



2021 Annual Report

Village of Lions Bay
For the Year Ended December 31, 2021

Mayor's Message

On behalf of Council

A second year of COVID-19 challenges continued through 2021. There were periods of optimism and hope but we closed the year in the presence of the fifth and most virulent wave of the pandemic.

The year also brought significant climate activity. Many communities and individuals around BC were impacted by unprecedented extreme weather events that brought intense rainfall, catastrophic flooding, mudslides, wild fires, and high winds. Lions Bay only suffered through the heat dome. I know all of us realize how lucky we are on our Howe Sound hillside.

Throughout the pandemic and weather issues our dedicated and hard-working staff, Lions Bay Fire & Rescue, and Search & Rescue continued to keep us safe and operated at a high level throughout the year.

Council continued to be very infrastructure and financially focused. The 2021 Capital Expenditure Plan was \$5.25 million. The status of the largest items is:

- Three pressure reducing valves, required to keep the water pressure at a safe operating level and to ensure adequate fire flows to the Village, budgeted at \$981K and have been completed.
- Bayview Road Drainage and Water Improvement Project – Costing all in \$2.262 million, our grant was unsuccessful.
- LB Beach Park Revitalization Project – Budgeted at \$1.07 million. Our \$785K Fed/Prov grant was successful. We will begin construction in 2022.
- Emergency Building Expansion and Retrofit budgeted at \$499K. This 100% grant was successful. Construction will begin in 2022.
- Lions Bay Avenue Connector Project budgeted at \$275K, 75% financed by Translink, will proceed with Community engagement before construction begins in 2022.

The CN Railway Crossing at Kelvin Grove and Brunswick Beach were upgraded for a cost of \$119K offset by a \$51.9K CN grant.

Our lot in Upper Kelvin Grove sold in March for \$695K with net proceeds of \$398k to be utilized for future infrastructure spending.

For a 3rd consecutive year, a 3% general tax increase which covered our operational needs and a 10% Infrastructure levy were in effect.

In 2021 Lions Bay celebrated it's 50th Birthday. The 50th Anniversary Committee hosted a wide variety of events and initiated a number of Community amenities to make our birthday memorable.

Residents continued to make a difference in 2021. Our Climate Action Committee was formed and are making their presence felt. Bear Smart and Bird friendly groups took on educational responsibilities to make us a better place to live. Emergency Support Services was reinvigorated.

Notwithstanding the positive feeling that 2022 appears to be bringing, please continue to be vigilant with your personal safety and those around you until we are sure we have vanquished COVID-19.

Regards,



Ron McLaughlin
Mayor of Lions Bay



Governance

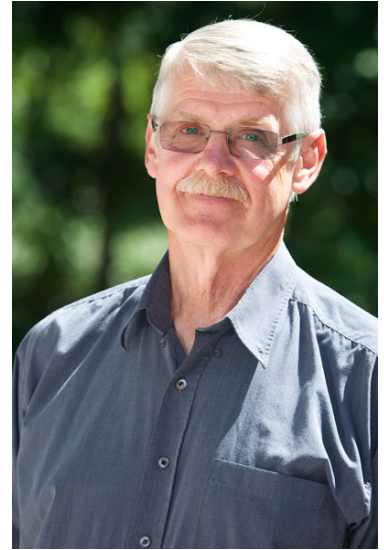
2018-2022 Council



Mayor Ron McLaughlin



Councillor Neville Abbott



Councillor Fred Bain



Councillor Norm Barmeier



Councillor Jaime Cunliffe

Portfolios, Committees and External Bodies (2021)

Mayor Ron McLaughlin

Portfolio: Strategic Planning; Financial Sustainability; Municipal & Regional District Partnerships

| Committees: The Mayor is a member of all Committees of Council

| External Bodies: Appointed by Council as Member, TransLink Mayors' Council and as Director (all Metro Board functions except Sewer & Drainage District and Water District); Appointed by Metro Chair as member of Climate Action Committee, Pacific Parkland Foundation (Metro Parks), Electoral Area A Sub-Committee; and Aboriginal Relations Committee. Appointed by TransLink Mayors' Council Chair to the Finance and Governance Committee

Councillor Neville Abbott

Portfolio: Strategic Planning **| Committees:** Curly Stewart Memorial Award (Chair); Infrastructure; Emergency Planning

Councillor Fred Bain

Portfolio: Infrastructure; Emergency Services; Strategic Planning **| Committees:** Infrastructure (Chair); Emergency Planning

Councillor Norm Barmeier

Portfolio: Strategic Planning **| Committees:** Infrastructure, Climate Action

Councillor Jaime Cunliffe

Portfolio: Strategic Planning; Volunteer Liaison **| Committees:** Climate Action

2021 Council Committees

Curly Stewart Memorial Trust Fund Award

- Neville Abbott (Chair)
- Joan Coert
- Carole Conlin
- Jenny Hetherington
- Kit McLean
- Hugo Van Hoogstraten

Emergency Program Committee

- Neville Abbott
- Fred Bain
- Ron McLaughlin
- Andrew Oliver
- Tina Schneider
- Robert Whitney (Chair)
- Peter DeJong, CAO
- Nai Jaffer, Public Works Manager

Infrastructure

- Neville Abbott
- Fred Bain (Chair)
- Karl Buhr
- Norm Barmeier
- Tony Greville
- Ron McLaughlin
- Brian Ulrich

Trees, Views and Landscapes

- Jay Barber
- Jim Cannell
- Mike Jury
- Ron McLaughlin
- Simon Waterson (Chair)

Climate Action Committee

- Norman Barmeier (Chair)
- Jaime Cunliffe (Chair)
- Norman Ergetowski
- Clara George
- Christina Lee
- Rebecca Loyo Mayo
- Jon Povill
- Ruth Simons
- Greg Weary
- Jon Westcott

50th Anniversary Celebration

- Lori Atherton
- Jaime Cunliffe
- Anne Crosthwait
- John Dudley
- Rose Dudley
- Katelynne Katona
- Ron McLaughlin
- Vanessa McLaughlin
- Ute Philips (Chair)
- Joanne Ronsley
- Ingrid Wray

Other Statutory Boards (2021)

Board of Variance

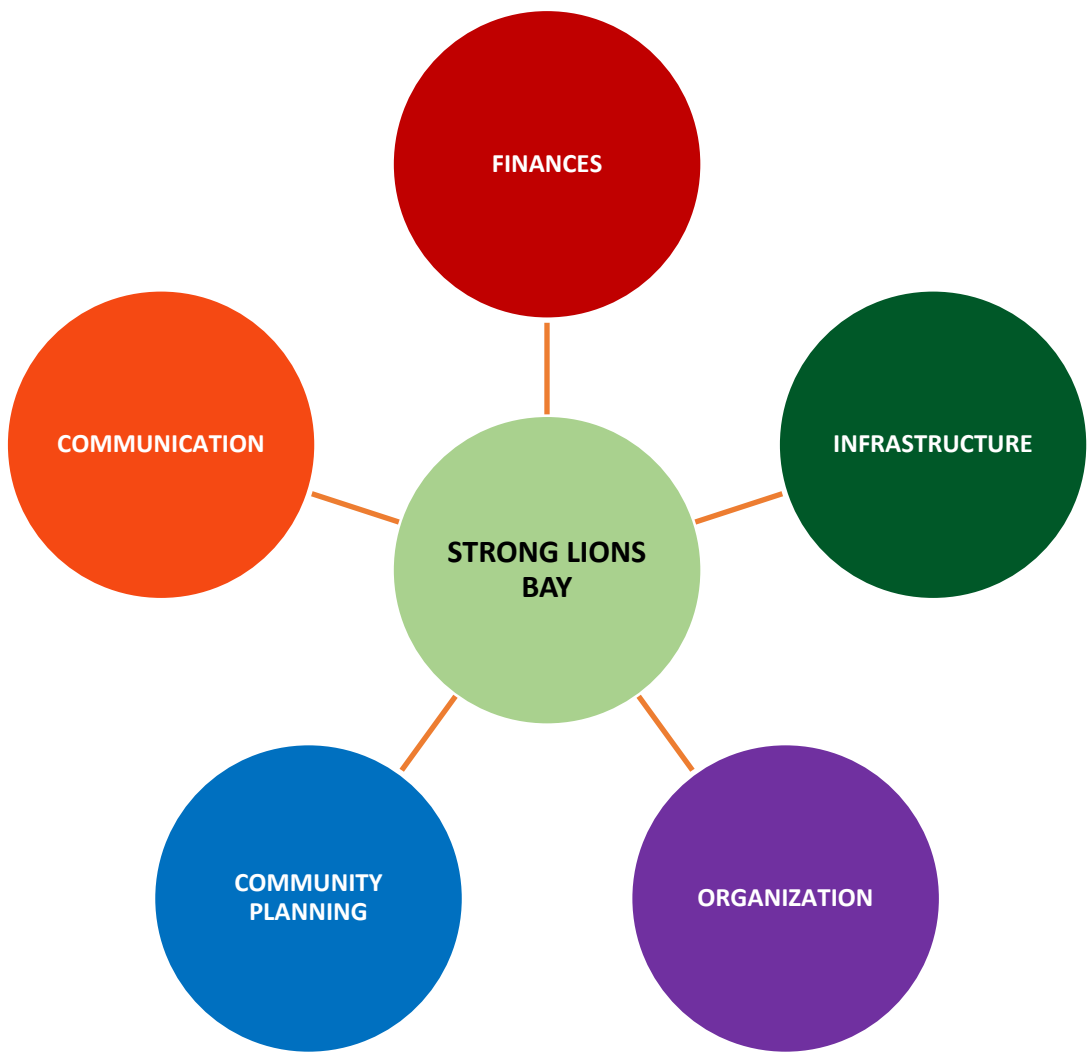
- Morgan Gatto | Ian Mackie (Chair) | Peter Wreglesworth

Council Priorities

Each of the strategic focus areas with goals and priority actions is outlined below with target timelines set out as:

- Short Term – 1-2 years
- Medium Term – 2-4 years
- Long Term – over 4 years (next Council)

The following tables in each section outline the results of each focus area in 2021.



Infrastructure Objectives

GOALS	PRIORITY ACTIONS	TARGET TIMELINE	Where we are at
<p>Adequately resource maintenance of existing Lions Bay infrastructure and infrastructure spending based on the long-range priorities of the Infrastructure Master Plan.</p> <p>Identify and meet service standards and best practices appropriate to the needs of Lions Bay.</p> <p>Meet critical standards and industry best practices as they continue to evolve.</p>	a. Incorporate key PRVs into CWWF project and complete	Short Term	Completed.
	b. Apply for next round of infrastructure grant funding	Short Term	Re-applied for Bayview DWIP (Drainage Water Infrastructure Project)
	c. Explore options to meet communications needs for infrastructure	Short Term	Ongoing
	d. Advance Lions Bay Avenue Connector Project using 75% grant funding for Park & Ride Bus Shelter and multi-use trails connecting to Kelvin Grove and Lions Bay Beach Park.	Short to Medium	Ongoing
	e. Implement Phase 1 of Lions Bay Beach Park improvement project, using Water-Access Capital Reserve funds where possible.	Phase 1 - Complete Phase 2 – Short to Medium Term	Phase 1 – Complete Phase 2 – 1 st Grant intake unsuccessful; 2 nd intake successful.
	f. Support the UBC long-range watershed hydrology study and explore options to meet communications needs of study	Ongoing	Ongoing
	g. Kelvin Grove WWTP replacement study	Short Term	Completed.
	h. Develop Stormwater Management Plan	Short to Medium Term	Ongoing

Financial Objectives

GOALS	PRIORITY ACTIONS	TARGET TIMELINE	Where we are at
<p>Ensure the municipality has adequate long-term financial resources to sustain core work and strategic priorities.</p> <p>Pursue a capital reserve policy to meet the requirements of a comprehensive Asset Management Plan.</p> <p>Utilize grant and debt funding for spending on new and replacement assets for future generations, and eligible funding for operating costs and addressing the infrastructure gap.</p>	a. Apply for all suitable Infrastructure Grants	Ongoing	Ongoing
	b. Advocate for small community concessions on gas tax and rural allowances – Manage COVID-19 Recovery Funding	Short Term	Ongoing
	c. Continue work on a comprehensive Asset Management Plan and pursue grant funding for next phase	Short Term	Ongoing Grant application successful.
	d. Complete sale of municipally owned lot in Upper Kelvin Grove.	Short Term	Completed in 2021
	e. Support capital projects through available financing options	Short to Medium Term	Ongoing

	f. Support PRV projects under expanded CWWF through loans under current Loan Authorization Bylaw	Short Term	Complete – PRV project financed via CWWF grant and MFA loan
	g. Do preliminary work for any potential future road closure bylaws.	Short to Medium Term	Ongoing
	h. Consider additional sources of revenue (such as expanding the tax base) and what is required to implement them to address long-term financial sustainability.	Short to Medium Term	Ongoing

