may require some sort of bylaw.

WRT to the effect of wood smoke from Lions Bay on other communities: the prevailing winds in late fall and winter months are either from the North (outflow during very cold weather) or from the due south or southwest. This would not result in wood smoke drifting into Greater Vancouver. Other jurisdictions (Squamish, Bowen, Gulf Islands) produce their own residential wood smoke so cannot make a case against our Village.

I agree with a prohibition on wood burning appliances from May to September.

Jim

From: Neville Abbott
Sent: Saturday, March 16, 2019 9:24 AM
To: [REDACTED]
Subject: Re: Wood Burning Fireplaces in the GVRD.

Hi Jim, thanks for your email and comments.

I agree your response is succinct and your suggestions are clear, I also believe you echo the view of many in Lions Bay. Are you OK with me sharing this with the rest of council which will require it goes into the open correspondence section of the next council meeting?

There is currently no plan for a special meeting on this subject, I would expect the public participation and/or delegation opportunities available at the regular council meetings would be sufficient to hear from residents that wish to speak on this matter. However, I am open to motivating for a dedicated meeting if you think a large number of residents would like to be heard.

Re your statements that LB is more rural and unlike the other areas inside the Urban Containment Boundary (UCB), please note from my discussions with Metro Vancouver I believe they are open to us being part of this exclusion, if that is what residents and council decide. The main reason for this publication and survey is to gauge that opinion.

If you wish to discuss the UCB exclusion further please call me on my cell [REDACTED]

Regards,
Neville

From: [REDACTED]
Sent: March 15, 2019 6:27 PM
To: Neville Abbott; [REDACTED]
Subject: Wood Burning Fireplaces in the GVRD.

Please find attached a PDF of my email to Sheryl Cumming Feb 15, 2018, concerning the issues regarding prohibitions of fireplaces in Lions Bay. I believe I succinctly covered my main concerns with this email and on re-reading it, I stand by what I said in this email. In very short summary: 1) the science on which Vancouver presents their case is flawed. A new study is required; 2) Lions Bay is a rural suburban area and our needs and concerns are very different than those of apartment dwellers in Yaletown! and 3) the burden and cost of proof of compliance will be, or could be placed on the home owner.

I urge that a Village meeting be scheduled so residents of Lions Bay can state their concerns.

Jim Cave

From: [REDACTED]
Date: Thursday, February 15, 2018 1:04 PM
To: "Residential Wood Burning Consultation" <RWB@metrovancover.org>
Cc: <mayor.buhr@lionsbay.ca>; "Admin Lions Bay" <admin@lionsbay.ca>
Attach: GVRD Residential Woodsmoke surface and samplers.JPG
Subject: Re: Managing Residential Wood Smoke Emissions – Public Consultation

Sheryl: Thank you very much for your detailed reply. It was unexpected but very much appreciated. I have reviewed the paper by "Su et al" but have been unable to view the other two complete papers as they require subscriptions. I have sent email requests to the contributing authors but have not heard back from them.

Su et al. use survey data and limited sampling undertaken in 2002 to seed a "surface" model of wood-smoke emission concentrations of the "Metro Vancouver Area". I have attached Figure 3 from this paper. The issue is the model is **highly dependent** on the source data. I draw your attention to the Richmond area shown in Figure 3 that shows high levels of emissions in areas that are currently comprised of high and low rise apartment buildings, malls and strip malls. These **are unrealistic** representations of what is actually likely in Richmond. In addition Su et al note: "In many urban and semiurban areas of Canada and the Northern United States, households have increasingly turned to woodburning as an alternate method for domestic heating because of rising energy costs and the uncertain availability of petroleum and natural gas." That was certainly the case in the late 1990's and early 2000's but natural gas prices have declined dramatically since that time and it would seem to me that fireplace use would have similarly declined in much of the region (but see my comments for Lions Bay, below).

The "Metro Vancouver Area" needs to put "boots to the ground" to determine if fireplaces are actually being used in Vancouver, Burnaby, Richmond, etc. There is a paucity of realtime information on fireplace use. It's easy to do: infrared scanners can be used to rapidly check for heat signatures from chimneys from wood burning "appliances" (I hate that word). Also, are these chimneys producing visible smoke? Do residences have identifiable outside wood storage (visible from alleys)? Samplers could check large areas and get a realtime snapshot during cold weather periods that could offer very useful information.


Surveys are notoriously unreliable as source information for models because the data cannot be rigorously verified or calibrated (*See for example: Chen, MK. 1986. Retrospective Studies With Survey Data: Problems In Social Science And Epidemiology Research. Socio-Econ. Plan .Scr Vol. 20. No. 3, pp. 131-133.*). Direct observations of possible sites are a much preferred source of data. And the problem with samplers is you cannot be certain as to the source of the emissions. For all we know, the source of the emissions monitored by the samplers in Su et al. could be the rural areas of Washington State, or the Gulf Islands where slash burning could be occurring. Remember the prevailing winds in fall and winter are from the south, except during outflow conditions. Furthermore, I would suggest that the number of samplers (1 per community) is insufficient for the the fine-scale surface model described by Su et al. Finally, noticeably absent is any assessment of longterm time-series. How has fireplace use changed over the decades? I suspect that historical photos would show a much different picture of fireplace use since the 1940's for example. At the end of all of this it is reasonable to ask: Does Vancouver actually have a

problem or is it just a perception that isn't actually true? I think you are chasing a "Witch" that doesn't exist!

Here's my concern from a planning standpoint: I live in Lions Bay and our community needs are very different from the rest of the "Metro Vancouver Area". Natural gas is not available in Lions Bay. Propane is an expensive option. Many residents still heat their homes with oil, although many of us have switched to heat pumps (myself included). However heat pumps are ineffective in cold weather and electric heat is very expensive. And...we often face long power outages in the fall and winter. So many of us augment our heating with a wood burning source. At considerable expense I have installed a low emission fireplace insert. When the insert is up to temperature there is no visible smoke. It would be incredibly punitive if the residents of Lions Bay were the victims of an area-wide prohibition of heating from renewable wood sources.

Finally, if possible, I would like to be considered for any Metro Vancouver Technical Committee on this subject. I have a strong professional quantitative background and feel that I have lots to offer such a team.

Jim Cave, MSc.


From: Residential Wood Burning Consultation
 Sent: Wednesday, February 14, 2018 2:22 PM
 To: 
 Subject: Managing Residential Wood Smoke Emissions – Public Consultation

Good afternoon, Mr. Cave

Thank you for providing your feedback on the proposed measures on residential wood burning in Metro Vancouver. I have included some links below to additional information that I hope will address your questions. Response is provided in **blue** below.

I do! please provide me you "peer review scientific source material" for the following assertion:

"Indoor residential wood burning is responsible for more than a quarter of the fine particle emissions in the region – more than any other source. Since heating generally occurs in the fall and winter, wood smoke can contribute even more to the fine particles in the air we breathe during those times of the year."

