



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, MARCH 1, 2022 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 (via video conference)  
Councillor Jaime Cunliffe (via video conference)

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: 2

Public: 6

**1. Call to Order**

Mayor McLaughlin called the meeting to order at 6:02 p.m.

**2. Closed Council Meeting (6:00 PM)**

Proposed topics for discussion in the absence of the public:

A. Intergovernmental Affairs

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* and where required, the Council does consider that the matters could reasonably be expected to harm the interests of the municipality if they were held in public:

**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:

(g) litigation or potential litigation affecting the municipality;

- (h) an administrative tribunal hearing or potential administrative tribunal hearing affecting the municipality, other than a hearing to be conducted by the council or a delegate of council;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- (n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2).

**CARRIED**

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

Reported in item 17.

**4. Adoption of Agenda**

Moved/Seconded

THAT the agenda be adopted as submitted.

**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. Val Morton regarding the Native Plant Garden

V. Morton presented to Council regarding the native plant garden, noting the faded signage and the opportunity to honour M. Miles' contribution to the garden by renaming the garden.

Discussion ensued on

- supporting the name change to a finalized version, per V. Morton
- cost effectiveness of metal vs. wood

V. Morton to send a picture to Council.

Moved/Seconded

THAT the Native Plant Garden be renamed the Mary Comber Miles Native Plant Garden.

**CARRIED**

B. Richard White regarding the Housing Needs Assessment

R. White presented on the Housing Needs Assessment housing report, noting:

- background of the report
- Belcarra and Anmore have sent their reports to the Province
- feedback has been received from UBCM to prepare more background information, which will be done for Lions Bay if required
- Council needs to receive the report and send to the Province

Discussion ensued on:

- Secondary suites data lack of specification in the report
- Serviced lots: typical attribute applied to lots capable of development
- data is standardized for comparison across the Province to understand housing provisions; generalized survey from the perspective of the Province, not the Lions Bay perspective; Province-funded with instructions to municipalities
- Housing should be accompanied by supportive infrastructure
- Number of households/dwellings: number provided by Metro: includes all kinds of housing. Piece of data standardized across; Metro based rather than provincial
- Secondary suite would be viewed as two households; number is a projection from 2016
- Concerns regarding household number projections
- data includes statistical material provided by the census; meant to be an accurate assessment of data that residents/owners submitted as part of their response to census
- Statscan suppresses sample size less than 10 to ensure privacy and confidentiality of individuals and linked data; indicator of insufficient data
- Devil in details: percentages matter; careful how to present
- Request to add footnotes or addendum to explain the Lions Bay context
- Grant extension due March 31<sup>st</sup>
- Analysis limited to available statistics: methodology standardized and local context will be outlined in the OCP;
- Lions Bay has a mature population that is reflected in the data: income starts to drop as it becomes based on pensions; younger renters or families often have a higher income because both parents are working; regional district has a younger population (R. White to double-check Renter vs. Owner income figures at bottom of first page of Appendix A)
- household is not a house; number would be attainable through variety of housing options
- report reflects data that has been reported by residents in community; may be at odds to data available at municipal hall

- Request of addendum clarifying households is key. Trying to encourage some densification (eg: secondary suites) - worth highlighting that and recognizing effort so Lions Bay is not looked at as a community that does not supply alternate housing

Moved/Seconded

THAT the Information Report, “2021 Village of Lions Bay Housing Needs Assessment Report” be received.

**CARRIED**

Moved/Seconded

That the motion on the floor be amended to include “THAT copies of the Report be forwarded to the Province of British Columbia via the Union of British Columbia Municipalities (UBCM) and to Metro Vancouver”.

**CARRIED**

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

Moved/Seconded

THAT the Information Report, “2021 Village of Lions Bay Housing Needs Assessment Report” be received; and

THAT copies of the Report be forwarded to the Province of British Columbia via the Union of British Columbia Municipalities (UBCM) and to Metro Vancouver

**CARRIED**

Moved/Seconded

THAT Council directs staff to produce an addendum to the 2021 Village of Lions Bay Housing Needs Assessment Report with additional Village data to be appended to the Housing Needs Assessment Report, to be reviewed at the next Regular Council meeting before submitting to the Province via UBCM and to Metro.

**CARRIED**

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

### **A. Regular Council Meeting – February 15, 2022**

The following item was identified as requiring an amendment:

Item 5, strike the first paragraph and replace with

“Councillor Abbott provided an update on the meeting he attended with respect to the BC Utilities Commission hearings on BC Hydro’s Pricing Principles Application. BC Hydro are asking for an interim rate adjustment with a broader rate application in April. Interestingly BC Hydro seem to be accepting that the two-tiered rate structure is punitive, and the rate adjustment request will be applied by increasing the Basic and Step 1 rate, but the Step 2 pricing will remain

unchanged. However, they noted that overall bills may be reduced marginally due to a reduction in the Deferral Account Rate Rider.”