Planning Objectives

GOALS	PRIORITY ACTIONS	TARGET TIMELINE	Where we are at
Continue to enhance and implement the Official Community Plan (OCP) to produce a prosperous, diverse, and vibrant complete community, accessible to residents and welcoming to visitors.	a. Adopt a new local Building Bylaw complying with new provincial Building Act.	Short Term	Reviewing prior to draft bylaw
	b. Apply for provincial License of Occupation for W2 Water Zones.	Long Term	Future work
	c. Consider natural hazards Development Permits and associated OCP amendment.	Short Term	Ongoing review prior to bringing forward
	d. Complete Community Amenity Contribution (CAC) policy.	Short Term	Ongoing review prior to bringing forward
	e. Develop and implement initiatives with SD45 to keep Lions Bay School open.	Short Term re: next steps	Continuing to promote school enrollment
	f. Scope the effort to inventory, assess condition and manage trails in Lions Bay.	Short Term	Ongoing
	g. Develop a Boulevard Encroachment Bylaw to address encroachment and vegetation.	Short Term	Ongoing review prior to draft bylaw & consultation
	h. Further develop the Emergency Management Plan.	Short Term	Additional Annexes ongoing
	i. Negotiate long-term provincial lease at Upper Brunswick, plan move of Public Works Yard there, complete community consultation for redevelopment of the existing site.	Short Term	Ongoing – application submitted
	j. Support initiatives protecting glass sponge reefs in Howe Sound, establishing Howe Sound as a UNESCO Biosphere Region	Ongoing	Glass sponge reefs in Howe Sound are now protected under marine refuge status & Biosphere announced

	k. Work with Sea-to-Sky communities towards intra-region transit.	Ongoing	Initiative on hold pending Provincial government support
	l. Work with TransLink on service improvements to Lions Bay	Short Term (Advocacy)	Obtained commitment for service hours expansion – delayed due to Covid
	m. Through advocacy & representation, address high noise and excessive accident risk on the Sea-to-Sky Hwy.	Short Term (Advocacy)	Ongoing
	n. Work with 50 th Anniversary Committee to promote Village-wide celebrations	Short Term	Completed
	o. Council Consideration of options for future of Oceanview Road ROW	Short Term	Ongoing review
	p. Hire a consultant to do a Housing Needs Assessment (req'd for grant funding through UBCM to meet new statutory requirements per s.585.1-.4 of LGA)	Short Term	Completed
	q. Plan for future OCP Update	Short Term	Next Council
	r. Electric Vehicle Charging Station Project – Proceeding with preliminary requirements pending grant application	Short Term	Ongoing – first grant application unsuccessful – planning for next opportunity ongoing
	s. Climate Action Initiatives - Councillors Barmeier and Cunliffe offered to co-chair a select committee to review goals, objectives, opportunities, costs, resources required and recommend a strategy to address our Climate Action responsibilities	Short Term	Ongoing in 2021
	t. Parking Plan 2021	Short Term	Implementation of On-Street Parking and increased BEO hours
	u. Urban Containment Boundary (Metro) – Municipality to explore options and impacts of urban vs. rural designation	Short Term	Public consultation and strategic direction to amend RCS to rural and apply to Metro for approval

Communications Objectives

GOALS	PRIORITY ACTIONS	TARGET TIMELINE	Where we are at
Facilitate an informed and engaged public by proactive and transparent communication.	a. Utilise outside consultants for select community consultations.	Ongoing	Ongoing
	b. Promote Website, Village Update and Lions Bay Alert	Ongoing	Ongoing
	c. Improve public consultation & communication on Council priorities	Short Term	Ongoing

Organizational Objectives

GOALS	PRIORITY ACTIONS	TARGET TIMELINE	Where we are at
Support a motivated, fulfilled, high-functioning and stable staff organization capable of innovatively meeting the core work and statutory requirements of the organization and Council's strategic priorities.	a. Build staff skills in customer service, communication, administration, planning, finance, IT, records management & emergency management.	Ongoing	Updated Emergency Plans and succeeded on grants to assist increased emergency response capacity
	b. Maintain existing staffing levels but consider planning needs	Ongoing	Ongoing
	c. Commence strategic planning for LBFR service levels.	Medium Term for LBFR Strategic Planning	Ongoing
	d. Build relationships with local First Nations	Ongoing	Ongoing

2022 Objectives

- Implement the three main grant funded infrastructure projects for the Lions Bay Beach Park, the Klatt Emergency Building Expansion and Retrofit, and the Lions Bay Avenue Connector.
- Complete Phase III of the grant funded Asset Management Plan.
- Complete the process with Metro to change Lions Bay's land use designation under the Regional Growth Strategy from General Urban to Rural and see to the removal of the Village from the Urban Containment Boundary.
- Continue to work at the creation of a long-term climate action strategy with short, medium and long-range goals and objectives and research opportunities for grants and other opportunities to implement priority actions.
- Continue to address gaps in the Emergency Program and develop a strong emergency support network for the Village.

Message from the CAO

Happy 50th Anniversary Lions Bay! Things have certainly changed since Colonel John Nicolson, Lt. Governor of BC, on the advice of Dan Campbell, Minister of Municipal Affairs, with the approval of Premier W.A.C. Bennett, signed the letters patent bringing into being the Village of Lions Bay, effective January 2, 1971. The sleepy seaside village, accessible only by boat in its early days of development, subsequently grew into its own shoes, a rural community of hardy souls who wished (or had) to remain within reasonable driving distance to the city, but wanted to be closer to nature than the quickly developing metropolis of the Greater Vancouver Regional District.

It would've been around that time, as a teenager in the early 70's, that I recall coming out to Lions Bay with my parents to visit their friends, Dr. and Mrs. Bell on Lions Bay Avenue, and being amazed by their private tennis court. Their son, Matt, was a classmate in my elementary school one year in South Vancouver and I had an affinity for Lions Bay thereafter as my parents did the weekend warrior routine to Whistler in those days. Another elementary school classmate ultimately lost most of his family in the M Creek Bridge collapse a few years later, so I certainly had mixed emotions about the little community perched on either side of a winding highway that used to make me car sick on a regular basis as a kid.

Those thoughts were with me when I came to Lions Bay in January 2016 as the new CAO. Prior to getting here, I'd heard through the grapevine that the Municipality's finances were somewhat precarious and was relieved to find a Council intent on addressing its infrastructure deficits and long-term financial sustainability. That commitment has carried through to this Council. Those are big challenges for any community, let alone one as small as Lions Bay where it can be a challenge just to keep up with all the core work and legislative responsibilities of being a municipality. But sometimes, we also need to stop and take stock of the lifestyle needs of the community, the reason you are all here.

I have been reminded of all these things over this past anniversary year. The perseverance of long-time residents and volunteers continuing to give of their own time for the sake of their community. The desire to see a better world reflected through the natural surroundings of the land around them. Leaders who have shown the world the amazing Howe Sound region in which we live, succeeding in having it proclaimed a UNESCO Biosphere Region: Átl'ka7tsem.

Residents over the past year reminded us all of the importance of community identity and the need to preserve that identity in the core planning documents of the Village and its regional partners in the Metro area. The Village is at heart a rural community and has proclaimed as much to the Metro Vancouver Board in an amended Regional Context Statement aligning the Village's Official Community Plan with the Regional Growth Strategy.

But Lions Bay has even bigger challenges ahead. Namely, how will the Village preserve its rural, small-town charm and character *and* provide for its long-term financial sustainability? Over the course of the coming year, the third installment of the Asset Management Plan will add clarity to the scope and challenges of maintaining and ultimately replacing the Village's infrastructure, buildings and other tangible capital assets. How will these presently unfunded, long-term liabilities be financed? How

will the Village's Official Community Plan evolve to address these challenges? These are the conversations that lay ahead for the community as it looks down the road and considers the vision for the Lions Bay of 2046 and 2071!

For me, it's been a pleasure to work with the respective Mayors and Council members over the past two terms and I look forward to working this year on delivering the major projects in the pipe, running a smooth general election in the fall and tackling the challenges ahead with a reinvigorated Council and staff. The Village is fortunate to have caring and dedicated elected officials, professional staff, amazing volunteers and an engaged community. Happy 2022!



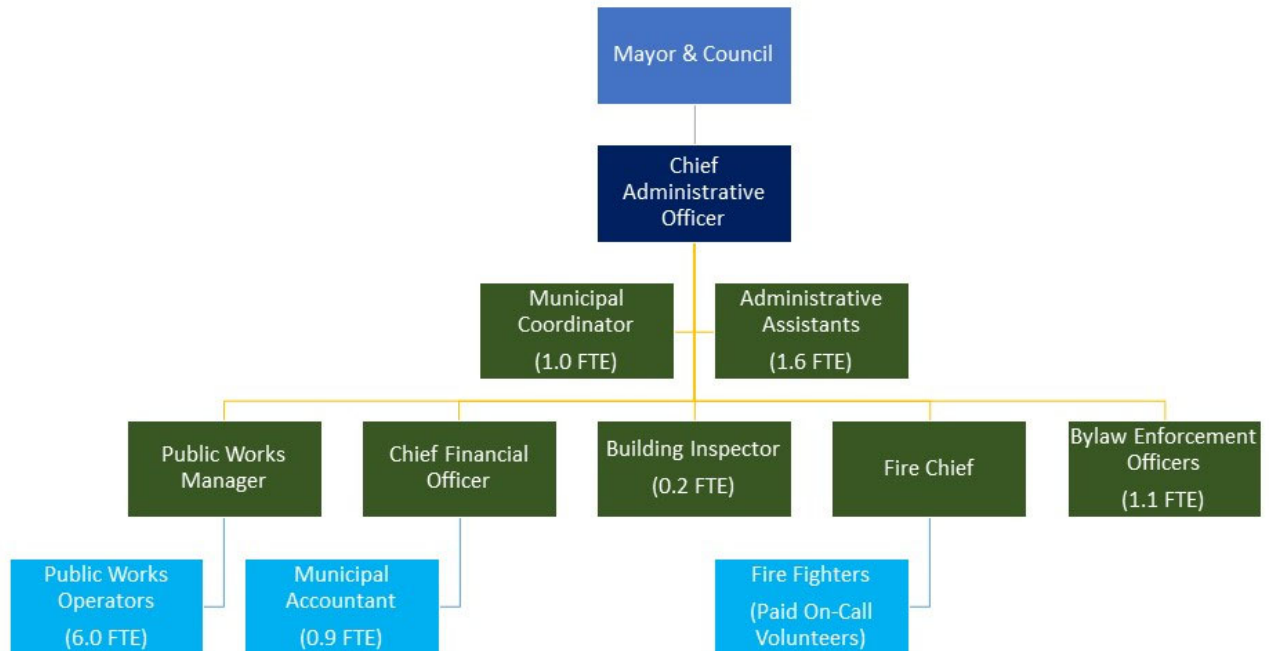
Peter DeJong
Chief Administrative Officer



Department Overview



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



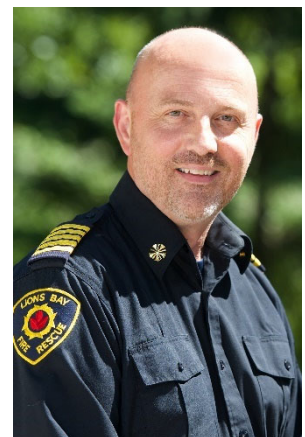
Chief Administrative Officer
Peter DeJong



Public Works Manager
Naizam Jaffer



Chief Financial Officer
Pamela Rooke



Fire Chief
Andrew Oliver

Department Overview

Administration

The administrative department provides service to the residents of Lions Bay, legislative and administrative support to Council and its Committees; communications; planning and building services; and permits and licensing services.

2021 Highlights

- Continuing to adjust all inside and outside operations to respond to changing public health orders

2021 Statistics and Key Performance Indicators				
	2021	2020	2019	2018
Actionable Resolutions passed by Council in an open meeting	165	148	144	181
Bylaws Adopted	19	18	13	17
Policies Adopted	2	4	4	3
Freedom of Information Requests Completed	1.5	7	8	3
Freedom of Information Request Hours Utilized	1.5	14	10	3.5
Freedom of Information Billable Hours	0	0	2.5	0
Website – Average Views/Month	8,144	7,681	6,458	6,489
Website – Average Users/Month	2,738	2,260	1,566	1,466
Village Update – New subscribers*	55	97	132	58
Village Update – Average Open Rate	68%	70%	70%	69%

*Village Update – Current Number of Subscribers: 901

2021 Building Statistics				
Year	# Permits Issued	# New Builds	# Renovations	Construction Value (\$)
2017	33	5	28	8,369,174
2018	18	0	18	3,939,850
2019*	28	4	24	8,877,805
2020	22	1	21	2,641,262
2021	25	2	23	3,701,800
*2019 includes \$2,711,000 for a Municipal Project				

Finance

The Finance Department provides financial services to the municipality and maintains and communicates financial information to the public, council, and staff.

Key responsibilities include:

- Accounting Services – accounts payable and receivable, banking, cash management
- Payroll Services – bi-weekly payroll processing and remittances, benefits administration, year-end reporting
- Revenue and Collections – utility and property tax billing and collection, rate setting, remittance of taxes collected on behalf of other tax authorities, including school tax, administration of deferment program
- Purchasing - procurement and risk management
- Financial Reporting – preparation of annual financial statements, quarterly financial reports, monthly grant reporting, annual local government data entry submission (LGDE), annual statement of financial information (SOFI)
- Financial Planning – preparation of annual budget and five-year financial plan
- Financial Bylaws – Water, Sewer and Solid Waste User Rate Bylaws, Five Year Financial Plan Bylaw, Tax Rates Bylaw, Fees Bylaw
- Asset Management

The department is comprised of two staff (1.90 FTE's): the Chief Financial Officer and the Municipal Accountant, with assistance provided by administration staff.

2021 Highlights

- Implemented the online BC Homeowner Grant Centralization Program through the Province
- Continued the records management project, digitizing the property tax files
- Implemented the additional payment option of a debit machine in the Village Office
- Completed the land sale of 35 Kelvin Grove Way
- Submitted successful grant applications for:
 - UBCM CRI Fire Smart Community Funding
 - FCM Municipal Asset Management Program – Asset Management Plan Phase 3
 - ICIP COVID-19 Resilience Infrastructure Program – Klatt Fire Hall Expansion and Retrofit
 - ICIP Community, Culture and Recreation Program – Lions Bay Beach Park Revitalization Project
 - ICBC – Road Improvement Grant

2022 Objectives

- Implement a new violations management software to coordinate all bylaw tickets and payments
- Perform condition assessments of the Village's buildings to assist with asset management and to meet property insurance requirements
- Continue to pursue grant opportunities to help fund infrastructure projects including:
 - ICIP Green Infrastructure Environmental Quality – Bayview Road Drainage and Water Improvement Project
 - ICIP Clean BC Communities Fund – Increased Energy Efficiency of Village Hall
 - UBCM Community Emergency Preparedness Fund – Emergency Support Services
- Finalize implementation of PSAB 3280, a new accounting standard covering asset retirement obligations (ARO)
- Implement additional cyber-security features to protect the Village's IT assets
- Continue the records management project, digitizing archived records and improving the internal e-filing system
- Continue to work with the Fire Chief to enhance the administrative capacity and efficiency of LBFR



Public Works

The Public Works Department is responsible for the operations and maintenance of the Village of Lions Bay's assets including buildings, parks, open and public spaces, foreshore and beaches, roads, bridges, drainage, water, and sewer networks. Public Works is staffed by a complement of 6 full time employees and their manager. This group of well-trained and competent employees provides a broad spectrum of services that contributes to making the Village a safe, well-functioning, and beautiful place to live.

