



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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**REGULAR MEETING OF THE COUNCIL  
OF THE VILLAGE OF LIONS BAY  
HELD ON TUESDAY, NOVEMBER 5, 2019 at 7:00 PM  
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

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**MINUTES**

In Attendance:

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

Regrets: Councillor Jaime Cunliffe

Staff: Chief Administrative Officer Peter DeJong  
Chief Financial Officer Pamela Rooke  
Public Works Manager Nai Jaffer  
Executive Assistant Nicole Dumas (Recorder)

Delegations: 0

Public: 3

**1. Call to Order**

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

**2. Adoption of Agenda**

Moved/Seconded

THAT Item 8Cii – Councillor Barmeier: Infrastructure Committee - EV Charging Station be added;

THAT Item 8Ciii – Councillor Abbott: Climate Action be added;

THAT Item 8Civ – Councillor Abbott: Cell Tower be added;

THAT Item 8Av- CAO Verbal Report re: Lady Death Survey of Residents be added and considered prior to Item 8Ai;

THAT Item 8Avi - CAO Verbal Report re: SBA Tower Consultation Launch be added;

THAT Item 8Avii PWM Harvey Tank Update be added;

THAT Item 8Ci - Councillor Cunliffe: Howe Sound Community Forum report be moved to unfinished business;

THAT an additional topic: Sale of 35 Kelvin Grove, be added to the reasons for closing the meeting; and

THAT the agenda be adopted, as amended.

**CARRIED**

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

None

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

None

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

**A. Regular Council Meeting – October 15, 2019**

The minutes were amended as follows:

- Under “In Attendance”, Councillor Jaime Cunliffe be moved up to close the gap;
- Under “Regrets”, Councillor Norm Barmeier be listed;
- Under Item 3A, a bullet be added after the word “with”; and
- Under Item 8Av, third bullet, the word “perhaps” be removed.

Moved/Seconded

THAT the Regular Council Meeting Minutes of October 15, 2019 be approved as amended.

**CARRIED**

Moved/Seconded

THAT the Community Garden fees be waived for the 2020 growing season.

**CARRIED**

**6. Business Arising from the Minutes**

None

**7. Unfinished Business**

**A. Follow-Up Action Items from Previous Meetings**

#	Meeting Date	Description of Action Item	Action
104	September 17, 2019	G2: Letter from Minister of Public Safety re. Speeding on Sea to sky – CAO DeJong to contact the CAO’s of Squamish, Whistler and Pemberton	In progress
105	September 17, 2019	G6: Request for Garbage Fees to be Waived for Home Dialysis Treatment – PWM Jaffer to provide information in the Village Update	Completed – No affected residents confirmed

113	October 1, 2019	R1: Roy Matthias – Proposed Unobstructed View Bylaw vs. Privacy – Acting Mayor Cunliffe to respond	In progress
114	October 1, 2019	R3: Julie and Rob Kemp – Proposed View Bylaw vs. Privacy – Acting Mayor Cunliffe to respond	In progress
115	October 15, 2019	Bill Srigley of 205 Panorama Place and Stewart Nimmo of 202 Panorama Place - Public Works Manager and CAO to follow up by November 19 <sup>th</sup>	In progress, to respond by next meeting
116	October 15, 2019	G3: Climate Leaders Institute – Councillor Cunliffe to respond	In progress

## 8. Reports

### A. Staff: the CAO's Verbal Report re. Item 8Av was provided prior to consideration of Item 8Ai below.

#### i. CAO: Request for Decision – Commercial Filming Policy No. 1902

- Daytime hours proposed to be changed back to 7am – 10pm in line with other communities and a standard workday in the filming industry – sticking with 7 am-7 pm would likely result in almost all filming applications having to come to Council, even one day permits.
- Accommodating residents who don't want to be present during filming not believed to be an issue – can be revisited if it becomes an issue
- 15% threshold is conservative compared to suggestions in filming survey
- In Section 2.1, paragraph 5, move the comma from 10pm to after Saturday in daytime filming hours

Moved/Seconded

(1) THAT the draft Commercial Filming Policy No. 1902 be amended in respect of the policy number in the title of this policy and in respect of the change to the definition of Daytime Filming Hours in section 2.1 per the tracked changes in the attached draft;

(2) THAT the draft Commercial Filming Policy No. 1902 be adopted by Council, as amended;

(3) THAT the draft Commercial Filming Policy No. 1902 be posted as adopted to the Municipal website with a notice included in the Village Update on November 8, 2019;

(4) THAT the Fees Bylaw No. 497, 2016 be amended to include the draft fee amendments to Schedule 7 as attached to this report and brought to the November

19, 2019 Council meeting for consideration of first and second reading, along with any other recommended amendments to Fees Bylaw No. 497, 2016; and

(5) THAT staff proceed with incorporating the necessary delegations of authority in the draft general delegation bylaw staff is presently working on, to be brought to Council before the end of the year.