Moved Seconded

THAT the Regular Council Meeting Minutes of February 15, 2022 be approved as amended.

**CARRIED**

**8. Business Arising from the Minutes**

Public Works Manager Jaffer to write Village Update piece regarding pesticides.

**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
242	December 14, 2021	G10 BC SPCA Rodenticide Prohibition	PWM Jaffer to follow up with BC SPCA
247	December 14, 2021	R4 P. Marsh re: LB Payroll inquiry	CFO Rooke to provide a report in March 2022

**10. Reports**

A. Staff

i. CAO: Parking Plan

CAO DeJong presented the 2022 parking plan report, noting the actions staff is taking and have taken to date, the requests for bylaw amendments and enforcement.

Discussion ensued on:

- Unanimous support for year-round meters
- Unanimous support for maintaining fines at \$195
- Rationale for removal of late penalty; unanimous support for maintaining the late penalty at \$240
- Parking areas and compliance
- Resident parking permits: concern for misuse
- Additional bylaw enforcement to start April 1<sup>st</sup>
- Extra signage at entrance to Lions Bay noting parking regulations strictly enforced and fines expensive
- Parking lot fees: rationale for Lions Bay Beach Parking Lot being higher is to encourage increased turnover
- Signage indicating that people will pay more at Sunset Lot vs. on-street parking

Moved/Seconded

THAT Council directs staff to allocate funds towards year-round bylaw enforcement (part-time winter) in the 2022 budget and the 2022-2026 Five Year Financial Plan.

**CARRIED**

ii. 2022 Preliminary Budget

CFO Rooke provided an overview of the operating and capital supplemental requests and responded to questions.

- PW Manager provided clarification that the CN Crossing engineering report/traffic study will be required with or without stop signs
- PW Manager noted that Drainage Study needed to establish rainfall parameters for all streets to enable sizing of ditches and culverts – engineering work to determine volumes of water; Councillor Abbott concerned about spending money on another engineering study that will recommend infrastructure specifications we can't afford
- Councillor Barmeier requested \$5k for a GHG emissions reduction study for the Village Hall, a requirement for the ICIP CleanBC grant application for energy improvements to the building envelope and replacement of the oil furnace
- Mayor McLaughlin requested \$5k for plaques and upgrades for the Memorial Cairn

CFO Rooke was directed to bring the 2022 Preliminary budget back to the March 15 meeting for further discussion with updates to the capital and supplemental requests based on Council direction, noting that a Special Meeting may be required in April to adopt the 2022-2026 Five Year Financial Plan Bylaw

iii. Council Remuneration Report

CFO Rooke presented the Council Remuneration report.

Discussion ensued on Council remuneration.

Moved/Seconded

THAT the report "Council Remuneration" be received for information purposes.

**CARRIED**

B. Mayor

- i. Oceanview Right of Way Lands – CAO to advise of date to bring report outlining options and required next steps for Council direction

CAO DeJong commented on the Oceanview right of way lands, noting:

- Suggestion to bring report first meeting in April
- Overview of steps required prior to consideration of development
- Requirement for understanding single family lot opportunities

- ii. Natural Hazard Assessment Areas/DPAs – CAO to advise of date for subject matter expert to come to a Committee of the Whole meeting  
CAO DeJong provided an overview of the background of previous reports presented to Council and suggested a committee meeting for presentation.

Discussion ensued on:

- Concerns with outcome
- Review materials: have a fulsome discussion and ask questions of an expert
- Concern with inciting fear; caution with hiring consultants to guide Council

CAO DeJong to circulate meeting dates to Council for a Committee of the Whole meeting.

- C. Council  
None

- D. Committees

- i. Trees Views and Landscapes Committee  
Tree Application No. 118 – 231 Bayview Rd.

Moved/Seconded

THAT the Trees, Views and Landscapes Committee recommends to Council  
THAT Council approves Tree Cutting Permit Application No. 118 – 231 Bayview Rd subject to the following:

- a. Topping / Trimming / Removal is to be in accordance with the photos and requested work in the application materials. The tree at the junction of Stewart Road and Bayview Road must be removed completely;

- b. The applicant must clean up and remove all associated debris and notify the Municipality as soon as possible after the cutting to advise that this has been done;
- c. The applicant will contact the owner of #262 Stewart Road to confirm that they have no objection to the work. The owner will then forward this confirmation to the Village Office;
- d. Before and after photos of the work are required
- e. The tree cutting permit shall be valid for one year subject only to confirmation prior to any cutting, or repeated cutting, within that period of:
  - i. compliance with the bylaw restrictions regarding bird nesting season,
  - ii. a traffic control plan approved by Public Works
  - iii. damage deposit, arborist/contractor's WorkSafe BC certificate and insurance in compliance with Municipal requirements, and
  - iv. any other Municipal bylaw requirements

**CARRIED**

**11. Resolutions**

None

**12. Bylaws**

- A. Village of Lions Bay Official Community Plan Designation Bylaw No. 408, 2008, Amendment Bylaw No. 612 – Receipt of Public Hearing Report and Consideration of Third Reading

CAO DeJong presented Bylaw No. 612, noting that it was amended for language improvements from suggestions at the Public Hearing.