I challenge the scientific basis for this statement. Surely Diesel buses, trucks and forest fires contribute more than the rare wood burning fireplaces in Metro Vancouver,

The reports resulting from work done by researchers at UBC and elsewhere related to residential wood smoke levels and exposure in Metro Vancouver have been published in the peer reviewed literature as follows:

- Su, Jason, Timothy Larson, Anne-Marie Baribeau, Michael Brauer, Michael Rensing, and Michael Buzzelli. "Spatial Modeling for Air Pollution Monitoring Network Design: Example of Residential Woodsmoke." *Journal of the Air & Waste Management Association* 57, no. 8 (August 2007): 893–900. <http://www.tandfonline.com/doi/10.3155/1047-3289.57.8.893>
- Larson, Timothy V, Jason G Su, Anne-Marie Baribeau, Michael Buzzelli, Eleanor M Setton, and Michael

Brauer. "A Spatial Model of Urban Winter Woodsmoke Concentrations." *Environmental Science & Technology* 41, no. 7 (2007): 2429–36. <http://pubs.acs.org/doi/abs/10.1021/es0614060>

- Ries, Francis J., Julian D. Marshall, and Michael Brauer. "Intake Fraction of Urban Wood Smoke." *Environmental Science & Technology* 43, no. 13 (July 2009): 4701–6. <https://doi.org/10.1021/es803127d>

Although this research was done a number of years ago, our most recent emissions inventory suggests that wood smoke from residential wood burning continues to be a significant source of fine particulate matter emissions in the Metro Vancouver region. A report describing the results of the emissions inventory is available as Agenda item E1.3 in http://www.metrovancouver.org/boards/GVRD/RD_2017-Nov-24_AGE.pdf. While forecast reports are still being compiled for the 2015 emissions inventory, you can find our previous forecasts for future years in the 2010 emissions inventory report (<http://www.metrovancouver.org/services/air-quality/AirQualityPublications/2010LowerFraserValleyAirEmissionsInventoryandForecastandBackcast.pdf>). Detailed methodology reports have not been published since the 2005 emissions inventory report. For details about the methodology for the 2015 emissions inventory please contact Shelina Sidi at Metro Vancouver through the Information Centre (604-432-6200).

Further, I object to strong arming tactics by the highly populated regions of the city on forest based communities in the north shore, the sea to sky corridor and the Fraser valley.

Your comment on the consultation process has been noted.

Sincerely,

Sheryl Cumming

Air Quality Planner, Air Quality and Climate Change
Parks, Planning, and Environment
t. 604.451.6642



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From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Enough Already.
Date: Wednesday, March 27, 2019 2:11:21 PM

From: Robert Dickinson [REDACTED]
Sent: March 16, 2019 3:41 PM
To: Neville Abbott
Subject: RE: Enough Already.

Neville. I just find that more and more our community appears to have quite different dynamics and even values than Metro Vancouver. Since I am not at all close to the politics and issues at all of this association/relationship with Vancouver et al I have no idea what the true costs or benefits of this association/relationship are? From my high level though I would think problematic issues will continue to keep coming because of the reality that Vancouver et al must have totally different issues and priorities to our little village? Maybe it is more succinct to ask what are the benefits and cost of being inside or outside the UCB? Any of my ramblings can be shown to others for sure. They are just my personal and hopefully respectfully delivered views. Thanks a lot. Bob.

Robert Dickinson Chairman

[REDACTED]

From: Neville Abbott <councillor.abbott@lionsbay.ca>
Sent: March-16-19 2:57 PM
To: Robert Dickinson [REDACTED]
Subject: Re: Enough Already.

Thank you for your mail and very intriguing question. I am unsure if or how detailed an assessment may have been done in the past but it is not on the current councils list of things to investigate. If you wish I could share your email with the rest of council which will put it into the agenda correspondence package for the council meeting of April 02.

The other similar question related to wood burning is how we are defined within Metro, should we be inside or outside the Urban Containment Boundary (UCB). If we were outside the UCB like Bowen, Anmore, Belcarra, District of North Van, etc we would automatically have been excluded. However this too has other potential impacts that would need to be considered.

If you wish to discuss this further I would be happy to take your call on [REDACTED]

Regards,

Neville

From: Robert Dickinson <[REDACTED]>
Sent: March 16, 2019 1:23 PM
To: Neville Abbott
Subject: Enough Already.

Councillor. Thanks for the opportunity to discuss. Have we ever done a cost benefit assessment of being associated in any way with Vancouver, GVRD, Metro YVR etc? I am seeing a lot of negatives coming our way more recently? Is it time to disassociate totally with same? With all the new costs, taxes, fees, "school tax" etc to families and homeowners it is a struggle to maintain my family residence since my landing here in 1986. We have all stopped beach fires but I would need financial assistance to stop the wood burning portion of my winter heating program. Best wishes. Bob.

Robert Dickinson Chairman

[REDACTED]

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From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Metro Vancouver Bylaw to Restrict the Use of Wood-burning Appliances
Date: Wednesday, March 27, 2019 2:15:53 PM

From: Marek Sredzki
Sent: March 15, 2019 4:06 PM
To: Neville Abbott
Subject: Metro Vancouver Bylaw to Restrict the Use of Wood-burning Appliances

Re: Metro Vancouver Bylaw to Restrict the Use of Wood-burning Appliances

We have 3 x fire place inserts with control burs and heat recovery around

There is a BC Hydro program active for nearly four decades, which is based on alternative heating provided by wood burning fire inserts.

Our house like some other ones in the village has electric heating and wood burning inserts to provide the adequate heating. This set up was influenced by BC Hydro program for areas where natural gas is not available.

For economical reasons there are no plans for a natural gas to be provided here. Trucks delivering compressed gas and diesel fuel to most of the houses in Lions Bay produce more pollution jointly with gas emission from burning.

In our opinion, Lions Bay ought to request a special exemption to align with exemptions granted to communities outside

We are far away from the city with a vast forest to clean our air.

Regards,

Marek Sredzki

From: [Neville Abbott](#)
To: [Peter DeJong](#)
Cc: [Shawna Gilroy](#)
Subject: Fw: wood burning
Date: Sunday, March 24, 2019 1:07:18 PM

FYI & action.

From: Carole Bajus [REDACTED]
Sent: March 18, 2019 8:42 PM
To: Neville Abbott
Subject: Re: wood burning

Hi Neville. I guess our position is that we do not have an air quality issue in lions bay. People tend to fires rarely. We do not need that taken away

Thanks Carole

Sent from my iPhone

> On Mar 17, 2019, at 3:42 PM, Neville Abbott <councillor.abbott@lionsbay.ca> wrote:

>

> Thanks for the mail.

>

> I think from what I have gathered in my research so far you pizzas are safe.

>

> Your fireplace however is clearly a target of this new bylaw. Can I assume you would prefer we motivate Metro to be excluded from this new regulation in order that you can continue your sparing use? Alternatively do you see yourself upgrading to a high efficiency model by 2025 in order to comply?

>

> Regards, Neville

>

> From: Bajus [REDACTED]
> Sent: March 16, 2019 4:39 PM
> To: Neville Abbott
> Subject: wood burning

>

> Hi there

>

>

> we have wood burning fireplace and a outdoor wood burning pizza oven. We would like to continue to use. These are used sparingly but much enjoyed

>

> Carole and Mark Bajus

> [REDACTED]

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Fireplace ban & heat pumps
Date: Wednesday, March 27, 2019 2:49:27 PM

From: Bob and Jo [REDACTED]
Sent: March 26, 2019 5:25 PM
To: Neville Abbott
Subject: RE: Fireplace ban & heat pumps

Hi Neville: Thanks for your reply. I had already filled in the form on behalf of Bob and myself supporting the exclusion from this bylaw.

On another somewhat related issue, I also believe that we should be exempted from BC Hydro's rate 2 step because of our lack of alternatives to electric energy, except for fireplaces. That might be a bigger battle though.