For a second year in a row, COVID dominated our lives through vaccinations and variants including delta and omicron. We also saw an unprecedented and deadly heat dome that brought about wildfires during the summer, catastrophic flooding caused by torrential rains in the fall, followed by significant snowfall in the winter. Throughout these challenges Public Works staff continued on with their operations and maintenance of Village infrastructure.

On the project management front, three critical pressure reducing valve stations on Upper Bayview, Mountain Drive, and Bayview by the school were substantially completed. On the paving front, the 2021 program to repave Islevue had to be postponed due to the inclement weather. Public Works also managed the reconstruction of the railway crossings on Tidewater Way and Brunswick Beach Road. In addition to these works, Public Works completed a variety of projects outside of our core services, some of which included:

- Ultraviolet upgrades to two UV reactors at the Harvey Creek Treatment Plant
- Reconstruction of the Kelvin Grove Community Garden
- Construction of an entrance garden at Brunswick Beach

On the operations and maintenance front, Public Works staff did their best to continue with their prescribed annual work program focusing on the key areas of Water, Wastewater, and Parks and Grounds. Unfortunately, an ever-increasing volume of visitors led to an increased level of response to parking issues that resulted in a significant time sink for staff.

In 2021, Public Works acquired additional speed radar signs in order to better understand the scope of traffic issues in different neighbourhoods within Lions Bay. Over a 37-day period between April and May of 2021, staff installed one of these radar signs near 130 Mountain Drive in an attempt to quantify the visitors to the Sunset Trailhead and obtained the following data:

	Both Directions	Travelling East	Travelling West
<i>Traffic Count</i>	18,466	9,342	9,124
<i>Average speed (km/h)</i>	27	23	31
<i>85% of traffic travel speed (km/h)</i>	37	34	39
<i>Maximum recorded speed (km/h)</i>	52	46	52

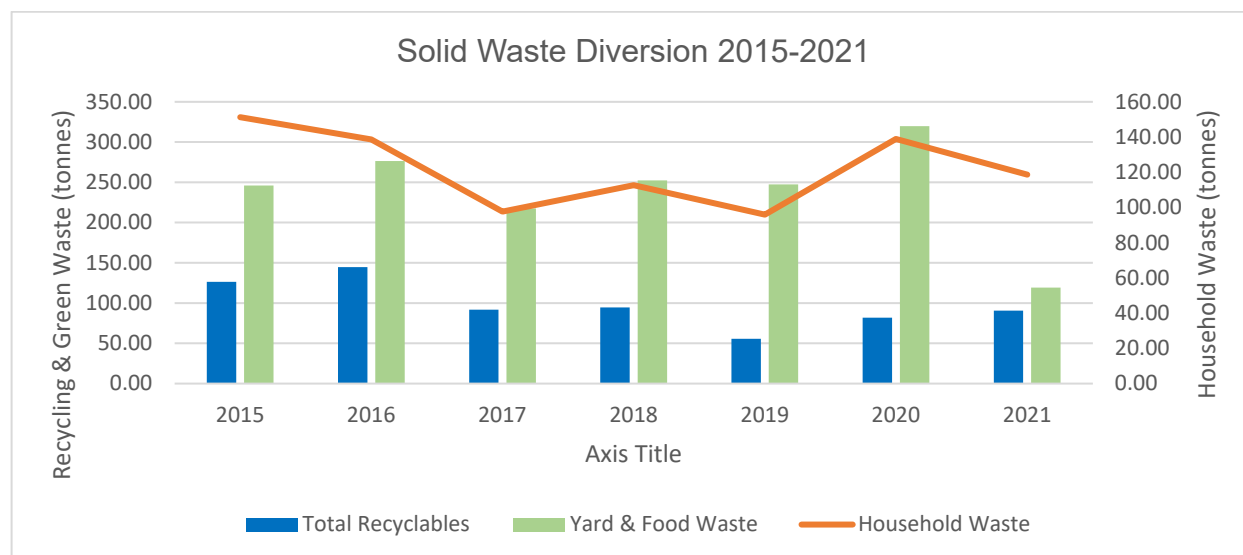
Similarly, two trail counters were installed on the trails leading from the Sunset Trailhead to the Lions and Tunnel Bluffs. The following data was derived from August to December of 2021:

<i>Site</i>	<i>Aug</i>	<i>Sep</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec</i>	<i>Total (2 ways)</i>
<i>Sunset Trail Head</i>	10,513	5,154	3,568	1,601	1,752	22,588*
<i>Tunnel Bluffs Branch</i>	6,780	2,346	1,649	870	1,693	13,338*

* data represents travel in both directions i.e. going up and then coming down.

2022 is shaping up to be another busy year with a significant capital workload coming our way. Planned non-core projects include completion of the paving on Isleview as well as the 2022 paving program, initiation of the reconstruction of the Lions Bay Beach Park and the Lions Bay Avenue Connector Project.

Public Works Metrics for 2021



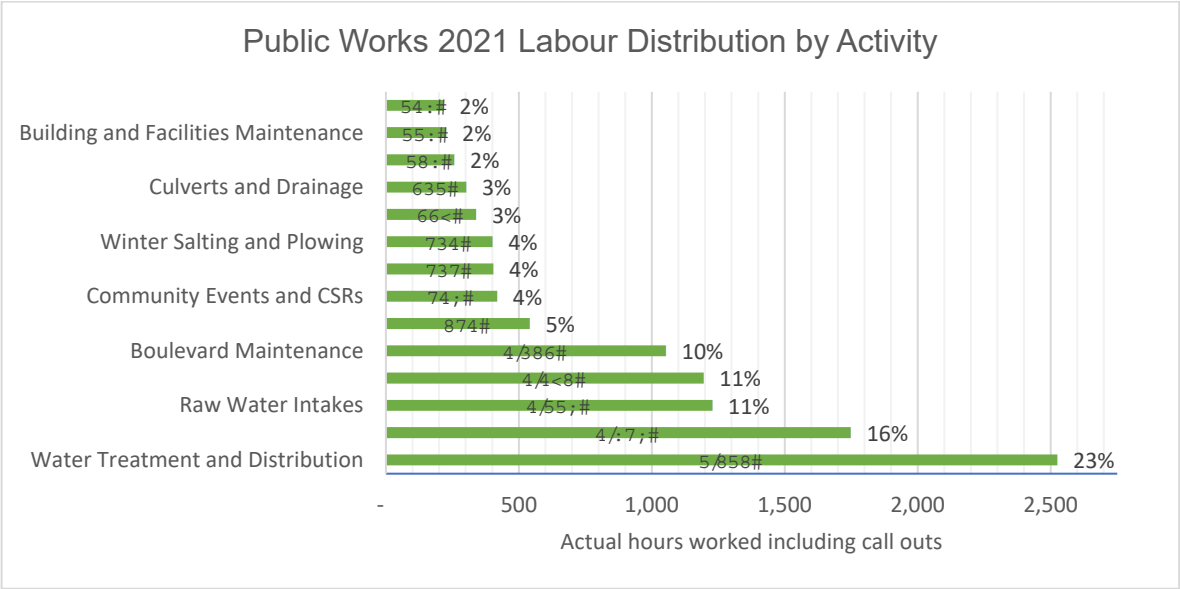
	2021	2020	2019	2018	2017
<i>Service requests (CSRs) addressed</i>	811*	378	460	375	206
<i>Fire Hydrant teardowns ("A" Service)</i>	20	29	-	-	-
<i>Leaks addressed (municipal side)</i>	3	4	2	1	4
<i>Leaks found (private side)</i>	4	7	9	9	6
<i>BC One-Call Locates</i>	40	30	27	25	30

*Prior to 2021, only Customer Service Requests to the Office and then relayed to Public Works were counted. Beginning in 2021, customer service request from all sources, including email and phone calls have been included.

Customer Service Requests Breakdown:

Category	Count
<i>Building and Facilities Maintenance</i>	76
<i>Bylaw Enforcement</i>	37
<i>Celebrations, Events, and Customer Service</i>	133
<i>Drainage and Flood Control</i>	52
<i>Environmental Management</i>	11
<i>Fleet and Equipment</i>	7
<i>Parks and Grounds</i>	79
<i>Permits / Building Permits</i>	31
<i>Roads and Transportation</i>	97
<i>Snow and Ice Control</i>	5
<i>Solid Waste and Recycling</i>	41
<i>Traffic Control and Parking</i>	101
<i>Tree Cutting / Vegetation Management</i>	38
<i>Wastewater Collection and Treatment</i>	22
<i>Water Supply and Distribution</i>	87

The hourly distribution of staff labour for 2021 is represented in the following chart:



Lions Bay Fire Rescue

Lions Bay Fire Rescue (LBFR) is responsible for fire protection, rescue services, first responder medical aid and fire prevention in the Village and on Highway 99. LBFR are the first responders to a variety of emergency and non-emergency incidents. They respond not only to fires but also medical emergencies, motor vehicle accidents, technical rescues, forest interface, and much more. They are highly trained and cumulatively volunteer over 2050 hours each month in training, shift weekends, and emergency response. The volunteers train every Wednesday night and one full weekend every month demonstrating a high level of dedication.



2021 Highlights

- Continued meeting with both SLRD/CVRD re neighboring communities
- Purchase a new Rescue 63 Command Small Engine
- Managed to keep the fire department operational throughout the whole year during this pandemic. Continued training, when possible, via Zoom training
- Kept up COVID OGs reflecting current restrictions. Broke up department into cohorts to better be able to stop spread should members got infected, and to ensure call response in case of exposure.
- Cancelled Firefighter Day due to Covid but managed to canvas for donations via virtual raffle ticket sales and canvassing for donations.
- Performed training in burn building with excellent results
- Successfully finished putting 8 members through officer team leader courses
- In the process of revamping all OGs that govern the department
- Conducted Fire board meetings quarterly

2022 Objectives

- Continue working on a 5-year strategy for the department, including recruiting residents
- Continue developing a plan for replacing both Fire engines as they are over 20 years old.
- Continue strong culture of training every shift weekend to provide more opportunities for practicing the many skills needed to perform our duties
- To complete in depth yearly Auto -Extrication course
- Planning to hold a small Firefighter Day. One that can be cancelled quickly if needed, but should be pleasant for Lions Bay residents and permit some fundraising
- Finish roof on second structure at pit
- Finding more accommodations for new members as housing is a real issue and we are operating at low numbers.
- Guide and help homeowner members finish their Fire education (Exterior Operations)

- Hosting a multi department *Resilient Minds* Course which focuses on coping skills for first responders. This course will also enable some of our long standing members to be able to teach the course in the future.

Statistics & Key Performance Indicators	2021	2020	2019	2018	2017
Motor Vehicle Accidents:	29	25	30	32	46
Medical Responses:	41	18	33	29	38
Structure Fires:	1	2	4	0	2
Miscellaneous Events:	43	37	43	50	31
Total Calls for Service:	114	82	110	111	117
Provincial Emergency Program Reimbursements	\$11,353	\$10,469	\$11,045	\$10,110	\$16,085

Police

Policing services are provided to the Village by the Sea to Sky RCMP Detachment, located in Squamish. The Village sees an extremely low crime rate, with the highest number of calls for service related to traffic incidents and abandoned 9-1-1 calls.

Statistics & Key Performance Indicators**	2021	2020	2019	2018	2017
Calls for Service	466	432	416	473	465
Crime Against Person	6	7	4	4	1
Robbery	0	1	0	0	0
Domestic Violence – No Assault	6	3	3	11	1
Assault	4	8	2	2	4
Property Crime	28	37	39	50	24
Other Criminal Code*	12	11	8	13	7
Total Collisions	23	33	25	33	36
Collisions (Hwy. 99 only)	22	31	19	29	35
Impaired Drug/Alcohol Infractions	12	14	11	6	21

*Includes other Criminal Code offences such as Bail Violations, Weapon Charges, and Obstruction etc.

** Statistics include founded reports (investigation determines the incident occurred) and unfounded reports (investigation finds the incident did not occur)

Bylaw Enforcement

The municipality's primary goal is to achieve bylaw compliance through dialogue and education. The Village normally employs two Bylaw Enforcement Officers on a part time, seasonal basis between May and September to address key issues where escalation to enforcement measures is warranted, mostly related to parking, animal control, and noise. In 2021, we employed 5 bylaw officers from April through to October due to the number of visitors we had because of the pandemic.

Type	2021	2020	2019	2018	2017
Warning Tickets Issued	35	75	8	43	46
Bylaw Notices Issued	1591	1104	655	398	377
Bylaw Notices Disputed	331	206	53	81	31
Payment Demand Letters Sent	422	335	238	158	137
Referred to Collections Agency	410	285	222	134	117
Parking Fine Revenue	\$122,427	\$96,134	\$22,356	\$10,238	\$9,667
Parking Meter (Net) Revenue	\$128,995	\$29,648	\$35,828	\$14,260	\$16,246



Community Involvement

Thank you to our Volunteers and Council Committees!