- It was noted that Councillor Cunliffe’s input on this matter would be helpful.

Moved/Seconded

THAT the above motion be deferred to the next meeting.

**CARRIED**

ii. CAO: Request for Decision – Surrey Fire Dispatch Service Contract Renewal

- Call volumes for Lion’s Bay trending downward
- 2019 projected to be similar to 2018, therefore, should be at Tier 1 of the rate table
- CAO to seek clarity on wording regarding inflation estimates

Moved/Seconded

(1) THAT the Surrey Fire Dispatch Service Contract be renewed for the term 2020-2024; and

(2) THAT the Mayor and Corporate Officer be authorized to execute it in substantially the form attached to this report.

**CARRIED**

*Audio: 00:44:30*

iii. CFO: Request for Direction - Borrowing for the CWWF Harvey Tank Project

- Recommend using borrowing bylaw to fund two CWWF PRVs + a third PRV
- On table item “Reserve Summary” was discussed
- All reserves can be used for capital with exception of Curly Stewart (Land Reserve Fund has additional conditions)
- On table item “Liability Servicing Limit” was discussed
- Existing issued debt is at 39.3%; unissued debt authorized to be borrowed brings our Total Liability Servicing Cost to 67.6% of our limit
- It was suggested by Councillor Abbott that we should be using reserves we have instead of borrowing money
- Need to start looking at Infrastructure Master Plan and be prepared to pay those costs in full
- Grants are not guaranteed, and are highly competitive
- Certain things are not eligible for grants or borrowing so best to save Reserves for such things

- If emergency were to arise, we are not able to get a loan in a timely manner and need to keep Reserves available for such events
- Money should be reserved for projects that we know are coming in the future
- Technically, we can use the \$3M for anything listed in the Loan Authorization Bylaw

Moved/Seconded

THAT both the Bayview Road PRV and the Mountain Drive PRV be funded through the balance of the CWWF Grant and MFA borrowing; and

THAT the third PRV adjacent to the school be funded via MFA borrowing, subject to positive public feedback.

*Audio: 00:54:00*

*This motion was tabled to allow further discussion during the closed portion of the meeting. Upon returning from the closed portion of the meeting, the question was called.*

**CARRIED**  
**(Opposed: Clr. Abbott)**

iv. CAO: Request for Decision – Transit Funding Allocation Opportunities

- 1000 hours allocated under TransLink Phase 2 Investment Plan
- Some negotiation to be had in terms of how they are allocated, but mostly to weekday evening service
- Have opportunity to pitch for more hours under Phase 3 – recommend additional 2500 hours
- If you miss your 262 transfer, you wait over an hour coming back to Lions Bay
- Morning and afternoon peak service enhancements would increase frequency from every hour to every half hour, but need additional buses to address
- If we get allocation for Phase 3, we are sitting around 8500hrs. At that number of hours, we could theoretically have an Express 262 to go Lions Bay, Horseshoe Bay and Park Royal
- TransLink offering to cooperate with us to serve us better
- A question was asked regarding transfer connections and staff will seek to have a conversation about holding the 262 until the connecting bus arrives at Horseshoe Bay from points East.
- Grant funding for transit related infrastructure – everyone gets allocated amount and the remainder is pooled – can also accumulate over 4 years
- Smaller communities have 75/25 split v 50/50 that used to be given
- If we don't have a project, we lose the allocation for the year
- Potential project – Lions Bay Avenue Connector - could receive year over year contribution towards it and then move forward later

- Can put forward placeholder application to identify project so that it will hold onto our allocation – TransLink has agreed to do that

Moved/Seconded

(1) THAT the additional 1000 Phase 2 service hours allocated to Lions Bay in 2020 be implemented in respect of weekday evening service;

(2) THAT the Municipality put forward a request for an additional 2500 hours under the Phase 3 service hour allocation process for the purpose of improving frequency of service during the morning and afternoon peak periods;

(3) THAT staff be directed to explore with Translink the potential for converting the Lions Bay transit service model to an express service between Lions Bay - Horseshoe Bay - Park Royal utilizing the combined current and additional Phase 2 and 3 service hours; and

(4) THAT staff be directed to secure the BICCS/WITT grant funding allocation for Lions Bay for 2020 through submission of a “placeholder” application in respect of the Lions Bay Avenue Connector Project.