Jo Wright

From: Neville Abbott <councillor.abbott@lionsbay.ca>
Sent: Thursday, March 21, 2019 2:29 PM
To: Bob and Jo <[REDACTED]>
Subject: Re: Fireplace ban & heat pumps

Hello Jo, thank-you for your response.

Your comment about the financial impacts has been echoed by others. Allow you do not state so I am assuming your vote would be to request an exclusion from this bylaw.

Regards, Neville

From: Bob and Jo [REDACTED]
Sent: March 19, 2019 4:24 PM
To: Neville Abbott
Subject: Fireplace ban & heat pumps

Hi Neville: With regard to replacing fireplaces and the concomitant cost associated with doing this; it is extremely high. A grant of \$400 doesn't do anything to mitigate the costs. Please be informed that mini-split heat pumps range in price from \$4500 - \$7000, and as they only heat one area of the house, the payback would be about 15 years on one mini-split, assuming a \$35/month reduction on the average Lions Bay hydro bill (even with supplemental wood fireplace heating). Putting in a full-

scale heat pump would also be costly as the house owner would have to add heating ducts to the house (perhaps impractical as well, depending on the design of the house) – the payback would be significantly longer.

Thanks

Jo Wright



From: [Neville Abbott](#)
To: [Shawna Gilroy](#); [Peter DeJong](#)
Subject: Fw: Fireplaces
Date: Sunday, March 24, 2019 1:22:28 PM

From: [REDACTED]
Sent: March 22, 2019 8:15 PM
To: Neville Abbott
Subject: Fireplaces

We think Lions bay should be exempt and if not it should be the “straw” that makes us leave the GVRD what do we get from them anyways that we cannot provide for ourselves? We don’t heat our home with fire but enjoy the odd wood fire in the winter....Get out of our living room!
Montgomery family

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Opt out please.
Date: Wednesday, March 27, 2019 2:22:29 PM

From: Jaime Cunliffe [REDACTED]
Sent: March 24, 2019 11:08 AM
To: Neville Abbott
Subject: Opt out please.

Hello Neville,

I would ask that as a Community we opt out of the metro ban on wood stoves. The lack of options for alternate heat sources is the primary reason. The expense of electric baseboard heat is monumentally more than a few cords of wood. And, with the albeit less frequent power outages than in the past, the only source of heat for our home.

Happy Sunday!

Jaime Cunliffe
[REDACTED]

From: [Neville Abbott](#)
To: [Council @ Lions Bay](#)
Cc: [Peter DeJong](#); [Shawna Gilroy](#)
Subject: Fw: Wood burning ban input
Date: Sunday, March 24, 2019 2:14:45 PM

FYI & action.

From: Jon Povill [REDACTED]
Sent: March 24, 2019 2:12 PM
To: Neville Abbott
Subject: Re: Wood burning ban input

Hi Neville,

I have no problem with you sharing my email with the council. Happy to help, if it does so.

The good news on the New Year's Eve tradition is that we could move the fire to our approved Osburn 1600 and continue it there. It's not quite as lovely as the fireplace, but at least it would have fewer emissions. When we first moved here we would use that stove quite a bit as we had an oil furnace and it wasn't much worse than burning oil (might have even been better). But once we got the heat pump we (okay, I) preferred to heat the house with that.

Thanks for your reply. Please keep me informed as to the progress on this measure.

All the best,
Jon

On Sun, Mar 24, 2019 at 11:03 AM Neville Abbott <councillor.abbott@lionsbay.ca> wrote:

Hi Jon and thanks for your email.

From my discussion with Metro I believe the bylaw will allow for the temporary use of your fireplaces during an outage, as this will be your only source of heat at that time. The single pleasure New Years tradition I am afraid would be forbidden unless we asked that the Village be excluded totally like the other municipalities outside the UCB.

Would you be comfortable me sharing your email with all of council and including it in the next council meeting agenda package. If you prefer it not be shared with everyone you can rest assured it will still be taken into consideration in our deliberations.

Regards,
Neville

From: Jon Povill [REDACTED]
Sent: March 22, 2019 10:25 PM
To: Neville Abbott
Subject: Wood burning ban input

Hi Neville,

To me, this is a very thorny question, and I've been mulling it ever since I learned about it. I am, most definitely, not a supporter of burning of any kind -- as a matter of CO2 emissions even more than the particulate issue. This has caused some dissension in our home in that my wife dearly loves to curl up in front of a nice wood fire. Tree trimming around our property has produced at least three cords of wood that are mostly just sitting around because I've gradually managed to badger her down to a single (pleasure) fire a year -- on New Year's Eve. But, when our power is out, we have no other source of heat.

As it stands now, we heat our home with a high-efficiency heat pump that is backed up by a propane furnace when the temperature goes too low for the pump to operate effectively. When the power went off during the big wind storm. We heated with a wood fire. I have to say it was pretty important to have that option.

At least one of our wood stoves -- an Osburn 1600 -- is on the list of approved stoves, so I guess it would not be an issue to keep that one, and I've been thinking of getting rid of the second one in any case. But that still leaves two fireplaces, one of which has a stove insert. (We bought our house in 2005 and have *never* used that second fireplace with the stove insert.) The living room fireplace is the one that is used for the annual New Year's Eve fire. I suppose we could move that fire to the approved Osburn, but it would be a very expensive proposition to close up or otherwise eliminate the two fireplaces. I know it's possible to put propane inserts into them, but that's not an expense we'd be eager to deal with in the near future -- especially since, from my perspective, that would still be burning fossil fuel for heat, which is what we're trying to avoid, so we'd be paying essentially just to preserve the look of the fireplace as opposed to having any actual utility out of it. And we'd certainly loathe to simply brick them up. That would take a beautiful feature of our home and ruin it.

So, I don't know where we actually stand on this measure. We're definitely for it for the sake of the environment and have for years voluntarily kept our burning to an absolute minimum, but we have definite reservations about the measure with respect to emergency situations and the expense issues. A great deal would depend on how the rules were written, how much flexibility they allowed, and whether there would be a way of complying without taking a major financial hit.

I suspect our ambivalence is probably a fairly common position in the Village. We hope you'll keep us informed as to the progress of the deliberations.

Many thanks,
Jon

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Wood burning bylaw
Date: Wednesday, March 27, 2019 2:26:24 PM

From: Ruth Simons [REDACTED]
Sent: March 17, 2019 11:59 AM
To: Neville Abbott
Subject: Wood burning bylaw

Hi Neville,

Rob and I replaced our big open, well loved fire place in the middle of our living room in anticipation of the upcoming bylaw. We did this because we strive to do what we can for air quality, GHG emissions and our own health. We invested in a high quality new wood burning appliance that is both attractive and incredibly efficient. Yes we are financially in a position to make this change but the cost/benefits are priceless.

I hope Council will lead by example and lead our community members to do the right thing. Many people will not research and read, they will react emotionally to any imposing of laws so I would hope there will be an open house or public event where people have an opportunity to learn more about the options and the benefits.