Volunteer Groups

- Lions Bay Community Scholarship Foundation
- Lions Bay Bear Smart Program
- Lions Bay Fire Rescue
- Lions Bay Emergency Social Services
- Lions Bay Arts Council
- Lions Bay Trailblazers
- Lions Bay Native Plant Garden Association
- Lions Bay Seniors Social Circle
- Lions Bay Block Watch
- Lions Bay Historical Society
- Lions Bay PAC
- Lions Bay Events Committee
- Lions Bay Remembrance Day Team
- Lions Bay Community Gardeners
- Lions Bay Caroling Team
- Lions Bay Search and Rescue

Council Committees

- 50th Anniversary Committee (2021)
- Board of Variance (Independent Statutory Board appointed by Council)
- Climate Action Committee
- Curly Stewart Memorial Trust Fund Award Committee
- Emergency Program Committee
- Infrastructure Committee
- Trees, Views and Landscapes Committee

Village of Lions Bay
Financial Statements
For the year ended December 31, 2021

Village of Lions Bay
Financial Statements
For the year ended December 31, 2021

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Management's Responsibility for the Financial Statements

The accompanying financial statements of the Village of Lions Bay (the "Village") are the responsibility of management and have been prepared in accordance with Canadian public sector accounting standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants Canada. A summary of the significant accounting policies are described in the summary of significant accounting policies which precede the notes to the financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

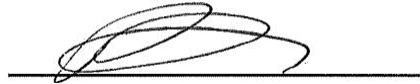
The Village's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the financial statements. These systems are monitored and evaluated by management.

Mayor and Council meet with management and the external auditors to review the financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the financial statements.

The financial statements have been audited by BDO Canada LLP, independent external auditors appointed by the Village. The accompanying Independent Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the Village's financial statements.



Pamela Rooke, CPA, CMA
Chief Financial Officer



Peter DeJong
Chief Administrative Officer

May 3, 2022



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BDO Canada LLP
Unit 1100 - Royal Centre
1055 West Georgia Street
Vancouver BC V6E 3P3 Canada

Independent Auditor's Report

To the Mayor and Council of the Village of Lions Bay

Opinion

We have audited the financial statements of the Village of Lions Bay (the "Village"), which comprise the Statement of Financial Position as at December 31, 2021 and the Statements of Operations, Changes in Net Financial Assets and Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Village as at December 31, 2021 and the results of its operations, changes in net financial assets, and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Village in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Village's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Village, or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Village's financial reporting process.



Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally-accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally-accepted auditing standards we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. But not for the purpose of expressing an opinion on the effectiveness of the Village's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Village's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the Village to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia
May 6, 2022

Village of Lions Bay
Statement of Financial Position

As at December 31	2021	2020
Financial Assets		
Cash and cash equivalents	5,709,347	5,493,309
Accounts receivable	191,121	197,197
Grants receivable	61,495	219,365
Other assets (Note 1)	-	273,518
Debt reserve fund	36,810	36,195
	<u>5,998,773</u>	<u>6,219,584</u>
Liabilities		
Accounts payable	573,706	1,131,806
Sick, overtime, wellness and vacation payable	106,505	98,782
Deferred revenue (Note 2)	47,575	49,895
Developer deposits (Note 3)	144,000	141,500
Equipment financing (Note 4)	58,311	74,384
Long term debt (Note 5)	1,935,077	2,175,096
	<u>2,865,174</u>	<u>3,671,463</u>
Net Financial Assets	<u>3,133,599</u>	<u>2,548,121</u>
Non-Financial Assets		
Tangible capital assets (Schedule 3)	23,706,653	23,412,300
Prepaid expenses	29,308	15,527
	<u>23,735,961</u>	<u>23,427,827</u>
Accumulated Surplus (Note 11)	<u>26,869,560</u>	<u>25,975,948</u>

Contingent liabilities and contractual obligations (Note 7)
Contractual rights (Note 8)
Significant event (Note 15)



Pamela Rooke CPA, CMA
Chief Financial Officer



Ron McLaughlin
Mayor

Village of Lions Bay
Statement of Operations

For the year ended December 31	Financial Plan 2021	2021	2020
	(Note 9)		
Revenue (Schedules 1 & 2)			
Taxation (Note 6)	1,896,376	1,913,560	1,747,131
Utility user rate	1,228,265	1,206,652	1,170,752
Government transfers	4,017,862	732,450	1,190,059
Sale of services	321,974	440,314	270,161
Other revenues	143,851	123,182	133,752
Gain of sale of asset held for sale (Note 1)	398,280	399,607	-
Gain (loss) on disposal of tangible capital assets	-	30,579	(25,170)
	<u>8,006,608</u>	<u>4,846,344</u>	<u>4,486,685</u>
Expenses (Schedules 1 & 2)			
General departmental expenses	3,104,393	2,886,992	2,532,289
Water system operations	1,119,586	963,219	857,842
Sewer system operations	105,740	102,521	114,566
	<u>4,329,719</u>	<u>3,952,732</u>	<u>3,504,697</u>
Annual Surplus	3,676,889	893,612	981,988
Accumulated Surplus, beginning of year	<u>25,975,948</u>	<u>25,975,948</u>	<u>24,993,960</u>
Accumulated Surplus, end of year	<u>29,652,837</u>	<u>26,869,560</u>	<u>25,975,948</u>

Village of Lions Bay
Statement of Change in Net Financial Assets

For the year ended December 31	Financial Plan 2021	2021	2020
	(Note 9)		
Annual Surplus	3,676,889	893,612	981,988
Change in Tangible Capital Assets			
Acquisition of tangible capital assets	(5,525,177)	(872,582)	(1,757,070)
Amortization of tangible capital assets	612,690	575,808	612,374
Proceeds on disposal of tangible capital assets	-	33,000	-
(Gain) loss on disposal of tangible capital assets	-	(30,579)	25,170
	(4,912,487)	(294,353)	(1,119,526)
Change in Other Non-Financial Assets			
Net use (acquisition) of prepaid expenses	-	(13,781)	3,481
Change in net financial assets for the year	(1,235,598)	585,478	(134,057)
Net financial assets, beginning of year	2,548,121	2,548,121	2,682,178
Net financial assets, end of year	1,312,523	3,133,599	2,548,121

Village of Lions Bay Statement of Cash Flows		
For the year ended December 31	2021	2020
Cash provided by (used in)		
Operating transactions		
Annual surplus	893,612	981,988
Items not involving cash		
Amortization expense	575,808	612,374
(Gain) loss on disposal of tangible capital assets	(30,579)	25,170
Changes in non-cash operating balances		
Accounts receivable	6,076	56,944
Grants receivable	157,870	751,190
Other assets	273,518	-
Debt reserve fund	(615)	(36,195)
Developer deposits	2,500	(39,000)
Deferred revenue	(2,320)	2,984
Accounts payable	(558,100)	716,350
Sick, overtime, wellness and vacation payable	7,723	17,391
Prepaid expenses	(13,781)	3,481
	<u>1,311,712</u>	<u>3,092,677</u>
Capital transactions		
Cash used to acquire tangible capital assets	(872,582)	(1,757,070)
Proceeds on disposal of tangible capital assets	33,000	-
	<u>(839,582)</u>	<u>(1,757,070)</u>
Financing transactions		
Repayment of equipment financing	(16,073)	(15,602)
Repayment of long-term debt principal	(240,019)	(207,582)
Issue of long-term debt	-	600,000
	<u>(256,092)</u>	<u>376,816</u>
Increase in cash and equivalents during the year	216,038	1,712,423
Cash and equivalents, beginning of year	<u>5,493,309</u>	<u>3,780,886</u>
Cash and equivalents, end of year	<u>5,709,347</u>	<u>5,493,309</u>
Supplemental information:		
Interest paid on long-term debt	80,252	78,944

Village of Lions Bay
Summary of Significant Accounting Policies

December 31, 2021

The Village of Lions Bay ("the Village") is a municipality in the province of British Columbia operating under the provisions of the Community Charter. The Village provides a wide range of services to the residents such as parks and recreation, fire and rescue, general government services, solid waste collection, and maintenance of roads, storm drainage, water and sewer infrastructure and facilities. The Village prepares its financial statements in accordance with Canadian public sector accounting standards ("PSAS") using guidelines developed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

Basis of Accounting The basis of accounting followed in these financial statements is an accrual method and includes revenues in the period in which the transactions or events occurred that gave rise to the revenues and expenses in the period the goods and services are acquired and a liability is incurred.

The financial statements include the accounts of all funds of the Village. Interfund transactions and balances have been eliminated.

Cash and Cash Equivalents Cash and cash equivalents include bank balances and bank term deposits or guaranteed income certificates with duration of less than three months at the time of purchase. All amounts are held at Canadian chartered banks and are denominated in Canadian dollars.

Tangible Capital Assets Tangible capital assets are recorded at cost less accumulated amortization and are classified according to their functional use. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset commencing once the asset is put into use. Contributed tangible capital assets are recorded at fair value at the time of the contribution.

Estimated useful lives of tangible capital assets are as follows:

Buildings	20 to 50 years
Equipment, furniture, and vehicles	5 to 20 years
Land improvements	7 to 40 years
Infrastructure - water	5 to 80 years
Infrastructure - sewer	5 to 100 years
Transportation	10 to 60 years
Storm sewer	25 to 50 years
WIP - general	Not amortized until put into use

Village of Lions Bay
Summary of Significant Accounting Policies

December 31, 2021

Debt Reserve Fund	<p>Under borrowing arrangements with the Municipal Finance Authority (MFA), the Village is required to lodge security by means of demand notes and interest bearing cash deposits based on the amount of the borrowing. As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA as a debt reserve fund. These deposits are held by the MFA as security against the possibility of debt repayment default. If the debt is repaid without default, the deposits are refunded to the Village. The balance of the contingent demand notes are not included in the financial statements of the Village.</p>
Revenue Recognition	<p>Taxes are recorded when they meet the definition of an asset, have been authorized and the taxable event occurs. Taxes receivable are recognized net of allowance for anticipated uncollectible amounts.</p> <p>Through the British Columbia Assessments appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded. Levies imposed by other taxing authorities, including the Greater Vancouver Regional District, are not included as taxes for municipal purposes.</p> <p>Charges for sewer, water usage and solid waste collection are recorded as user fees. Connection fee revenues are recognized when the connection has been established.</p> <p>Government transfers, which include legislative grants, are recognized as revenue in the financial statements when received if the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. If government transfers contain stipulation liabilities, they are recognized as deferred revenue, and the related revenue is recognized in the statement of operations as the stipulation liabilities are settled.</p> <p>Sales of service and other revenue is recognized on an accrual basis.</p>
Use of Estimates	<p>The preparation of financial statements in accordance with PSAS requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future. A significant area requiring management estimates relates to the useful life of tangible assets for amortization calculations.</p>

Village of Lions Bay
Summary of Significant Accounting Policies

December 31, 2021

Financial Instruments The Village's financial instruments consist of cash and cash equivalents, accounts receivable, grants receivable, accounts payable, sick, overtime, wellness and vacation payable, developer deposits, equipment financing and long term debt. Unless otherwise noted, it is management's opinion that the Village is not exposed to significant interest, currency or credit risk arising from these financial instruments.

Deferred Revenue Funds received for specific purposes which are externally restricted by legislation, regulation or agreement and are not available for general municipal purposes are accounted for as deferred revenue on the statement of financial position. The revenue is recognized in the statement of operations in the year in which it is used for the specified purpose.

Contaminated Sites Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when all of the following criteria are met:

1. an environmental standard exists;
2. contamination exceeds the environmental standard;
3. the Village is directly responsible or accepts responsibility;
4. it is expected that future economic benefits will be given up; and
5. a reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site. There is no liability for contaminated sites recorded as at December 31, 2021 or 2020.

Village of Lions Bay
Notes to Financial Statements

December 31, 2021

1. Other assets

During 2018, the Village listed a parcel of land as available for sale. The net book value of the land previously classified in tangible capital assets was \$273,518. The land sold in March 2021 with a gain on sale of \$399,607.

2. Deferred Revenue

	2021	2020
Contributions for future use	14,209	14,209
Prepaid taxes	33,366	35,686
	<u>47,575</u>	<u>49,895</u>

3. Developer Deposits

Bylaw 497 requires an applicant for certain building permits to pay a damage deposit of \$1,500 when the work is under \$50,000 and \$3,000 when the work is over \$50,000. The deposit less any costs incurred by the Village in restoring or replacing any damaged works or property will be returned to the applicant. The total cash on deposit of \$144,000 (2020 - \$141,500) has been reported as a liability because the deposits will be returned to the applicants at the completion of the project. Any portion of these deposits used for replacing damaged works or property will be taken into income by the Village in the period it is determined that restoration or replacement is required.

4. Equipment Financing

The Village has entered into obligations for emergency radios with future payment requirements as follows:

2022	18,185
2023	18,185
2024	18,185
2025	<u>7,271</u>
Total future minimum lease payments	61,826
Less: Imputed interest (at 3%)	<u>(3,515)</u>
Present value of minimum lease payments	<u>58,311</u>

Village of Lions Bay
Notes to Financial Statements

December 31, 2021

5. Long Term Debt

Bylaw/Issue Number	Interest Rate	Maturity Date	Issued	Debt Outstanding	
				2021	2020
353 / 93	5.1%	2025	114,000	27,607	34,085
374 / 104	2.9%	2028	600,000	264,984	297,244
401 / 104	2.9%	2028	800,000	353,314	396,326
104 / 380	2.9%	2028	250,000	110,410	123,852
142 / 508	3.15%	2047	460,900	420,370	430,956
150 / 508	1.99%	2040	600,000	575,306	600,000
MFA Financing	(a)	2022	145,000	25,931	55,915
MFA Financing	(a)	2024	380,000	157,155	236,718
				1,935,077	2,175,096

(a) MFA Financing incurred to acquire equipment has a variable interest rate based on the Canadian Dollar Offered Rate (CDOR) and was 0.97% at December 31, 2021 (0.95% at December 31, 2020).

