



# 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, DECEMBER 14, 2021 at 6:00 PM  
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY  
AND VIA ZOOM VIDEO CONFERENCE**

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## MINUTES

In Attendance:

Council: Mayor Ron McLaughlin  
Councillor Neville Abbott  
Councillor Fred Bain (via video conference)  
Councillor Norm Barmeier  
Councillor Jaime Cunliffe

Staff: Chief Administrative Officer Peter DeJong  
Chief Financial Officer Pamela Rooke  
Public Works Manager Nai Jaffer (via video conference)  
Municipal Coordinator Karla Duarte (Recorder)

Delegations: 1

Public: 7

**1. Call to Order**

Mayor McLaughlin called the meeting to order at 6:01 p.m.

**2. Closed Council Meeting (6:00 P.M.)**

Proposed topics for discussion in the absence of the public:

- A. Committee Appointments
- B. Disposition of Land or Improvements
- C. Legal Advice

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;

- (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;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*;
- n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2);

*Council anticipates reconvening the open meeting to discuss the items in the open meeting agenda.*

**CARRIED**

**3. Reporting Out from Closed Portion of Meeting**

Mayor McLaughlin reported out that Council has scheduled a special meeting on January 11, 2022 at 6:00 p.m. to consider an Encroachment and Development Variance Permit application from the owners of 52 Brunswick Beach Road.

Mayor McLaughlin also reported that Council appointed the following Committee Members:

- Climate Action Committee: Norman Ergetowski and Jon Westcott
- Board of Variance Committee: Scott Gordon and David Lee to join Morgan Gatto

**4. Adoption of Agenda**

Moved/Seconded

THAT C. Legal Advice be added as a reason for closing; and  
THAT item 11C Climate Action Committee Terms of Reference Resolution be added; and  
THAT item 10Ci be considered after item 9; and  
THAT the agenda be adopted, as amended.

**CARRIED**

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

None

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

- A. C. Doherty, General Store and Café re: noise bylaw exemption request
  - C. Doherty presented the rationale for application to the noise bylaw exemption, noting:
    - hard year for small business
    - new manager wants to try different things to bring people into the store
    - hosts essential services
    - noise complaint overview; no cooperation
    - attempted to accommodate

C. Doherty responded to questions, noting:

- needs to be some mechanism: informed
- looking to be collaborative but what is unfair is all or nothing: happy to give advanced warning
- want to give manager scope, not every weekend

Moved/Seconded

THAT Council grant an exemption to Noise Bylaw No. 283, 1998 to allow for live amplified music at the General Store and Café on holidays, weekends, and Fridays, from December 15, 2021 to June 30, 2022 between the hours of 12p.m. and 9p.m.

Moved/Seconded

THAT the motion on the floor be amended to add “on condition that residents receive due notice and have the opportunity to ask for an event to be postponed if residents are hosting a special family event in their home”.

**CARRIED**

Emma Shaw commented on her concerns regarding amplified music at the General Store and Café, noting that there is no sound proofing, the noise is impacting their mental health and that residents did not receive notification.

Discussion ensued on the wording in Noise Bylaw No. 283, 1998 and adherence to COVID-19 protocols.

#### **MAIN MOTION AS AMENDED**

Moved/Seconded

THAT Council grant an exemption to Noise Bylaw No. 283, 1998 to allow for live amplified music at the General Store and Café on weekends, Fridays, and holidays from December 15, 2021 to June 30, 2022 between the hours of 12p.m. and 9p.m. on condition that residents receive due notice and have the opportunity to ask for an event to be postponed if residents are hosting a special family event in their home.

**CARRIED**

**OPPOSED: Cllr. Barmeier**

## **7. Review & Approval of Minutes of Prior Meetings**

### **A. Regular Council Meeting – November 16, 2021**

The following item was identified as requiring an amendment:

- item 10Aii clarification regarding bullet point – change “Notional entry for different organization in Klatt building to capture information” to “Klatt maintenance costs and utilities are allocated to Fire, Search and Rescue and Ambulance which appears as a notional entry for information purposes only”.