Thank you,
Ruth

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Proposed Bylaw Feedback
Date: Wednesday, March 27, 2019 2:30:39 PM

From: Jerry blackwell [REDACTED]
Sent: March 24, 2019 5:51 PM
To: Neville Abbott
Cc: Ron McLaughlin
Subject: Proposed Bylaw Feedback

Sirs

Re: Proposed Metro Bylaw to Restrict Use of Wood-Burning Appliances

Thank you for the opportunity to express my opposition to the ill-conceived bylaw (as currently drafted) that is set-out by Metro Vancouver (“Metro”) that will restrict our use of wood-burning devices that do not meet their proposed emission standards. There are many reasons to oppose the bylaw and to question the legitimacy of the Metro’s authority, however I will avoid the rant (until later) and try to cover a few important concerns about the “science” and about life in Lions Bay. Note that I do not use wood as a primary source of heating fuel.

1. Metro Vancouver’s own air quality testing with MAMU yielded no evidence of air quality issues at the test site over the test period; and
2. The MAMU report has many bogus aspects. For example page 3 mentions sources of emissions in Lions Bay, but cites references to a 2010 study in the Fraser Valley and “personal communications”. This is a shining example of self-serving use of bad science; and
3. The report frequently notes the lack of evidence for emission levels that exceed Metro guidelines yet repeatedly makes excuses why these may not be reliable findings and the wisdom of their policy initiatives should be accepted.
4. Lions Bay lacks many things that citizens elsewhere in Metro take for granted, but in the context of the proposed bylaw two things stand-out:
 - a. Lions Bay is not within the service area of FortisBC. Residents rely on oil, electricity or wood for domestic heating. Oil has become a legal liability while electricity is unreliable, particularly when needed the most during winter storms. Wood as a source of back-up heat is a matter of common sense; and
 - b. Lions Bay is situated in the forest. It is second or third growth, mature and in need of management (but there is none, except what we do ourselves). Owing to Metro’s green waste policies, a lack of meaningful access throughout the village, burn-bans and topography there are few options available to deal with trees other than to buck them up and burn them. We can pile the wood into windrows, but the risk of feeding wild-fires is not acceptable.

If Metro and the Village of Lions Bay wish to develop effective policies they need to consult the people most-affected. Their initiatives need to be backed by more rigorous data, good science and money. Personally, I resent these types of “green” initiatives that saddle citizens with unnecessary expenses in order to comply with policies formulated by unelected bureaucrats that have nothing to lose. If you want a wood-burning appliance replaced, pay me to do it. Otherwise it is very low on my list of priorities.

Yours truly,

Jerry Blackwell
Lions Bay, BC

Sent from [Mail](#) for Windows 10

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Wood burning appliances
Date: Wednesday, March 27, 2019 2:32:36 PM

From: werner nolte [REDACTED]

> Sent: March 25, 2019 8:19 AM

> To: Neville Abbott

> Subject: Wood burning appliances

>

> Dear councillor Abbott. First of all thank you for the information brochure and survey re the wood burning appliance issues.

> I will be submitting my completed form forthwith. There are a couple of things I want to bring up at this time and at the same time let you know that these are totally unresearched and uneducated opinions or questions.

> After reading all this information, I get this "whats wrong with this picture" feeling. The GVRD seems to have determined that a good portion of the air particulates in the GVRD are due to wood burning appliances. At no time do I recall having received a questionnaire regarding the use of wood burning appliances in our house, and therefore I don't think the good people of the GVRD have any idea of just how extensive the use of such devices really is. Ironically, it is probably those areas outside the UCB that use wood stoves on a regular basis. And of course there is outdoor burning allowed on Bowen Island. I'm sure you've looked out and seen the plumes of smoke rising and drifting about.

> Given the right winds, where does all that end up.

> I know that every "Vancouver Special" that was built since the early

> 50's has the standard two-flue masonry chimney attached to the side of the house, but how many of these are really being used more than occasionally. And how many have gas inserts, or are plugged to stop heat from going up the chimney.

> I'm old enough to remember what Vancouver's air was like when most houses were heated by coal, sawdust and wood furnaces.

> I also remember the soot on the window sills from the beehive burners in south Vancouver.

> Of course all that has changed.

> I'd be interested to know what is to be achieved by registering all these appliances. More expense for the taxpayers!

> Banning wood burning in the summer months is all very well. It would certainly stop the .00001% of the population that would be inclined to do this from doing so. If the last couple of years are any indication, perhaps we should ban forest fires during the summer months.

> So much for today's rant. Thanks for listening!

>

> BTW - Just for the record, my own unit is rated at 2.9 g/hr.

>

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Wood burning Appliances - Lions Bay
Date: Wednesday, March 27, 2019 2:42:13 PM

>>> From: Jennifer [REDACTED]
>>> Sent: March 19, 2019 10:27 PM
>>> To: Neville Abbott
>>> Subject: Wood burning Appliances - Lions Bay

>>>

>>> Hello,

>>> While I appreciate any efforts in supporting improved air quality and climate change, I feel very much opposed to any ban on wood burning appliances in Lions Bay on account of my experience living here for over 15 years. I want to support those that use these much needed appliances as their main source of affordable heat.

>>>

>>> Years ago we banned being able to burn our green waste. To be honest, these days, I don't imagine there are many homes/families that actually make the effort to do the "work" behind using wood. I could go on, about my family's experience in using wood burning appliances but the bottom line is I do not support a ban. Since when is Lions Bay a part of "Metro Vancouver" anyway? I still have to pay to be a member of the West Vancouver Library, because I am from Lions Bay. The highway has increased in capacity through our Village, increasing noise, accidents and for who? I have an unwanted four-lane highway in front of my home now.

>>>

>>> I recognize that we are supporting the local governments on certain initiatives, but I hope we have a voice on this one. I suppose it all boils down to who supports a ban and who does not, but I just need to make sure that my vote is heard.

>>>

>>> Say "NO" to the ban, please.

>>>

>>> Sincerely,

>>>

>>> Jennifer Monroe

>>>

>>> Lions Bay

>>

>

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: wood burning survey
Date: Wednesday, March 27, 2019 2:43:17 PM

From: Janet & Keith Cozens [REDACTED]
Sent: March 25, 2019 3:54 PM
To: Neville Abbott
Subject: wood burning survey

We would like to request a special exemption to align with exemptions granted to communities outside of the UCB.

Although we have a wood burning fireplace we do not use it. but because we don't have gas or a second source of heat if the power were to go out we would like to be able to use the fireplace..

thanks,

Janet and Keith Cozens

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Thoughts on Proposed Bylaw to Restrict Use of Wood Burning Appliances
Date: Wednesday, March 27, 2019 2:46:04 PM

From: John Phillips [REDACTED]
Sent: March 26, 2019 8:30 AM
To: Neville Abbott
Subject: Thoughts on Proposed Bylaw to Restrict Use of Wood Burning Appliances

Hello Neville,

I am responding to the survey. We own an air-tight fireplace that is specified at a rate of 2.8 gms / hr. We use this for both enjoyment and heating purposes and we have an electric forced air furnace as well.

I'm onside for the notion of banning open fireplaces as they contribute to pollution and are a poor source of heating. I also support conversion of these to an air tight alternative that complies with lower emissions.

I'm against the restriction to a seasonal ban between May 15 and Sep 15 as we do use it during this period of time, albeit infrequently. I could live with this restriction.

So I think that this says I am in support of a total ban of non-airtight fireplaces which requires an exception to the rules for Metro Vancouver Urban Containment boundary.

John
[REDACTED]

From: [Neville Abbott](#)
To: [Shawna Gilroy](#)
Cc: [Peter DeJong](#)
Subject: Fw: Do NOT Restrict the Use of Wood-burning Appliances.
Date: Wednesday, March 27, 2019 11:03:01 AM

Hi Tina, thanks for your observations and comments.