Repayments of debt to the MFA required in the next five years and thereafter are as follows:

2022	241,190
2023	216,579
2024	144,550
2025	149,591
2026	147,469
Thereafter	1,035,698
	1,935,077

Village of Lions Bay
Notes to Financial Statements

December 31, 2021

6. Taxation

	Financial Plan 2021	2021	2020
	(Note 9)		
General purposes	1,785,087	1,785,021	1,736,546
Collections for other tax authorities			
School Taxes – Province	-	906,064	888,550
RCMP	-	145,374	144,802
Regional District	-	59,701	54,100
Greater Vancouver Transportation Authority	-	238,704	224,969
Municipal Finance Authority	-	184	178
British Columbia Assessment Authority	-	38,021	38,135
	1,785,087	3,173,069	3,087,280
Transfers to other tax authorities			
School Taxes – Province	-	906,064	888,550
RCMP	-	145,374	144,802
Regional District	-	59,701	54,100
Greater Vancouver Transportation Authority	-	238,704	224,969
Municipal Finance Authority	-	184	178
British Columbia Assessment Authority	-	38,021	38,135
	-	1,388,048	1,350,734
Available for general purposes	1,785,087	1,785,021	1,736,546
Water and sewer utility parcel taxes	111,289	128,539	10,585
	1,896,376	1,913,560	1,747,131

December 31, 2021

7. Contingent Liabilities and Contractual Obligations

- (i) The Village is responsible as a member of the Greater Vancouver Regional District for its portion of any operating deficits or capital debt related to functions in which it participates.
- (ii) The Village is a participant in the Municipal Insurance Association of British Columbia (the "Association"). Should the Association pay out claims in excess of the premiums received, it is possible that the Village, along with the other participants, would be required to contribute towards the deficit. Management does not consider external payments under this contingency to be likely and therefore no amounts have been accrued.
- (iii) The Village is a shareholder and member of the Emergency Communications for British Columbia Incorporated ("E-Comm") whose services provided include: regional 9-1-1 call centre; Wide Area Radio network, dispatch operations; and records management. The Village has 1 Class A Share (Police and Fire) and no Class B Shares (Operations) (of a total of 28 Class A and 23 Class B shares issued and outstanding as at December 31, 2021) recorded at nominal cost. As a Class A shareholder, the Village shares in both funding the future operations and capital obligations of E-Comm (in accordance with a cost sharing formula), including any lease obligations committed to by E-Comm up to the shareholder's withdrawal date.
- (iv) The Village is the subject to litigation in regard to employment matters. In addition, the Village is from time to time involved in other lawsuits. The Village vigorously defends any such claims. At December 31, 2021 there is not sufficient information available to allow the Village to make a reasonable estimate of the potential for loss, if any, resulting from outstanding matters. Accordingly, these financial statements contain no provision for such amounts. Amounts will be recorded in the financial statements in the period in which additional information becomes available that allows a reasonable estimate to be made.

Village of Lions Bay
Notes to Financial Statements

December 31, 2021

8. Contractual Rights

The Village entered into a lease contract for space in a building located at 410 Centre Road which expires in July 2030. In return, the Village receives the following revenues:

2022	25,760
2023	25,760
2024	25,760
2025	27,102
2026	28,980
Thereafter	103,845

9. Financial Plan

Financial plan amounts represent the Financial Plan Bylaw adopted by Council on May 5, 2020 with adjustments for items accounted for differently under PSAS.

The Financial Plan Bylaw anticipated use of surpluses accumulated in previous years to balance against current year expenditures in excess of current year revenues. In addition, the Financial Plan Bylaw anticipated capital expenditures rather than amortization expense and repayment of debt during the year.

The following shows how these amounts were combined:

	<u>2021</u>
Financial Plan Balance per Bylaw	-
Add back:	
Capital expenditures	5,525,177
Repayment of Debt	216,549
MFA Actuarial Gain on Debt	34,201
Less:	
Proceeds from Borrowing	(603,458)
Budgeted transfers from accumulated surplus	(882,890)
Amortization	<u>(612,690)</u>
Financial Plan Surplus per PSAS	<u>3,676,889</u>

December 31, 2021

10. Pension Plan

The employer and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2020, the plan has about 220,000 active members and approximately 112,000 retired members. Active members include approximately 42,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the Municipal Pension Plan as of December 31, 2018, indicated a \$2,866 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2021, with results available in 2022.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

The Village paid \$98,240 (2020 - \$90,486) for employer contributions while employees contributed \$87,705 (2020 - \$81,464) to the plan in fiscal 2021.

Village of Lions Bay
Notes to Financial Statements

December 31, 2021

11. Accumulated Surplus

The components of accumulated surplus are as follows:

	2021	2020
Invested in tangible capital assets	21,713,265	21,162,820
Reserve funds (Note 12)	1,986,485	1,569,617
Unrestricted amounts	3,169,810	3,243,511
	<u>26,869,560</u>	<u>25,975,948</u>

12. Reserve Funds

	Opening Balance	Revenues & Transfers	Interest Earned	Expenditures & Transfers	Closing Balance
Capital reserves	638,145	-	6,381	-	644,526
Land reserve fund	145,339	117,954	2,043	-	265,336
Infrastructure fund	301,504	158,053	3,805	-	463,362
Curly Stewart fund	8,532	2,000	95	-	10,627
Gas tax reserve	476,097	121,170	5,367	-	602,634
	<u>1,569,617</u>	<u>399,177</u>	<u>17,691</u>	<u>-</u>	<u>1,986,485</u>

December 31, 2021

13. Segmented Information

The Village is a diversified municipal government institution that provides a wide range of services to its residents such as parks and recreation, maintenance of roads, fire and rescue, sewer and water utilities and solid waste collection. Key functional segments have been separately disclosed in Schedule 1. Following is a brief description of these segments and the activities they provide:

General Government

This segment relates to the general administration of the Village. It also includes revenues and expenses such as property tax revenues, legal costs, etc. that cannot be directly attributed to a specific segment.

Protective Services

Protective Services is comprised of fire and rescue services, bylaw enforcement and emergency services. The fire and rescue department is responsible for providing fire suppression service, fire prevention programs, training and education and highway call-out services. The members of the fire department are volunteer fire fighters.

Public Works Operation

Public works is responsible for the maintenance of roads, bridges, storm drainage, street lighting, creeks and drainage, fleet, equipment and snow removal.

Solid Waste Collection

Solid waste collection consists of recycling services and organics and waste collection.

Planning and Development

This segment includes building inspection, zoning and community planning such as land use master plan.

Parks and Recreation

This segment provides services meant to improve the health and development of the residents. They include recreation programs in the community centre, maintenance of trails, parks and beaches and facilities maintenance and management.

Water Utility

This segment is comprised of water treatment, water quality, water storage and water distribution to residents.

December 31, 2021

13. Segmented Information (con't)

Sewer Utility

The sewer utility provides for the operation, maintenance and repair of the sanitary sewer collection and waste water treatment plant.

14. Comparative Figures

Certain figures in the comparative information have been reclassified to conform to the current year presentation.

15. Significant Event

Subsequent to year end, the impact of COVID-19 in Canada and on the global economy continues to be significant. As the impacts of COVID-19 continue, there could be further impact on the Village, its residents, employees, suppliers and other third party business associates that could impact the timing and amounts realized on the Village's assets and future ability to deliver services and projects. At this time, the full potential impact of COVID-19 on the Village is not known. Given the dynamic nature of these circumstances, the duration of disruption and the related financial impact cannot be reasonably estimated at this time. The Village will continue to focus on collecting receivables, managing expenditures, and leveraging existing reserves to ensure it is able to continue providing essential services to its citizens.

Village of Lions Bay

Schedule 1 - Combined Statement of Operations by Segment - 2021

For the year ended December 31, 2021

	General Fund										
	General Government	Protective Services	Public Works Operation	Solid Waste Collection	Planning and Development	Parks and Recreation	Total General Fund	Water Utility	Sewer Utility	2021 Actual	2021 Financial Plan
											(Note 9)
Revenues											
Taxation	1,785,021	-	-	-	-	-	1,785,021	10,585	117,954	1,913,560	1,896,376
Utility user rates	-	-	-	195,621	-	-	195,621	938,231	72,800	1,206,652	1,228,265
Government transfers	545,028	9,036	-	-	-	6,000	560,064	172,386	-	732,450	4,017,862
Sales of services	14,690	318,622	-	4,931	69,145	10,353	417,741	20,495	2,078	440,314	321,974
Other revenues	60,260	25,873	-	-	-	-	86,133	35,849	1,200	123,182	143,851
Gain on sale of asset held for sale	399,607	-	-	-	-	-	399,607	-	-	399,607	398,280
Gain on disposal of tangible capital assets	30,579	-	-	-	-	-	30,579	-	-	30,579	-
	2,835,185	353,531	-	200,552	69,145	16,353	3,474,766	1,177,546	194,032	4,846,344	8,006,608
Expenses											
Operating											
Goods and Services	211,746	251,974	322,369	192,751	23,532	106,007	1,108,379	365,694	45,213	1,519,286	1,849,348
Labour	676,803	278,227	250,476	-	31,938	187,334	1,424,778	331,500	21,108	1,777,386	1,782,156
Amortization	342,214	-	-	-	-	-	342,214	197,394	36,200	575,808	612,690
	1,230,763	530,201	572,845	192,751	55,470	293,341	2,875,371	894,588	102,521	3,872,480	4,244,194
Interest	-	1,698	9,923	-	-	-	11,621	68,631	-	80,252	85,525
	1,230,763	531,899	582,768	192,751	55,470	293,341	2,886,992	963,219	102,521	3,952,732	4,329,719
Annual surplus (deficiency)	1,604,422	(178,368)	(582,768)	7,801	13,675	(276,988)	587,774	214,327	91,511	893,612	3,676,889

Village of Lions Bay

Schedule 1 - Combined Statement of Operations by Segment - 2020

For the year ended December 31, 2020

	General Fund										
	General Government	Protective Services	Public Works Operation	Solid Waste Collection	Planning and Development	Parks and Recreation	Total General Fund	Water Utility	Sewer Utility	2020 Actual	2020 Financial Plan
											(Note 9)
Revenues											
Taxation	1,736,546	-	-	-	-	-	1,736,546	10,585	-	1,747,131	1,747,005
Utility user rates	-	-	-	189,395	-	-	189,395	910,602	70,755	1,170,752	1,191,782
Government transfers	1,038,937	-	-	-	-	3,650	1,042,587	147,472	-	1,190,059	859,809
Sales of services	19,340	167,668	-	4,425	47,770	10,370	249,573	18,571	2,017	270,161	163,629
Other revenues	83,310	22,636	-	-	-	-	105,946	27,806	-	133,752	114,531
Gain on sale of asset held for sale	-	-	-	-	-	-	-	-	-	-	500,000
Loss on disposal of tangible capital assets	(25,170)	-	-	-	-	-	(25,170)	-	-	(25,170)	-
	2,852,963	190,304	-	193,820	47,770	14,020	3,298,877	1,115,036	72,772	4,486,685	4,576,756
Expenses											
Operating											
Goods and Services	184,319	234,469	195,912	186,343	9,574	78,604	889,221	255,304	18,870	1,163,395	1,660,021
Labour	680,839	219,541	194,427	-	30,682	163,862	1,289,351	341,481	19,152	1,649,984	1,645,611
Amortization	337,761	-	-	-	-	-	337,761	198,069	76,544	612,374	639,183
	1,202,919	454,010	390,339	186,343	40,256	242,466	2,516,333	794,854	114,566	3,425,753	3,944,815
Interest	-	2,079	13,877	-	-	-	15,956	62,988	-	78,944	85,525
	1,202,919	456,089	404,216	186,343	40,256	242,466	2,532,289	857,842	114,566	3,504,697	4,030,340
Annual surplus (deficiency)	1,650,044	(265,785)	(404,216)	7,477	7,514	(228,446)	766,588	257,194	(41,794)	981,988	546,416

Village of Lions Bay
Schedule 3 - Tangible Capital Assets - 2021

For the year ended December 31, 2021

	Land	Buildings	Equipment & Furniture & Vehicles	Land Improvements	Water	Sewer	Transportation	Storm Sewer	WIP – General	2021 Total	2020 Total
Cost, beginning of year	11,695,765	2,336,836	2,536,232	197,545	9,460,625	1,447,516	4,766,264	101,450	231,690	32,773,923	31,527,958
Additions	36,500	-	58,823	-	72,733	18,788	38,010	-	647,728	872,582	1,757,070
Disposals	(2,421)	-	(269,476)	(291)	-	-	-	-	-	(272,188)	(511,105)
Cost, end of year	11,729,844	2,336,836	2,325,579	197,254	9,533,358	1,466,304	4,804,274	101,450	879,418	33,374,317	32,773,923
Accumulated amortization, beginning of year	-	947,762	1,618,288	78,435	3,253,246	267,424	3,114,210	82,258	-	9,361,623	9,235,184
Amortization	-	57,544	175,833	7,281	197,394	36,200	100,314	1,242	-	575,808	612,374
Disposals	-	-	(269,476)	(291)	-	-	-	-	-	(269,767)	(485,935)
Accumulated amortization, end of year	-	1,005,306	1,524,645	85,425	3,450,640	303,624	3,214,524	83,500	-	9,667,664	9,361,623
Net carrying amount, end of year	11,729,844	1,331,530	800,934	111,829	6,082,718	1,162,680	1,589,750	17,950	879,418	23,706,653	23,412,300

Village of Lions Bay
Schedule 3 - Tangible Capital Assets - 2020

For the year ended December 31, 2020

	Land	Buildings	Equipment & Furniture & Vehicles	Land Improvements	Water	Sewer	Transportation	Storm Sewer	WIP – General	2020 Total	2019 Total
Cost, beginning of year	11,695,765	2,242,223	2,423,674	193,206	7,140,830	795,715	4,541,130	101,450	2,393,965	31,527,958	29,239,687
Additions	-	-	97,399	47,986	-	1,119,259	225,134	-	267,292	1,757,070	2,532,333
Transfers	-	94,613	15,159	-	2,319,795	-	-	-	(2,429,567)	-	-
Disposals	-	-	-	(43,647)	-	(467,458)	-	-	-	(511,105)	(244,062)
Cost, end of year	11,695,765	2,336,836	2,536,232	197,545	9,460,625	1,447,516	4,766,264	101,450	231,690	32,773,923	31,527,958
Accumulated amortization, beginning of year	-	890,720	1,442,460	89,456	3,055,177	658,338	3,018,017	81,016	-	9,235,184	8,858,487
Amortization	-	57,042	175,828	7,456	198,069	76,544	96,193	1,242	-	612,374	557,046
Disposals	-	-	-	(18,477)	-	(467,458)	-	-	-	(485,935)	(180,349)
Accumulated amortization, end of year	-	947,762	1,618,288	78,435	3,253,246	267,424	3,114,210	82,258	-	9,361,623	9,235,184
Net carrying amount, end of year	11,695,765	1,389,074	917,944	119,110	6,207,379	1,180,092	1,652,054	19,192	231,690	23,412,300	22,292,774

COVID-19 BC Safe Restart Grant

The following schedule is unaudited.