**CARRIED**

*Audio: 01:27:25*

*The following Item was considered prior to Item 8Ai*

v. CAO: Verbal Report re. Lady Death Survey of Residents

- Received 4 responses to mail-out, 2 residents from Periwinkle, 1 Sweetwater, 1 Tidewater - all had no issues
- General feedback from responses was that information was good, people polite, filming activity seemed unobtrusive

vi. CAO: Verbal Report re. SBA Tower Consultation Launch

- Public consultation started on November 1, and is projected to end December 6
- If question asked at December 6<sup>th</sup> - 21 day period during which SBA must answer
- CAO reminded of notices given, mail drop and other forms of communication
- Consultation is the applicant’s process
- CAO will be amending text that appears on our website to make it clearer that public should be sending their questions and comments directly to SBA
- Municipality can be cc’d
- We need to provide more and better information regarding what it is about, what are pros and cons of project - October 1<sup>st</sup> report should be referred to
- We help facilitate the process, and we are requiring that they do much more than is federally required
- Councillor Abbott suggested we can go back out and gather more information regarding who will be on tower and how it will benefit the residents

- 2 or 3 out of the major carriers have expressed interest but whether or not carriers choose to rent space on tower may affect residents' choice of carrier – if enough demand, can look at 2<sup>nd</sup> tower
- Municipal stance on matter is not neutral – previous Council deemed project worthwhile and beneficial – this Council has approved the agreement subject to comments from applicant's consultation process

B. Mayor

i. Strategic Planning – Draft Agenda Input by Nov.8<sup>th</sup>

- Friday deadline for items and input – send to CAO DeJong

ii. Tree Committee

- Met with Tree Committee Chair and CAO recently
- Suggestions made to streamline the application process
- Will return to Council table in the next 45 days

iii. RCMP Meeting Oct.29<sup>th</sup>

- Passed on kudos re. speed enforcement over the summer season
- They were not responsible for the Friday rush hour winter tire check fiasco (was Integrated Metro Traffic Division) and will try to ensure doesn't happen again
- Indicated no appetite for supplemental reserve officer
- New Community Policing Officer hired and will be here for Remembrance Day Ceremony November 11<sup>th</sup>
- Asked about position on ASOD

C. Council

i. Councillor Cunliffe: Verbal report re: Oct 25<sup>th</sup> Howe Sound Community Forum  
*Councillor Cunliffe not present – this Item to be carried forward to meeting of November 19, 2019 as Unfinished Business.*

ii. Councillor Barmeier: Infrastructure Committee – EV Charging Station

- Decision on location of EV charging station next meeting
- Different designs available
- Can move transformer out of the way and keep clean, slick look
- Preliminary design by engineer a good idea
- A question was asked about the size of the kiosk and the need to keep transformers away from creeks - May be small air-cooled transformer

iii. Councillor Abbott: Climate Action Network - Wood Burning Appliances

- On Table summary of intended delegation presentation to Metro's Climate Action Committee discussed

D. Committees

i. Trees, Views and Landscapes Committee: Tree Application #96 – 45 Periwinkle  
Moved/Seconded

THAT as requested, the applicant is permitted to cut down the four (4) Cedars and seven (7) Firs mentioned in the application and must clean up and remove all associated debris. Topping is NOT permitted.

AND THAT the applicant ensure that the trees are cut as low as possible to the ground.

AND THAT the applicant is permitted to re-top the hedge on the edge of the easement and must clean up and remove all associated debris.

**CARRIED**

E. Emergency Services

None

**9. Resolutions**

A. CEPF Grant Application

- Geared towards fighting of structure fires, wild fires and training
- An itemized list of gear and equipment totalling about \$24,000 was read out by the CAO

Moved/Seconded

THAT an application be submitted for a grant under the Community Emergency Preparedness Fund: Volunteer & Composite Fire Departments Equipment & Training Funding Stream for the purpose of improving the resiliency of the Lions Bay volunteer fire department through the purchase of new or replacement equipment and to facilitate the delivery of training, with overall grant management to be provided by the Village of Lions Bay.

**CARRIED**

**10. Bylaws**

A. Title

None

**11. Correspondence**

A. List of Correspondence to October 31, 2019

Moved/Seconded

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

- G1: Letter from Township of Langley re: Inter Municipal Ride-Hailing Business Licence – Received
- G2: Bruce Gibbons re: Protection of Groundwater - Received
- G3: Lower Mainland Newsletter #16 – October 2019 - Received

- G4: CivX 2019 – Civil Ideas for Less Civil Times Nov 28 - Received
- G5: Letter from the Honourable Katrine Conroy – Ministry of Children and Family Development - Received
- G6: MetroVan – Regional Odour Management - Received
- G7: MetroVan – Regulating Air Emissions from Cannabis Production - Received

**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. Borrowing for the CWWF Harvey Tank Project and Additional PRVs

Moved/Seconded

THAT Council considers that disclosure could reasonably be expected to harm the interests of the municipality [s. 90(1)(e)]

- B. Sale of Kelvin Grove

**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;

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

**CARRIED**

*The meeting was closed to the public at 9:19 p.m. Council anticipates reconvening the open meeting to discuss Item 8Aiii – Borrowing for the CWWF Harvey Tank Project*

*The meeting was re-opened to the public at 9:50 p.m. and Council pulled Item 8Aiii from the table for further consideration.*

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

None

**16. Adjournment**  
Moved/Seconded

THAT the meeting be adjourned.

**CARRIED**

*The meeting was adjourned at 9:50 p.m.*

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Mayor

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Corporate Officer

Date Approved by Council:	November 19, 2019
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