I am forwarding your email to the Village staff to be added to the survey data. Did you fill in the survey separately as well?

Neville

From: [REDACTED]
Sent: March 26, 2019 10:55 PM
To: Neville Abbott
Subject: Do NOT Restrict the Use of Wood-burning Appliances.

Response to Questionnaire:

Resident Survey: Proposed Metro Vancouver Bylaw to Restrict Wood Burning Appliances.

1) How should we respond to Metro Vancouver's planned wood smoke emissions bylaw?

Answer: Request a special exemption to align with exemptions granted to communities outside the UCB.

2) Is burning wood the sole source of heat in your home?

Answer: No, secondary back up - emergency and assisting the main furnace

3) Do you use wood as the secondary source to heat your home?

Answer: Yes

4) Does your wood burning heating appliance qualify for registration?

Answer: No, it is an un-rated or open fire place.

Comments:

I do not wish that wood burning-appliances comply with Metro Vancouver's wishes and we should either get an exemption from complying or leave the GVRD .

Our house was built some 48 years ago and its main focal point are 2 large open fire places. Not permitting their use would be detrimental and a great de-valuation on the home.

They are not the sole source for heating but it is sometimes deemed necessary for us to use them to dry out the air in the house.

Living on the coast the house can get a little damp (humid) inside, making the house very cold and clammy. The use of the fireplace dries out the air. Having an elderly person living her too, we especially need to do this. Using the fireplace is not just for aesthetic reasons, but health reason. Having an open floor plan aids in drying the air and warming the house better than the furnace is able to do. It makes living here tolerable on those cold damp days.

The fire place does more than aids in heating. It also lifts our spirits and is a source of relaxation and meditation.

In an event of an emergency we must have access and be able to use the fireplace - as it is our sole source of heat.

We have power out a few times that lasted 1 week. Once it was sub zero for the entire week and no source of heat except the fireplace.

Having pets makes it impossible to leave.

I do not have the means to put in an expensive new heating system in or replace the existing fireplace. At one point we looked an inserts but the way our fireplace was designed it would have destroyed too much of the unique fireplace's characteristics and would have been too costly to retrofit, and therefore we did not pursue any upgrades or inserts.

We do not have the option to look for other secondary means of heating the house and natural gas is unavailable and electric heating for an open floor plan is far too expensive.

For many years I use a wood chipper, but that only allows small twigs and branches to be chopped. Not large tree falls in a windstorms, like what just recently occurred. Complementary of my 2 next door neighbours, their clear cutting and removal of all their trees from their properties and threatened our trees. During a recent windstorm they received the full blast of the wind load - uprooting a sizable 2-3' diameter hemlock. Usually, large trees we cut for firewood, but now what? We can't dispose of the wood. Due to the nature of our property on a slope in Lions Bay, schlepping a large wood chipper up and down the forest lands is impossible and removal of the wood off the property is also impossible. The branches are the size of goods sized logs.

FYI- Lions Bay ESS has an old (but unused) portable wood burning stove incase of an emergency. We have no other means of cooking food in Lions Bay if Lions Bay is cut off for a prolong time.

I ask you and council to look at our location and find ways that we may use our fireplaces and wood burning appliances and rather prefer the Village to be excluded from complying with Metro Vancouvers wishes.

We are in a different air shed and even with their monitoring, it was already concluded we have better air quality than other areas monitored.

Thank you.

Regards,
Tina Schneider

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Proposed Bylaw to restrict Wood Burning Appliances
Date: Wednesday, March 27, 2019 2:55:47 PM

From: [REDACTED]
Sent: March 26, 2019 11:44 PM
To: Neville Abbott
Subject: Proposed Bylaw to restrict Wood Burning Appliances

Dear Sir:

We have 2 open fireplaces in two high brick chimneys on opposite sides of the house; they are focal points of the rooms.

We do not use the fireplaces in summer, but occasionally in late fall or winter to dry out the air and therefore we can reduce the room temperature. We are living in Lions Bay now 48 years and often the electricity is out due to powerful storms. I remember in the past the electricity went out twice for a whole week and more. Even in this winter the electricity was off a day and night and so was also our main heat source, an oil furnace, which needs electricity to run. It is essential to have another heating source, such as wood.

We do not have the density of Vancouver and we have better air quality than Vancouver. But we must be vigilant not to have taken our freedom away by dictating bureaucracy outside of Lions Bay.

I am nearly 80 years old and I rely on a warm home, but I have not the means to make unnecessary substantial improvements.

I would like that Council requests a special exemption to align with exemptions granted to communities outside of the UCB or even to opt out of the Climate Action Charter.

Thank you!

Mrs. Elke Schneider

[REDACTED]
Lions Bay./
[REDACTED]

From: [Shawna Gilroy](#)
To: [Shawna Gilroy](#)
Subject: FW: Wood burning appliances
Date: Wednesday, March 27, 2019 2:58:18 PM

From: Elaine Dehoney [REDACTED]
Sent: March 26, 2019 6:41 PM
To: Neville Abbott
Subject: Wood burning appliances

Councillor Abbott

Further to your request for feedback on wood burning appliances:

- I do not burn wood in my home except in the (rare) event of a power failure.
- Several of my neighbours do burn wood on a regular basis and some days the resulting air pollution is obvious and obnoxious.
- If Lions Bay is part of the GVRD and there is a concern about air quality/pollution, Lions Bay should be a part of the solution and not part of the problem by asking for an exemption or special consideration. Remember when air care was compulsory for anyone in the Lower Mainland including Lions Bay? If air quality, carbon footprint, climate change is to be taken seriously, surely we all must do our part! If there is an emission standard that can be used and applied in Lions Bay, I can see the use of burning wood. An exemption for Lions Bay is irresponsible.

I think the issue of regulated wood burning appliances in Lions Bay is a moot point. In the many years I have lived in Lions Bay, I have seen many by-laws proposed, debated endlessly, finally put into law only to fall short by the unwillingness or inability of council to enforce them. A by-law that is not enforced is worse than no by-law at all. I can not imagine some super spy looking for smoking chimneys, especially if we don't have the equipment to measure any emissions.

Thank you for your time for at least looking at this issue,

Jim Cannell; [REDACTED]

From: [Neville Abbott](#)
To: [Shawna Gilroy](#)
Cc: [Peter DeJong](#)
Subject: Fw: Stop Fireplace Ban // Request to Leave Metro-Vancouver
Date: Wednesday, March 27, 2019 11:55:09 AM
Attachments: [Stop Fireplace Ban - Leave Metro Vancouver.pdf](#)

PDF attached.

From: Jan Erik Schneider [REDACTED]
Sent: March 27, 2019 12:44 AM
To: Neville Abbott
Cc: [REDACTED]
Subject: Stop Fireplace Ban // Request to Leave Metro-Vancouver

Hello,

Please see the attached PDF as to the reasons why I would like Lions Bay to leave Metro-Vancouver and if not that, then at the very least Lions Bay should seek an exemption from the proposed Metro-Vancouver wood burning fireplace restrictions. Do not put Santa out of a job!