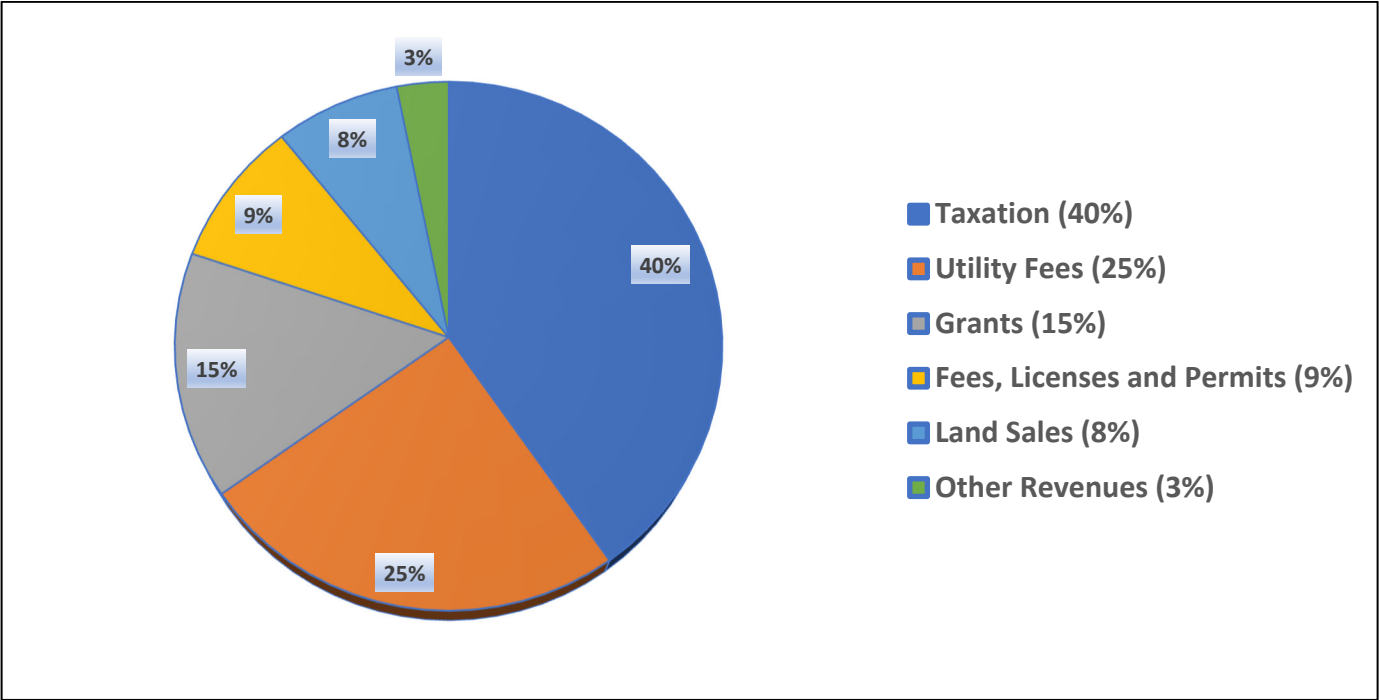
COVID-19 BC Safe Restart Grant

In 2020, the Province of British Columbia, under the "COVID-19 Safe Restart Grant Program", provided the Village of Lions Bay with a grant of \$603,000 for increased operating costs and revenue shortfalls arising during the pandemic. The Village recognized the grant as income in 2020 and have applied these funds to the programs impacted as follows:

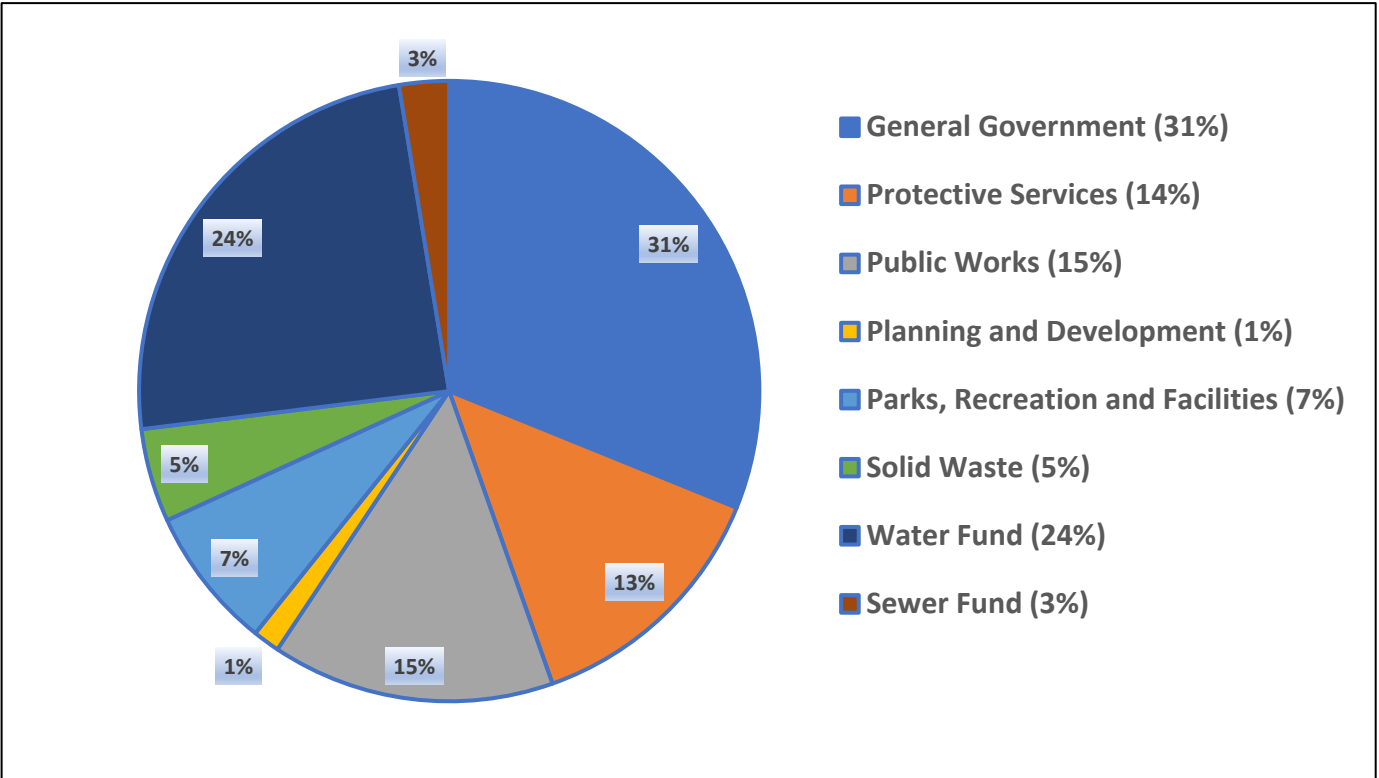
	2021
COVID-19 BC Safe Restart Grant received	\$603,000
2020 eligible costs incurred	(235,865)
Balance, December 31, 2020	\$367,135
2021 eligible costs Incurred:	
Computer and technology costs to improve connectivity and virtual communications	(13,085)
Revenue shortfalls	(11,887)
General government services	(3,442)
Protective services	(107,654)
Public works	(81,067)
Total 2021 eligible costs incurred	(217,135)
Balance, December 31, 2021	\$150,000

Supplemental Information

Breakdown of 2021 Revenues



Breakdown of 2021 Expenses

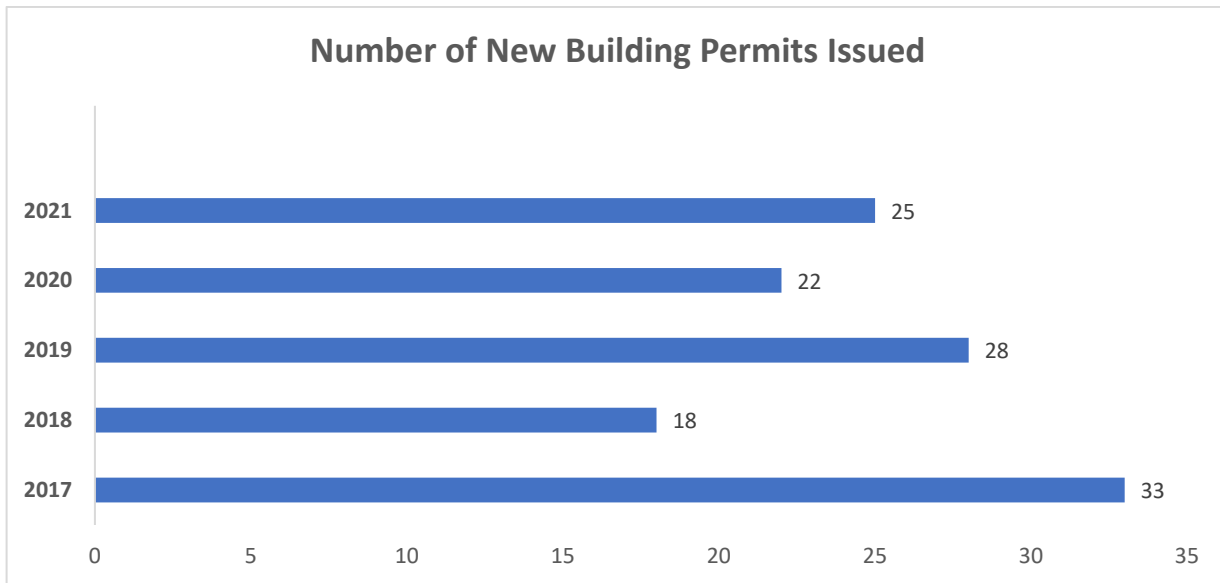


Building Permit Statistics

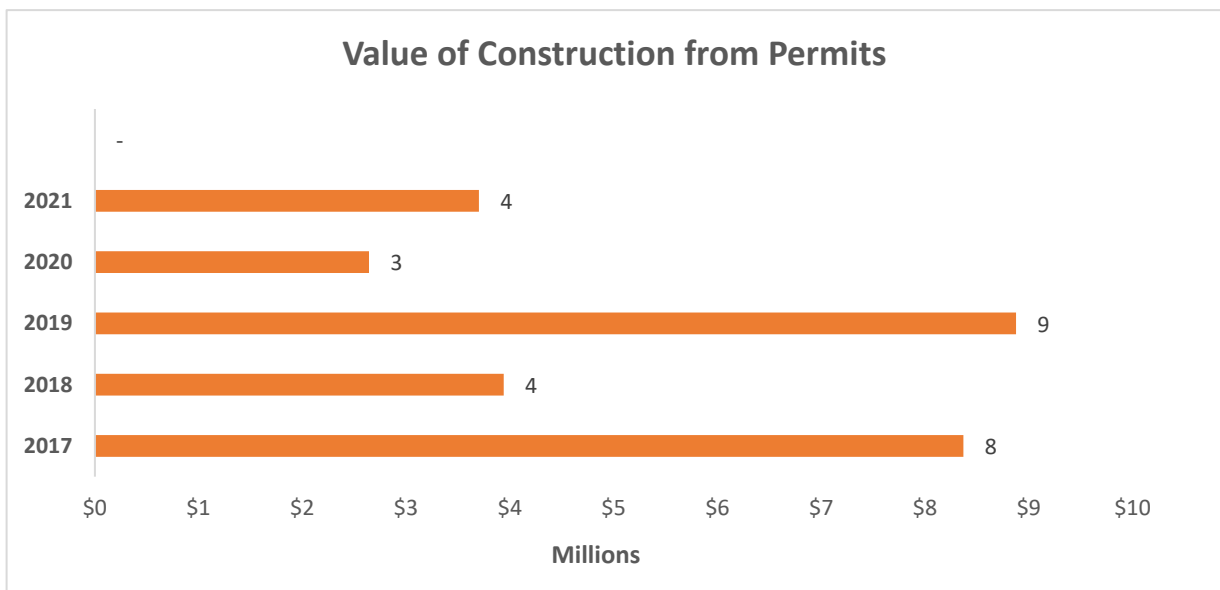
Year	# of permits issued	Value of construction	# of new builds	# of renovations
2017	33	8,369,174	5	28
2018	18	3,939,850	0	18
2019	28	8,877,805	4	24
2020	22	2,641,262	1	21
2021	25	3,701,800	2	23