- Item 8B – strike “PWM Jaffer noted that information on the engineer for stop signs at the rail crossing will be presented during the strategic planning and until a review is conducted, the stop signs will stay.” And replace with “PWM Jaffer noted that an update on the information on the engineering study for stop signs at the rail crossing will be presented during the strategic planning and until a review is conducted, the stop signs will stay.
- Item 9A add the words “social and economic” in front of barriers

Moved/Seconded

THAT the Regular Council Meeting Minutes of November 16, 2021, be approved as amended.

**CARRIED**

B. Special Council Meeting – November 24, 2021

Moved/Seconded

THAT the Special Council Meeting Minutes of November 24, 2021, be approved, as circulated.

**CARRIED**

**8. Business Arising from the Minutes**

None

**9. Unfinished Business**

A. Follow-Up Action Items from Previous Meetings

No.	Date	Item Description	Action
238	November 16, 2021	Rail crossing stop signs	PWM Jaffer coordinating
239	November 16, 2021	R1 C. Bradbury re: Lions Bay Walkways	PWM Jaffer and CAO DeJong to see how to address the issue
240	November 16, 2021	R2 R. Kisser re: UCB	Councillor Abbott to reply
241	November 16, 2021	R3 K. Buhr/M. Sredzki re: UCB	Councillor Abbott to reply

PWM Jaffer clarified that the Village is legally required to move the stop sign and it is not optional. The Village will be engaging an engineer to provide requirements to ensure intersection safety, per recommended configurations resulting from the study.

PWM Jaffer confirmed that he has asked Transport Canada for an extension until such time as an engineering study is completed to which they have agreed.

**The agenda order was amended to consider item 10Ci**

i. Councillors Abbott and Bain: Urban Containment Boundary Designation

Discussion was held on the wording of the resolution and that Councillor Abbott would present his ideas on changes to the Official Community Plan and Regional Context Statement and then staff would finalize the process.

*Moved/Seconded*

THAT Council directs staff to proceed with the Regional Context Statement Amendment Request process outlined by Metro Vancouver correspondence dated, Monday, November 15, 2021; and  
THAT Council directs staff to draft the Official Community Plan (OCP) Amendment Bylaw, reflecting changes to the Regional Context Statement as recommended by Council; and  
THAT upon completion of the public hearing process, subsequent reading of the OCP amendment and changes to the Regional Context Statement, Council directs staff to notify Metro Vancouver THAT the Village of Lions Bay seeks to amend its land use designation from “general urban” to “rural” to reflect the will of the community based on the November 2021 results from the Have Your Say survey, and that the Urban Containment Boundary be altered in line with this change.

**CARRIED**

**10. Reports**

A. Staff

i. CAO: 2022 Council Meeting Calendar

CAO DeJong presented an overview of the 2022 Council Meeting Calendar, noting dates for the general election.

Discussion ensued on:

- Schedule options: 1<sup>st</sup> and 3<sup>rd</sup> Tuesday
- Consistency, planning and timing
- Impacts on other groups
- Closed meeting takes place earlier to finish earlier
- Audience attendance depends on topics
- Convenience for residents
- Staff efficiency

*Moved/Seconded*

(1) THAT the proposed Council meeting dates for 2022 set out in the attachment to this report be approved by Council;

(2) THAT Council considers publication of the meeting schedule in the Village Update to be reasonably equivalent to that which would be provided by a local newspaper publication if it were practicable; and  
(3) THAT staff publish the 2022 Council meeting schedule in the Village Update and in accordance with legislative requirements.

Moved/Seconded

THAT the motion on the floor be postponed for consideration to the January 18, 2022, regular Council meeting.

**CARRIED**

ii. CFO: ICIP Green Infrastructure – Environmental Quality Grant – Phase 3

Staff presented an overview of the history of the ICIP Green Infrastructure application and noted the application will be resubmitted with improvements.

Staff responded to questions noting the feedback and changes that will be made in the application, such as noting the urgency of the project. Budget changes will be made as well.

Moved/Seconded

THAT the report “ICIP Green Infrastructure – Environmental Quality Grant – Phase 3” be received for information purposes; and  
THAT Council direct staff bring a grant resolution for the Bayview DWIP project at the January 18, 2022 regular Council meeting.

**CARRIED**

iii. 2022 Finance Workplan

CFO Rooke provided an overview of the 2022 Finance Workplan, noting a revised version will be presented in accordance to an agreed upon Council meeting calendar.

iv. Council Strategic Priorities

CAO DeJong provided an overview of Council Strategic Priorities, noting priorities subject to budget.