Thank You,

Jan Erik Schneider
Lions Bay

Memo to:

Councillor Abbott
Village of Lions Bay

From the Desk of:

Jan Erik Schneider

██████████
██████████
March 26, 2019

Re: Proposed Metro Vancouver Bylaw to Restrict Use of Wood-burning Appliances

Dear Councillor Abbott,

We have two full size wood burning fireplaces with a brick enclosure and a fancy rock facing that was built in the early 1970s. The fireplaces and their rockwork are room centre pieces and function as both a secondary source of heat and a social gathering point as well as a source of relaxation. Our chimneys are excessively high so that the emanating smoke is easily disbursed and is not easily breathed by anyone at ground-level outdoors.

We also have an oil burning central air heating system which may also not pass air quality standards simply because it also was built in the 1970s. As you know, natural gas services much of Metro-Vancouver with the exception of Lions Bay. We have no option but to burn oil or wood. Yes, I know, some newer homes have propane, but the conversion is an expensive one. You should also know that Winter storms often pass through our community leaving the power off ever so often and that in those instances a wood-burning fireplace becomes a home's only source of heat. Oil Heating systems require electricity to operate, wood burning fireplaces do not.

As you may have guessed, I am writing because **I am strongly opposed to the proposed ban** and / or restrictions on the use of residential and wood burning appliances. I would like to see the Village of Lions Bay exempt for various reasons including:

- 1) **Failure to introduce grandfathering clauses are "Ultra Vires"** or "Beyond one's legal authority to create such a law" simply because the **such a law without a grandfathering clause implies the home owner retroactively "should or ought to have known" not to install wood burning appliance at the time of installation**, even if that installation occurred 30 or more years ago. This assumption that a homeowner should or ought to have known 30 years ago not to spend the \$20,000 - \$50,000 to install a fancy wood burning appliance is a preposterous or ridiculous legal argument and therein negates the legitimacy of the lawmaker. **The Lawmakers in effect ceases to be a "Reasonable Man" due to this preposterous assumption and therefor deemed illegitimate.** In fact, introducing such a law that fails to put in a grandfathering clause is punitive without cause (akin to seizing the \$20,000 - \$50,000 fireplace), **does not pass the "Reasonable Man Test" and turns the State into an illegitimate Police State.** I certainly do not want to live in a Police State and recall being taught decades ago that these legal arguments were once legitimate reasons to invade and in so doing liberate a population from the "Unreasonable" totalitarian governments that controlled them.
- 2) Unlike the rest of Metro Vancouver, there are many large lots in Lions Bay which have an **abundance of tall conifers with large heavy trunks growing around. Should such tall conifer fall in a large windstorm, residence should be allowed to clear their own land, by cutting up the trees trunk and using the resultant firewood in one's own fireplace. The trunk of many a conifer is too large to be put in a chipper and is too heavy to transport in its entirety.** In short, the trunk must be chopped up into firewood as it is easier to transport than as an entire log (which some have hired an expensive helicopter to move). I feel we, as Lions Bay Residents, deserve to the right to enjoy the fruits of one's own labours

(the labour of land clearing and chopping the wood) by sitting and relaxing in front of a soothing fireplace as opposed to having to ship the wood via a trailer to an approved transfer station. This reality is unique to Lions Bay.

It is also very real to our current situation. During this past December's windstorm, a large Hemlock uprooted because our neighbour's total clear-cut had exposed our trees to the brunt of the storm. We are currently in the process of cutting up the trunk of this large hemlock into firewood and are eager to relax by the fire and enjoy the fruits of our labours.

Land-clearing is an important effort in an attempt to prevent Wildland Urban Interface Fires and Metro-Vancouver must recognize that Lions Bay is more susceptible to Urban Interface Fires than say Vancouver or New Westminster and as such must not hinder a resident from choosing to burn one's own chopped timber derived from fallen tree trunks in ones fireplace.

Aside - I would also like to see an "outdoor burning month" (month because it may rain on one day or there may be scheduling issues) be re-introduced. Our property is slightly less than an acre in size and has many trails and gardens. As previously mentioned, we are in the process of cutting up a large storm-fallen large hemlock into firewood for our fireplace, but, still require some outdoor branch burning activities so that our property can properly be cleaned up. The tree is over 60 feet tall so there are a lot of branches to clean up. Sadly, at this point in time, we cannot engage in outdoor branch burning activities because of the law preventing us to burn branches and clear land. Instead, we had been advised to chip everything but the diameter of many of the branches are beyond that what the chipper is capable of. The tree fell in an area of our property that is not easily accessible by a larger less-portable chipper, should we get one at our expense (our much-loved tree fell due to increased wind exposure associated with neighbour's clear-cut). We would like a return to the good old days whereby residents were allowed to clear their own land and burn their own branches. Burning onsite is also a lot easier than carrying the branches uphill 100-200 feet of terrain to a chipper which we currently are obligated to do at our own expense. Also, should another tree fall due to a windstorm on our property in the event of a wood burning ban or restriction we would not know what to do with the very heavy trunk in the process of land clearing. It would be sad that we would be allowed to cut the tree trunk up for firewood but we would not be allowed to burn it. Furthermore, there would be no buyers of the wood as it would be illegal to burn the wood. Metro Vancouver should recognize that Lions Bay is a distinct community whereby clearing land is a necessity, especially in the prevention of Wildland Urban Interface Fires. Metro-Vancouver should not impede in any way shape or form any initiative by a resident to clean up one's property and make safe from Wildland Urban Interface Fires. This includes impeding a resident's ability to cut up tree trunks into firewood so that it can be burned at a later date in one's fireplace. If Metro-Vancouver or the Village decides to impede cleanup of land in an effort to prevent Wildland Urban Interface Fires, then Metro-Vancouver or the Village should acknowledge the associated liability and plan on paying liability insurance premiums should a fire occur. We used to do it without bureaucracy and it make our property safe from Wildland Urban Interface Fires. Now, unfortunately we have to engage in political activities to be allowed to make our lands safe.

- 3) **A wood burning fire in a fireplace is a nice stress relief is both more effective than and preferred to the plethora of medications that doctors and psychiatrists may prescribe.** Many of us that choose to use our fireplace to relax in an increasingly stressful world would undoubtedly burden our medical system with increased doctor's visits should we be prohibited from relaxing by the fire at home.

- 4) **We use the fireplace to get rid of “damp air” that accumulates in our home during periods of prolonged inclement weather.** Our forced air furnace draws in the damp air from outside which accumulates in our home during extended rainy periods. We have found that our fireplace significantly reduces the humidity of our home to the point that we can turn down the thermostat by a few degrees and still feel as warm as if the thermostat were turned all the way up. In essence by using the fireplace to regulate humidity within the home, we can reduce energy consumption and in so doing save on heating costs. There are other health issues associated with moist homes.
- 5) The fireplace is an excellent secondary source of heat **should the power go out.** Every year when the power goes out due to a storm, our forced air furnace stops operating and our home goes cold. **During these times without electricity we draw on the light as well as the heat and warmth that our fireplace provides.**
- 6) Banning wood burning fireplaces would put Santa from www.santaschimneyservices.com out of a job. If Santa were forced out of a job, what would the many children say and who would talk to the many children come Christmas time. I guess that is a job of our politicians as they put him out of a job. I am sure Santa is an excellent subject matter expert on wood burning fireplaces.