**2019 includes \$2,711,000 for a Municipal Project*

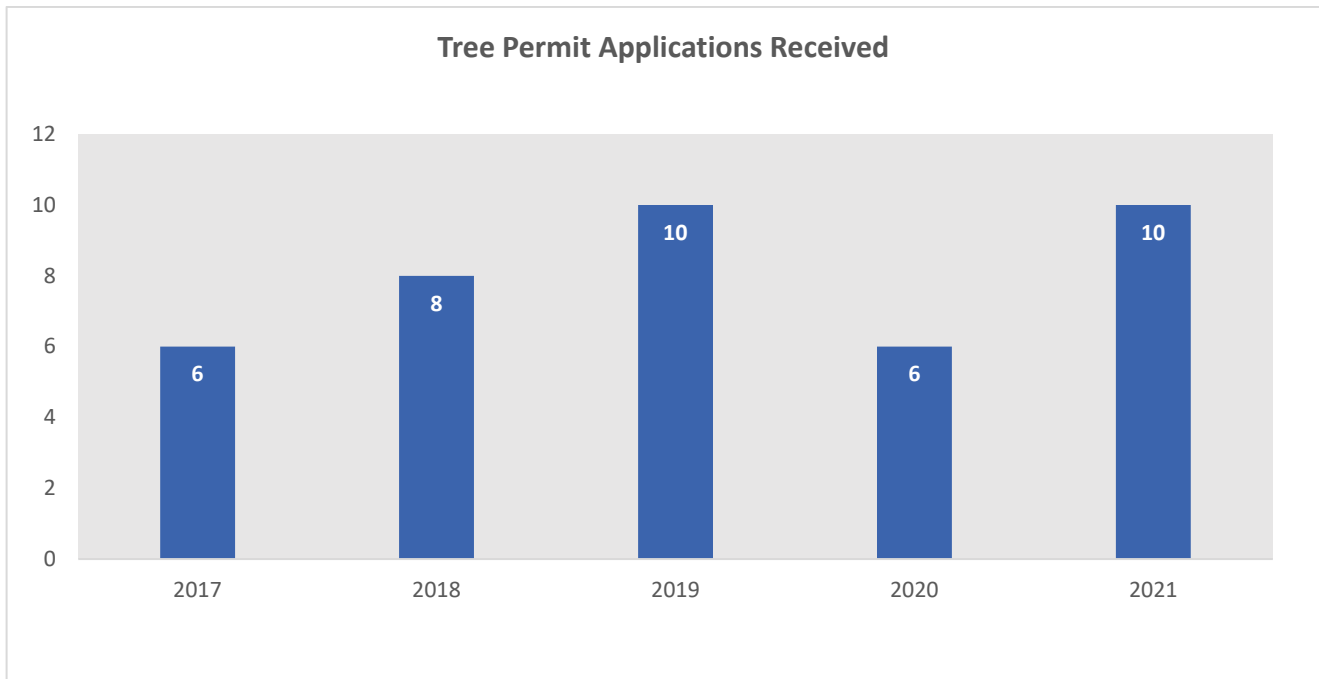
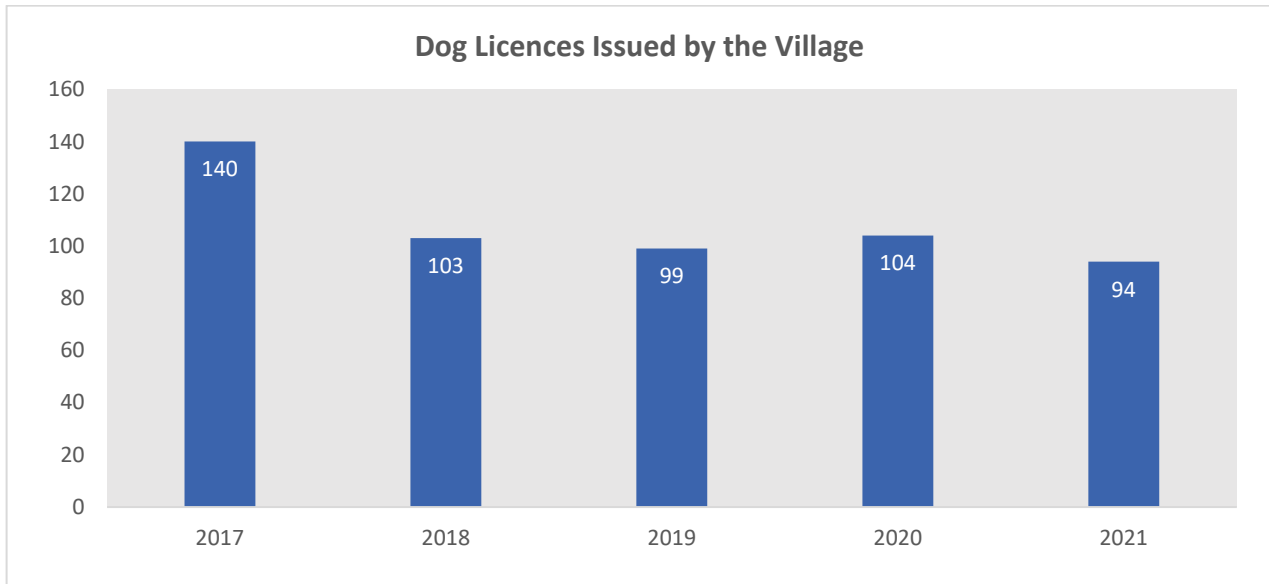
Number of New Building Permits Issued

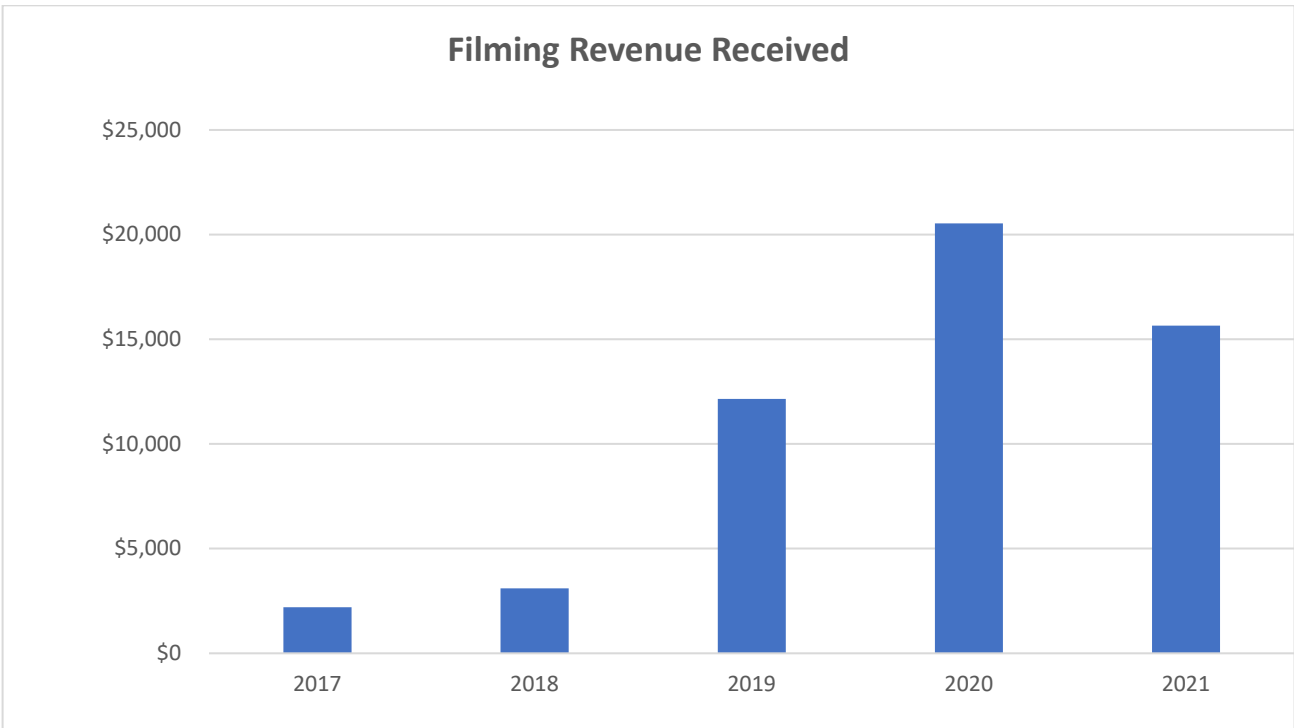
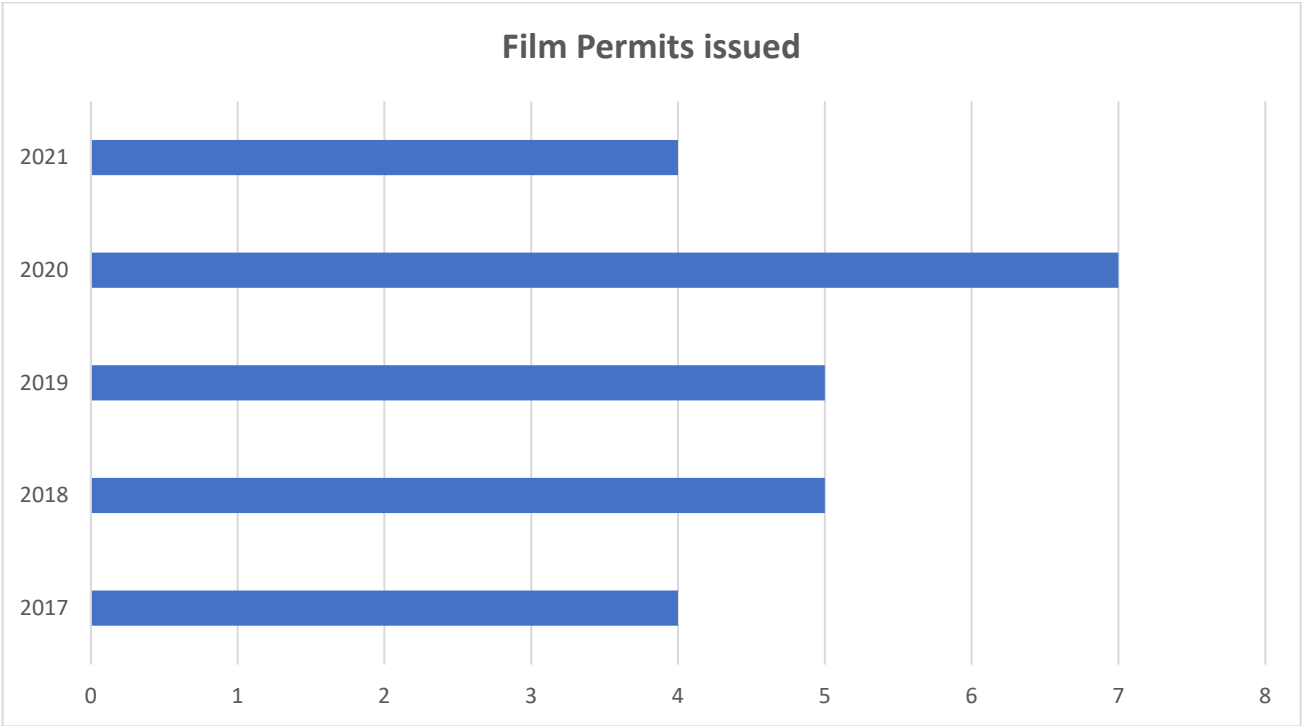