Moved/Seconded

- (1) THAT the Request for Decision Report titled "Village of Lions Bay Official Community Plan Designation Bylaw No. 408, 2008, Amendment Bylaw No. 612, 2022 - Receipt of Public Hearing Report and Consideration of Third Reading", issued for the March 1, 2022, Regular Council Meeting, be received;
- (2) THAT Village of Lions Bay Official Community Plan Designation Bylaw No. 408, 2008, Amendment Bylaw No. 612, 2022, as at second reading and following Public Hearing be amended as follows:

- (a) THAT Schedule A be limited to the Regional Context Statement, as amended, and that pages from other parts of the Official Community Plan be deleted from Schedule A;
  - (b) THAT the second paragraph on the 5<sup>th</sup> page of Schedule A be amended by striking the phrase “impacts are hard to quantify” and substituting the phrase “impacts have not yet been quantified”;
  - (c) THAT the third paragraph on the 5<sup>th</sup> page of Schedule A be amended by striking the phrase “The next OCP update will” and substituting the phrase “The Municipality will continue to”;
  - (d) THAT the first paragraph on the 4<sup>th</sup> page of Schedule A be amended by adding the following: “We are proud to have played a supporting role in the creation of Canada’s 19<sup>th</sup> UNESCO Biosphere, the Átl'ka7tsem Howe Sound Biosphere Region”;
  - (e) THAT the fourth paragraph on the 6<sup>th</sup> page of Schedule A be amended by striking the phrase “A draft land use strategy that explored a variety of additional housing forms and locations within Village boundaries was not well received by residents” and substituting the phrase “The Draft 2014 Land Use Master Plan explored a variety of additional housing forms and locations within Village boundaries but was not well received by many residents”;
  - (f) THAT footnote 4 on the 6<sup>th</sup> page of Schedule A be deleted as it references text that is no longer included in Schedule A;
  - (g) THAT the bullet item regarding trails on page 1 of Schedule A be moved from the Village assets section to the Village attributes section.
- (3) THAT Village of Lions Bay Official Community Plan Designation Bylaw No. 408, 2008, Amendment Bylaw No. 612, 2022 be read a third time, as amended; and
- (4) THAT a letter be written to the Metro Vancouver Regional District Board requesting acceptance of the Village of Lions Bay Regional Context Statement, as amended by Village of Lions Bay Official Community Plan Designation Bylaw No. 408, 2008, Amendment Bylaw No. 612, 2022, as at approval of 3<sup>rd</sup> reading.

**CARRIED**

B. Pesticide Control Amendment Bylaw No. 613, 2022

Moved/Seconded

THAT Pesticide Control Bylaw No. 430, 2011, Amendment Bylaw No. 613, 2022 be adopted.

**CARRIED**

C. Bylaw 614 – Board of Variance Amendment Bylaw

Moved/Seconded

THAT Board of Variance Bylaw No. 502, 2016, Amendment Bylaw No. 614, 2022 be adopted.

**CARRIED**

D. Bylaw 615 – Bylaw Enforcement Officer Bylaw Amendment

Moved/Seconded

THAT Bylaw Enforcement Officer Bylaw No. 506, 2016 Amendment Bylaw No. 615, 2022, be introduced and read a first, second and third time.

**CARRIED**

E. Bylaw 616 – Bylaw Notice Enforcement Bylaw Amendment

Council did not proceed with any readings of the bylaw.

**13. Correspondence**

A. List of Correspondence to February 24, 2022

Moved/Seconded

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

G1 Village of Chase	BC Wildfires Petition Letter of Support	Received
G2 Variety - the Children's Charity	Show of Hearts Telethon	Received
G3 MP Weiler	Canada Learning Bond	Received
G4 MP Weiler	Public Transit Investment	Received
G5 L. Macphee	Learning Assignment	Will send a souvenir
G6 Town of Oliver	BC Wildfires Petition Letter of Support	Received
R1 H. Berendes	House cats	Councillor Bain to speak with bird

		friendly group and respond
R2 C. Little	Parking	Councillor Bain to respond
R3 A. Bradshaw	Parking	Councillor Bain to respond
R4 R. Caspersen	Parking	Councillor Bain to respond

**CARRIED**

**14. New Business**

None

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

A. Marek Sredzki

M. Sredzki commented on his concerns with the housing need assessment report.

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

N/A

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

Mayor McLaughlin reported that Council directed staff to seek consideration of Lions Bay's request for the RCS amendment at Metro Vancouver's April Planning Committee meeting and May Board meeting.

**18. Adjournment**

Moved/Seconded

THAT the meeting be adjourned.

**CARRIED**

*The meeting was adjourned at 10:41 p.m.*

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Mayor

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Corporate Officer

Date Approved by Council:	March 15, 2022
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