Furthermore, I do not buy into the notion that Metro-Vancouver is saving the environment by introducing these bylaws to Lions Bay. How so? Well, Metro-Vancouver did nothing to help Lions Bay in opposing the Woodfibre LNG Shipping Terminal and the associated smoke from the LNG carrying supertankers that could enter our airspace. Why should we refrain from using our fireplaces when Metro-Vancouver chooses to allow smoke spewing from LNG supertankers and increased

Metro-Vancouver in effect wants to take our carbon credits and give them to the big LNG Supertanker Industry. Metro Vancouver did nothing to stop this. Also why do we have to smell Cannabis / Marijuana / Skunkweed all about Metro Vancouver or we have to smell people Vaping their cigarettes all about Vancouver when in fact I hate those smells and these smells do little for the environment.

Again, I would like Lions Bay to leave Metro-Vancouver just like Great Britain is leaving the European Community (Brexit). The secret vote two years ago by Metro-Vancouver Mayors to increase their own stipends got me real mad. Furthermore, I feel that the Metro-Vancouver block is akin to form of Gerry Mandering so that leftist or socialist policies can be forced upon a conservative community like Lions Bay, even if those policies are not applicable to our community. We do not have a great retail presence seeking low paid workers in Lions Bay. Metro-Vancouver is thrusting so many bylaws to its member communities that few people want to run for election. Communities leaders are loosing their autonomy to the control of Metro-Vancouver which turns them off from running again. Another such interfering bylaw deals with urban growth and high density being thrust on Metro-Vancouver member communities. Community Leader have no time to set the agenda as Metro-Vancouver dictates the agenda. Again, I say that Lions Bay should leave Metro-Vancouver and in the event that Lions Bay decides nevertheless to stay, then Lions Bay should seek an exemption from the Fire Appliance Restriction bylaw.

Again, Thank You for consideration,

Jan Erik Schneider
Lions Bay, B.C.

ON-TABLE ITEMS

Core Values for the Practice of Public Participation

1. Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
2. Public participation includes the promise that the public's contribution will influence the decision.
3. Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.
4. Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
5. Public participation seeks input from participants in designing how they participate.
6. Public participation provides participants with the information they need to participate in a meaningful way.
7. Public participation communicates to participants how their input affected the decision.

3 Pillars for Effective Public Participation

As an international leader in public participation (P2), IAP2 developed three pillars for effective P2 processes. Developed with broad international input, these pillars cross national, cultural and religious boundaries, and they form the foundation of P2 processes that reflect the interests and concerns of all stakeholders.



IAP2 Spectrum of Public Participation



IAP2 Core Values



IAP2 Code of Ethics

IAP2 Spectrum of Public Participation

IAP2 developed The Spectrum of Public Participation to help groups define the public's role in any public engagement process. The Spectrum is quickly becoming an international standard.

		INCREASING IMPACT ON THE DECISION				
		INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL		To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
	PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

IAP2 Core Values

IAP2 Core Values define the expectations and participation process. P2 processes based on the Core Values have proved to be the most successful and respected.

- 1 Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
- 2 Public participation includes the promise that the public's contribution will influence the decision.
- 3 Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.
- 4 Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
- 5 Public participation seeks input from participants in designing how they participate.
- 6 Public participation provides participants with the information they need to participate in a meaningful way.
- 7 Public participation communicates to participants how their input affected the decision.

IAP2 Code of Ethics

IAP2 Code of Ethics is a set of principles that guides the actions of P2 practitioners and enhances the integrity of the P2 process.

Purpose: We support public participation as a process to make better decisions that incorporate the interests and concerns of all affected stakeholders and meet the needs of the decision making body.

Role of Practitioner: We will enhance the public's participation in the decision making process and assist decision makers in being responsive to the public's concerns and suggestions.

Trust: We will undertake and encourage actions that build trust and credibility for the process among all the participants.

Defining the Public's Role: We will carefully consider and accurately portray the public's role in the decision making process.

Openness: We will encourage the disclosure of all information relevant to the public's understanding and evaluation of a decision.

Access to the Process: We will ensure that stakeholders have fair and equal access to the public participation process and the opportunity to influence decisions.

Respect for Communities: We will avoid strategies that risk polarizing community interests or that appear to "divide and conquer."

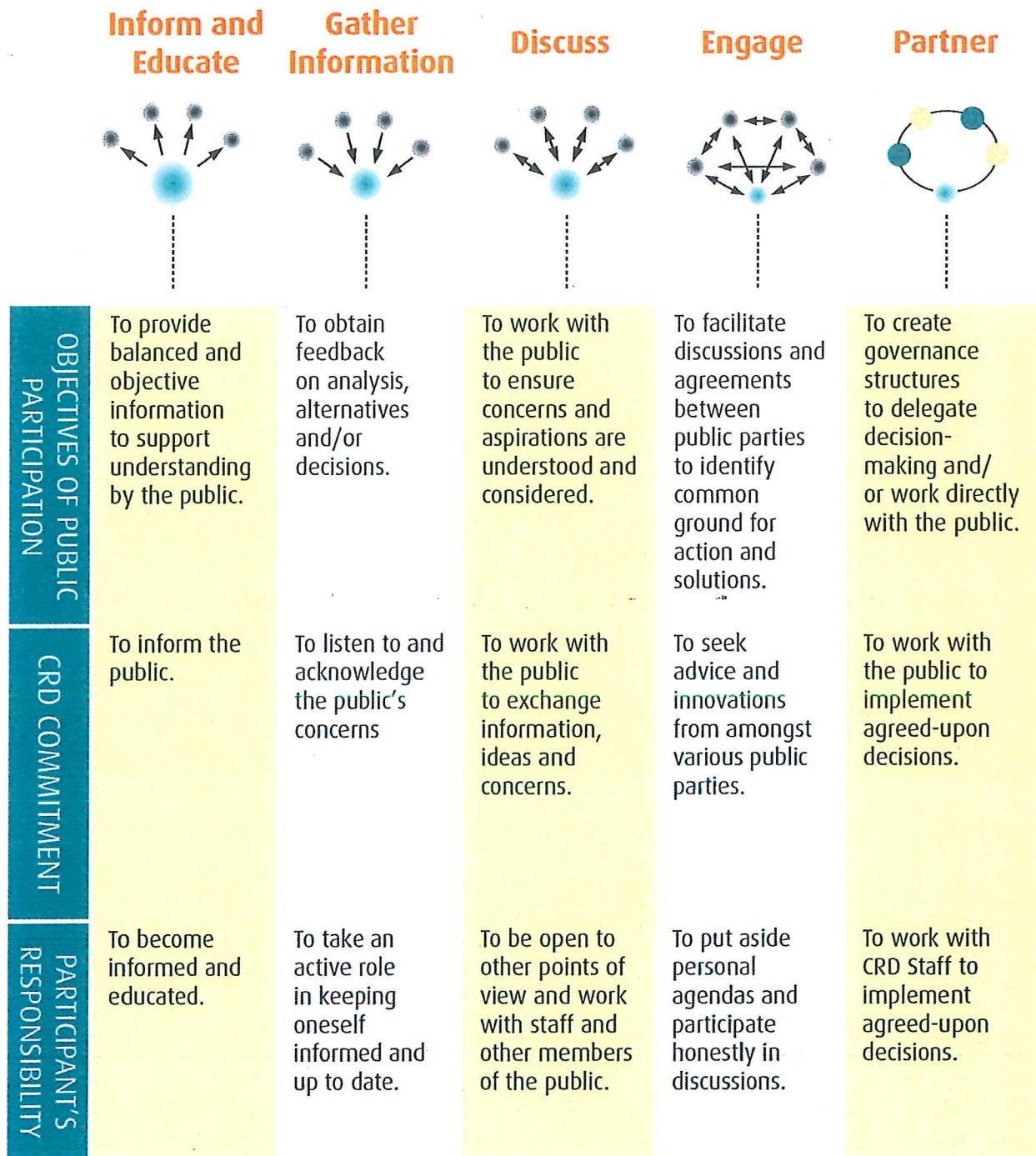
Advocacy: We will advocate for the public participation process and will not advocate for interest, party, or project outcome.