Staff responded to questions, noting:

- SCADA internal components need to be upgraded to a modern system (web enabled)
- Recycle BC transition to commence in the new year

Discussion ensued:

- Many items, concern with not choosing a top 10
- Emergency program a top priority
- SCADA internal components within the cabinet need to be replaced
- Council to bring top concerns to following Council meeting and place in unfinished business
- Request to bring update on Emergency Services at the January Council meeting

Moved/Seconded

THAT the Information Report, “Council Strategic Planning and 2022 Priorities” be received.

**CARRIED**

v. 2022 Secondary Suite

CFO Rooke presented the secondary suite report, noting the exemption that is required in the bylaw and financial implications will be known during the first year of the program.

Moved/Seconded

THAT Council approve the waiving of the Secondary Suite Fee, commencing in 2022, for registered suites that are rented to a current active volunteer member of Lions Bay Fire Rescue; and  
THAT staff bring the necessary bylaw amendments at the first meeting in January 2022 for three readings.

**CARRIED**

vi. 2021 Parking Enforcement Summary

Discussion ensued on:

- Consideration of reduced fines
- Request to allow for parking for emergency services
- Letters to Council from non-residents
- Not changing fines: people getting the message to stay away
- Staffing options: bylaw officers as screening officers
- More bylaw and less seasonality – no free parking in winter
- Less antagonistic for bylaw
- Resident permits: abuse of system?

CAO DeJong noted that parking is free in the winter, therefore bylaw enforcement is not required. Overview of rationale: justify expense of year round bylaw officer.

Discussion ensued on

- whether a bylaw officer could be employed casually throughout the winter
- many soft costs to program
- Municipal Officer's time: future personnel expectations

Staff expressed concern on the increase of time required to respond to disputes and noted that a fine update will be presented to Council.

Parking plan to be brought back to Council.

vii. Fleet and Equipment Emissions Reduction Targets

PWM Jaffer presented the report on fleet and equipment emissions reduction targets, noting that larger municipalities have more capacity, such as fleet replacement programs.

Discussion ensued on:

- Caution when proceeding due to warranties
- Logistics for obtaining renewable diesel
- When replacement is required, then at that point consideration will be made whether to go with internal combustion engines (ICE) or electric
- Heavy-duty equipment: technology may advance

Moved/Seconded

(1) THAT Council approves and adopts the four steps toward carbon neutrality proposed by Public Works staff in the December 14, 2021, report to Council titled, "Public Works Fleet and Equipment Emissions Reduction Targets, as follows:

- I. Urgently replace aging diesel equipment burdened by poor engine performance and higher noxious emissions with smaller, more efficient engines that come with more stringent emission standards (Tier IV or Tier V) with higher emissions standards wherever possible. If these engines are compatible with R100 fuel, so much the better, but that may still take some time before manufacturers will warranty their equipment with alternative fuels and we may need to be patient in this regard.
- II. Continue to replace Internal Combustion Engines with electric equivalents where research indicates that they will provide the same service levels and that functionality and performance of the

equipment’s peak demand requirements will not be negatively affected.

III. Ensure green purchasing principles are ingrained in the revision to the Municipality’s purchasing policy.

IV. Look to electrifying the Public Works fleet by the year 2035, subject to the comments above regarding functionality and performance.

(2) THAT Council direct staff and the Climate Action Committee work with the Lions Bay Fire Rescue (LBFR) Department to engage in a similar analysis in respect of LBFR’s fleet and equipment and return to Council in due course with recommendations for Council consideration.

**CARRIED**

B. Mayor  
None

C. Council

i. Councillors Abbott and Bain: Urban Containment Boundary Designation  
Considered previously.

D. Committees

i. Minutes from the Board of Variance Meeting from June 1, 2021  
Moved/Seconded  
THAT the Minutes from the Board of Variance Meeting from June 1, 2021 be received.

**CARRIED**

ii. Minutes from the Council Strategy Committee from November 30 and December 1, 2021 – for information

PWM Jaffer noted that grants focused on sustainability are looking for conservation of water projects; Lucent technologies: micro pipe technologies

E. Emergency Services

i. November 2021 Lions Bay Fire Rescue Dispatch Report  
Moved/Seconded  
THAT the November 2021 Lions Bay Fire Rescue Dispatch Report be received.