Commitments: We ensure that all commitments made to the public, including those by the decision maker, are made in good faith.

Support of the Practice: We will mentor new practitioners in the field and educate decision makers and the public about the value and use of public participation.

CAPITAL REGIONAL DISTRICT | PUBLIC PARTICIPATION

CRD Public Participation Spectrum



Source: Auditor General of British Columbia 2009 (CRD modified version)
 Report 11: Public Participation: Principles and Best Practices for British Columbia

Review of Metro's proposed bylaw to limited use of residential wood burning.

Survey Results.

It is worth noting that a significant number of responses were on behalf of more than one resident such as a couple or household. So the number of RESIDENTS who responded was in fact higher. Conversely, there were numerous responses to the on line survey that came from the same IP address the majority of these gave a unique name or street address, removal of the others on the assumption they could be duplications resulted in a 1% swing in the results.

Total Survey results both paper and electronic

- Total answering primary question 256
- Request a special exemption 227 or 89%
- Do nothing comply with bylaw 19 or 7%
- Other 10 or 4%

Including the responses that answered the survey via feedback or email, only those that are confirmed as unique were added.

- Total answering primary question 275
- Request a special exemption 238 or 86%
- Do nothing comply with bylaw 27 or 10%
- Other 10 or 4%

Second question is wood burning sole source of heat

- Total answering primary question 252
- Answered Yes 25 or 10% answered primary question 100/0/0
- Answered No 227 or 90% answered primary question 87/9/4

Third question is wood burning secondary source of heat

- Total answering primary question 252
- Yes 192 or 76% answered primary question 91/4/5
- No 56 or 22% answered primary question 81/19/0
- Don't have any 4 or 2% answered primary question 50/50/0

Interestingly, responses that answered No to both 2nd and 3rd question plus "Don't have any" ie those that clearly identified as not burning wood.

- Total answering primary question 48 or 19% answered primary question 75/25/0

Fourth question high efficiency or not

- Total answering primary question 234
- No, open fireplace or unrated stove 87 or 37% answered primary question 94/3/3
- No, older model stove 17 or 7% answered primary question 88/6/6
- Yes, its advanced technology 64 or 27% answered primary question 88/6/4
- Don't know 66 or 28% answered primary question 88/6/6

Anonymous: total 132

- Request a special exemption 115 or 87%
- Do nothing comply with bylaw 13 or 10%
- Other 4 or 3%

Named: 143

- Request a special exemption 123 or 86%
- Do nothing comply with bylaw 14 or 10%
- Other 6 or 4%

Only with comments: 186 total but 168 answered the question and were unique

- Request a special exemption 144 or 86%
- Do nothing comply with bylaw 14 or 8%
- Other 10 or 6%

Question of double counting: remove same IP if name was blank (on line survey)

Total answering primary question 161

- Request a special exemption 142 or 88%
- Do nothing comply with bylaw 12 or 7%
- Other 7 or 4%

After accepting that if this was meant to be a scientific poll it was a landslide victory on the primary question, certainly much larger than I expected. I reviewed all the comments trying to identify both all opportunities as well understanding the most common motivations for how people responded.

The top dozen (bakers) common responses in comments were equally split between; a) those focused on reasons for their survey response to the primary question (**see action #1**) these help to explain how residents think on this matter but do not require further action and b) others who suggested alternates solutions to be considered or in some cases request an action by staff/council, each of these have an action in the following section.

Ranked in order of most to least occurrences.

1. The single most common reason given for the decision to support exclusion from the proposed bylaw was for financial reasons. Many people shared the cost of their heating and speculated on how much extra it would cost to heat exclusively with Hydro. The other concern was the significant cost of replacement with modernized equipment vs the much smaller grants available. Only one person argued that cost of conversion should not be a factor in Lions Bay given the high value of properties. (36)(-1)
2. The second most used reason was the situation during hydro outages, this is a bit of an anomaly as the bylaw once written may allow for use of wood burning during outages, either explicitly or as it would be the sole source of heat at this time. It should be noted that many of these responses also included other reasons for their decision, so it wasn't based solely on the outage situation. (31)
3. Many people seemed willing to allow an infrequent use due to ambiance or believed the aesthetics of an open fireplace added to their house value. (20)
4. Many respondents implied things might be different if we had the option of natural gas or that this was the differentiator between us and others in Metro. (19)

Note this subject has been discussed with Fortis but is considered cost prohibitive.

5. Many respondents suggested we take things one step further and suggested we should be permanently outside the UCB or believed we should not be part of Metro Vancouver. Many specifically mentioned we were more like Bowen, Anmore etc (16). **See action #2 & #3**
6. The other frequently used justification was air quality, twice as many people (16) argued we did not have an air quality issue, as those who believed it was a concern (7).
7. Another common suggestion was the idea grandfathering of existing heating systems, that we should ensure future installations are compliant, and/or everyone should be compliant over a longer timeline. (11) **See action #4**
8. Many people took the time to describe best practices for seasoning wood and fire management, a few suggested a campaign to educate residents on the matter. (8) **See action #5**
9. Several people took issue with the data in reports referenced in the information brochure, the gist of these responses was typically to argue the issue didn't exist or should not affect Lions Bay. (8)
10. An equal number believed we should act on climate concerns as believed burning wood did not impact climate change. (6) & (6)
11. The unfairness of 2nd tier hydro charging in an area where there was no alternate utility supplier came up numerous times, some suggesting we approach BC Hydro (6). A few people suggested we promote solar systems. (2) **See action #6**
12. The other repeated point was that there were other bigger contributors to our air quality namely highway traffic, railway, pulp mills and the like. (5)
13. The other point that was made more than once was that enforcement of this bylaw would be difficult or even impossible and that neither Metro nor Lions Bay were likely to do so.

Some of the common responses suggested further actions be taken. They are listed in order of occurrence above. Only item #1 needs to be actioned with any urgency. I suggest the others go on the council minutes in the follow-up action log.

1. Write to Metro requesting exemption be granted along with others who are outside the UCB include a copy of the survey and summary of results.
2. Investigate the option of falling outside the UCB to avoid future bylaws intended for larger or densely populated municipalities. Be more in line with Bowen, Anmore, Belcarra etc.
3. Follow up re resident questions about being part of Metro Vancouver. Staff to produce a high level cost benefit analysis and review of options for council discussion.
4. Review and revise building bylaw to ensure new installations of wood burning appliances are in line with the proposed Metro bylaw. This will effectively ensure compliance of future builds as well as eventual compliance over a longer time line.
5. Educate residents (repeat annually in October) through website and follow-up Village Updates re what to burn, how to cure wood, etc.
6. Contact BC Hydro to explore possibilities of being excluded from 2nd tier hydro for heating purposes where gas is unavailable. Note at least one resident already has this in place through a program promoted by BC Hydro that was abandoned in the 90's. Also investigate if this program could be linked to other energy options such as solar power.