**CARRIED**

**11. Resolutions**

A. Request for Waiver of Hall Rental Fee

CFO Rooke clarified that the municipal grants will not be approved until March and that Lions Bay Arts will apply in the future for in-kind support to increase efficiency of requests.

Moved/Seconded

THAT Council waives the Hall Rental Fees for the Lions Bay Arts for the ArtSpark! Winter program, running for one hour from 3:45 p.m. to 4:45 p.m. every Monday between January 10 and February 14, 2022.

**CARRIED**

B. Request for Noise Bylaw Exemption

Moved/Seconded

THAT Council grant an exception to Noise Bylaw No. 283, 1998 to allow for live amplified music at the Village Hall on Sunday, December 26, 2021, between 11am and 11pm for a Boxing Day event put on by Lions Bay House Concerts.

**CARRIED**

C. Climate Action Committee Terms of Reference

Moved/Seconded

THAT the Terms of Reference for the Climate Action Committee be amended to provide for up to 7 members-at-large.

**CARRIED**

**12. Bylaws**

A. Bylaw No. 602 – Fees Bylaw No. 497, 2016 Amendment Bylaw No. 602, 2021

Moved/Seconded

THAT Fees Bylaw No. 497, 2016 Amendment Bylaw No. 602, 2021, as amended be adopted.

**CARRIED**

### 13. Correspondence

#### A. List of Correspondence to November 9, 2021

Moved/Seconded

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

<b>Date Rec'd</b>	<b>FROM</b>	<b>TOPIC</b>	<b>ACTION</b>
15-Nov-21	G1 Ministry of Municipal Affairs	Bill 26	Received
15-Nov-21	G2 MP Weiler	Constituency Youth Council	Received
17-Nov-21	G3 S. Haider	Parking Ticket	Received
17-Nov-21	G4 Metro Vancouver	Request from City of Surrey - 228 175A Street	Received
17-Nov-21	G5 Metro Vancouver	Request from City of Surrey - South Campbell Heights	Received
17-Nov-21	G6 Metro Vancouver	Request from City of Surrey - Cloverdale Hospital Site	Received
17-Nov-21	G7 City of Pitt Meadows	Railway and Industrial Operations Taxation	Received
24-Nov-21	G8 MP Weiler	New Horizons for Seniors Program	Received
25-Nov-21	G9 City of Coquitlam	Comments on Metro 2050	Received
2-Dec-21	G10 BC SPCA	Rodenticide prohibition	PWM Jaffer to follow up
18-Nov-21	G11 E-Comm Professionals of BC	Challenges faced at e-comm	Mayor McLaughlin provided an update on e-comm and will provide an update
6-Dec-21	G12 MP Weiler	Enabling Accessibility Fund	Received
15-Nov-21	G13 Forest Enhancement Society of BC	Update on projects	Received
10-Dec-21	G14 Translink	service expansion	Received
9-Dec-21	G15 T. Skalbania	Flooding	Received
November 16 & 29	R1 Hana and Magnus B	Human Feces	To be considered during budget discussion

			Councillor Abbott to respond
17-Nov-21	R2 K Duchene	Interpretive signage	PWM Jaffer to work with Duchene for a new sign  Councillor Abbott to respond
25-Nov-21	R3 W & K Taylor	Highway Noise	Staff to follow up – unfinished business
10-Dec-21	R4 P. Marsh	LB Payroll Inquiry	Mayor McLaughlin noted: fulsome disclosure by staff – Council request staff do a 10 year compensation review from 2012 – 2021, highlighting compensation differentiations

**CARRIED**

CFO Rooke noted that a report on payroll could be provided at the end of February and an exact date could be provided at the next meeting. Item will be added to Unfinished business.

**14. New Business**

None

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

A. Marcus Reuter

M. Reuter thanked Council for taking action on the Urban Containment Boundary issue, referencing public engagement.

**16. Continuation of the Closed Council Meeting, if applicable**

*Not Applicable*

**17. Reporting Out from Closed Portion of Meeting**

As noted above.

**18. Adjournment**

Moved/Seconded

THAT the meeting be adjourned.

**CARRIED**

**The meeting was adjourned at 9:36p.m.**

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

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

**Date Approved by Council: January 18, 2022**