Value of Construction from Permits

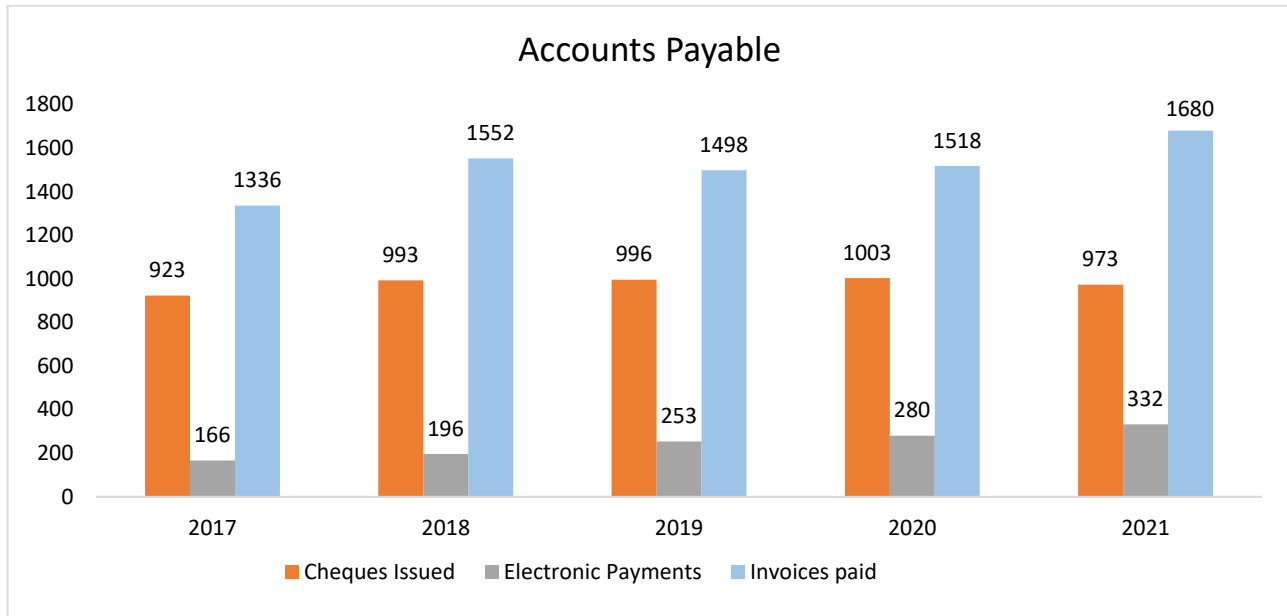


Dog Licenses, Tree Permits, Film Permits

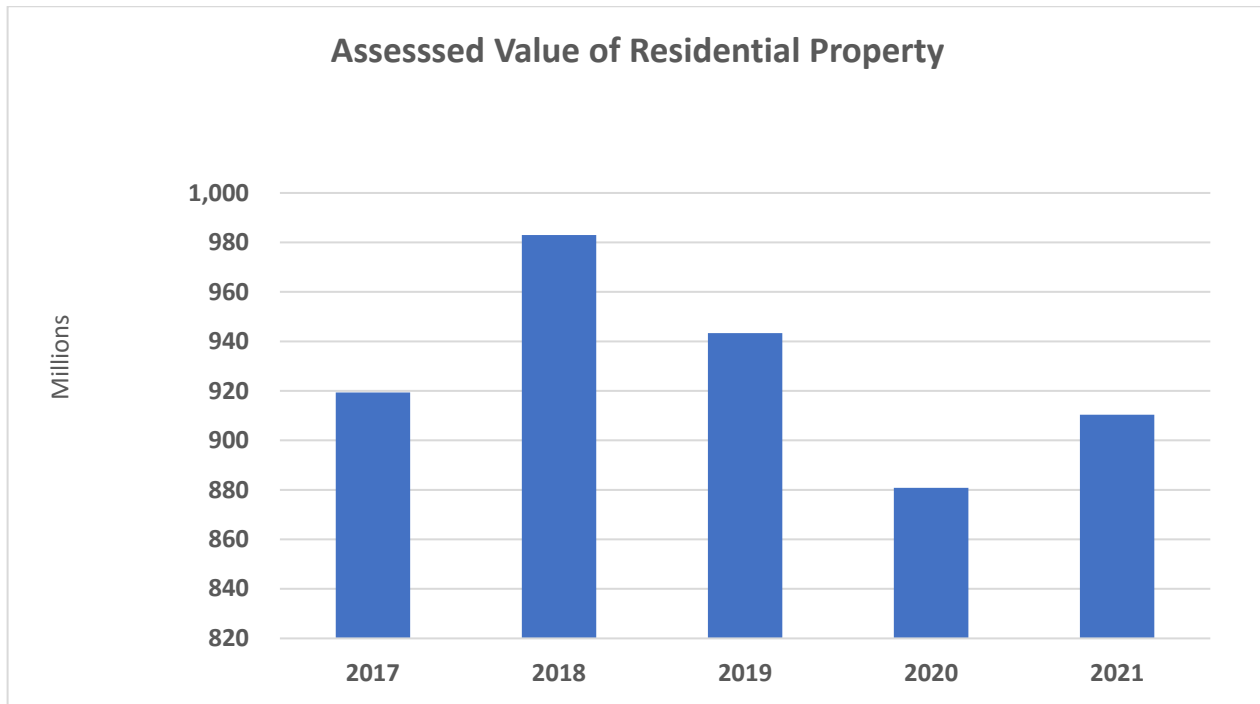




Accounts Payable



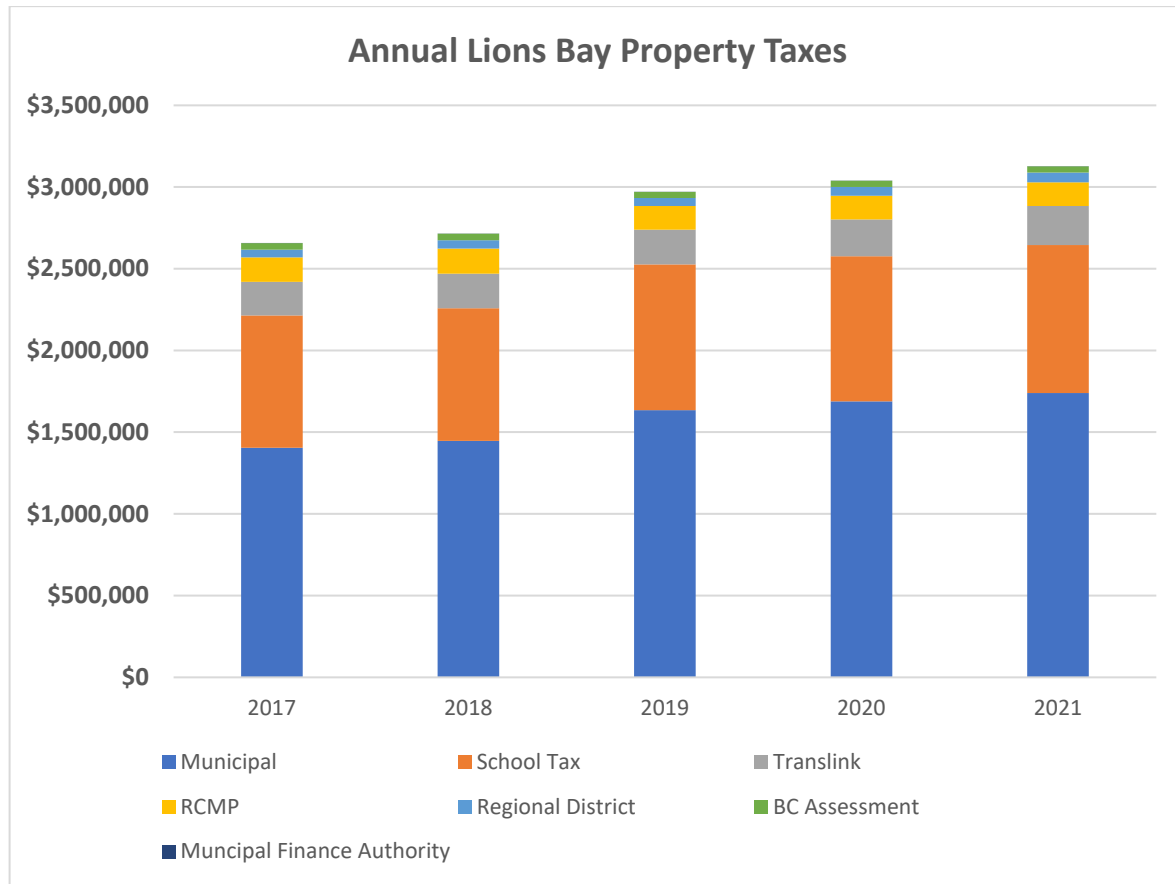
Property Assessments



1 Source: BC Assessment

	2017	2018	2019	2020	2021
<i>Residential Value (millions)</i>	919,325	982,961	943,344	880,820	910,337
<i>Change over previous year:</i>	36.0%	6.9%	-4.0%	-6.6%	3.4%

Property Tax Statistics



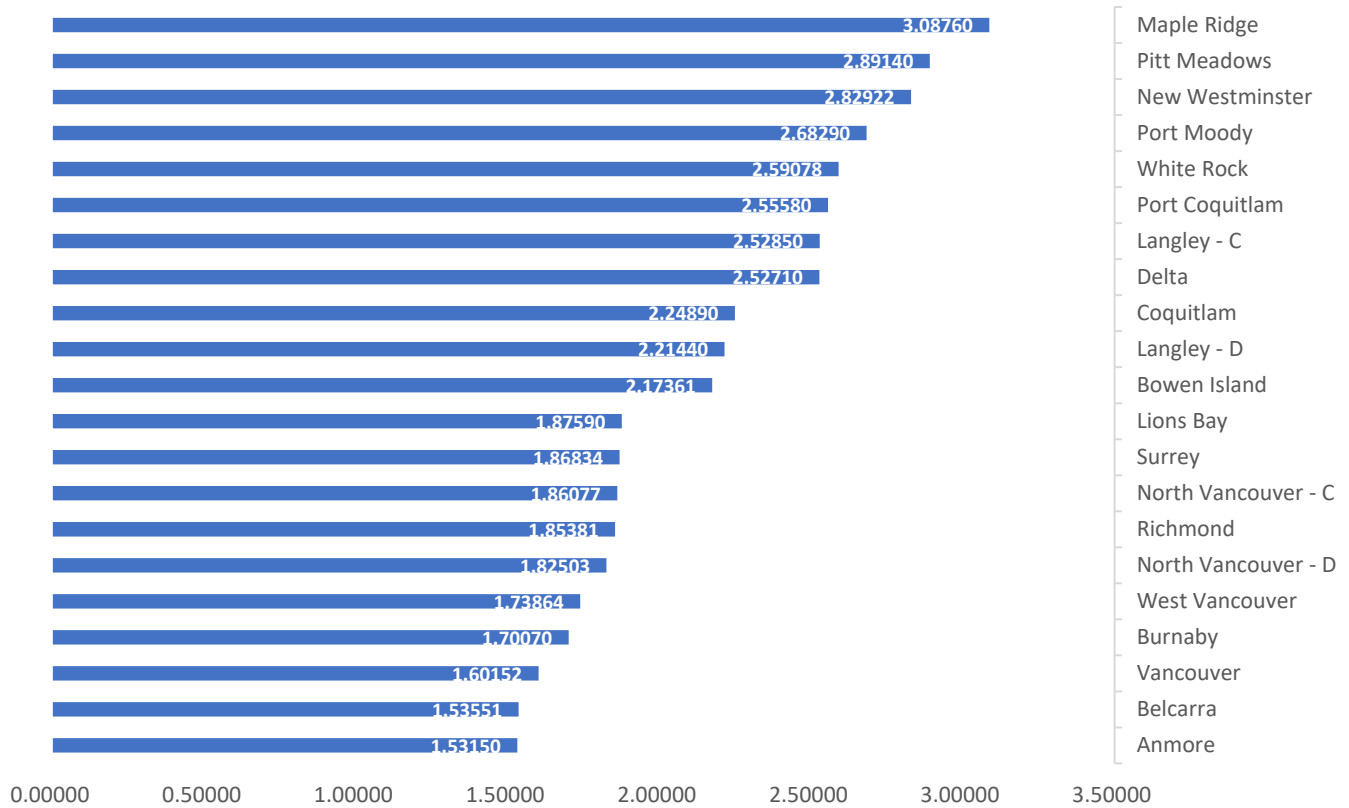
*Lions Bay Mill Rate
(residential)*

Average Mill Rate (GVRD)

2017	2018	2019	2020	2021
1.4842	1.4449	*1.7028	*1.8815	*1.8759
2.0753	1.9506	1.9503	2.1743	2.1772

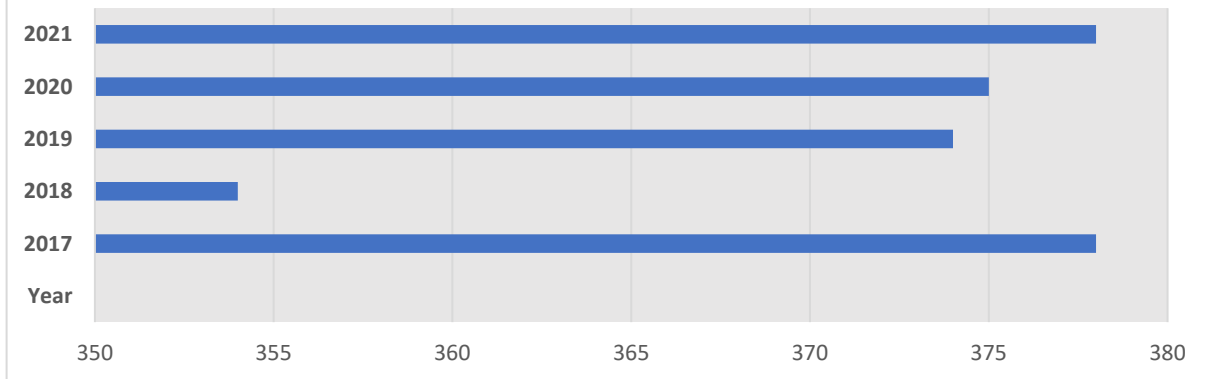
Includes infrastructure levy Source: LGDE Website

2021 Residential Tax Rates
Metro Vancouver Municipalities
 (Tax rate per \$1,000 assessed value)



Year	HOGs Claimed	Online Applications	Value	Additional	Regular
2017	378	67	\$247,150	141	237
2018	354	61	\$228,400	155	199
2019	374	77	\$249,845	164	210
2020	375	137	\$249,165	159	216
2021	378	Done through the Province	\$258,430	173	205

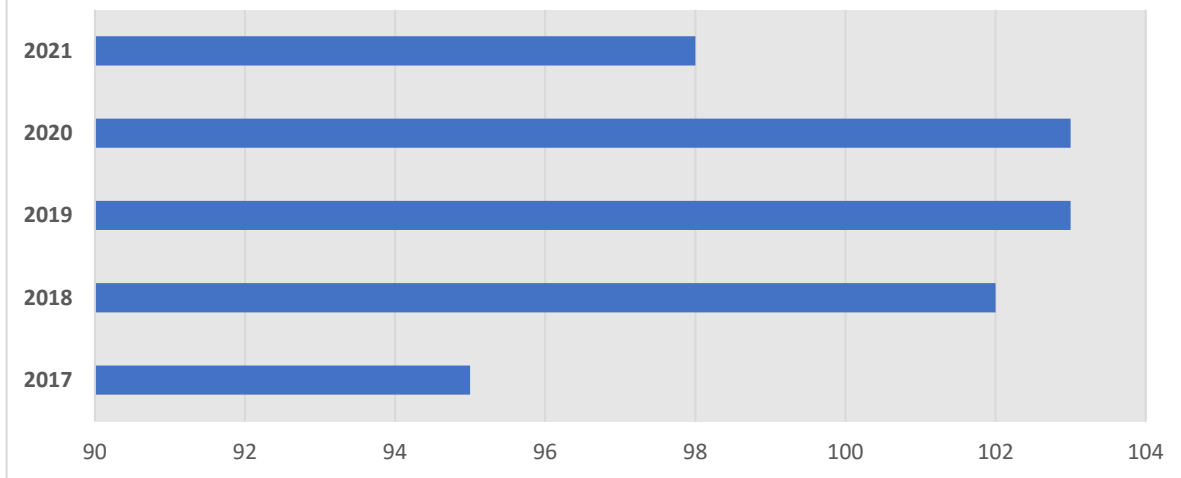
Number of Home Owner Grants Received



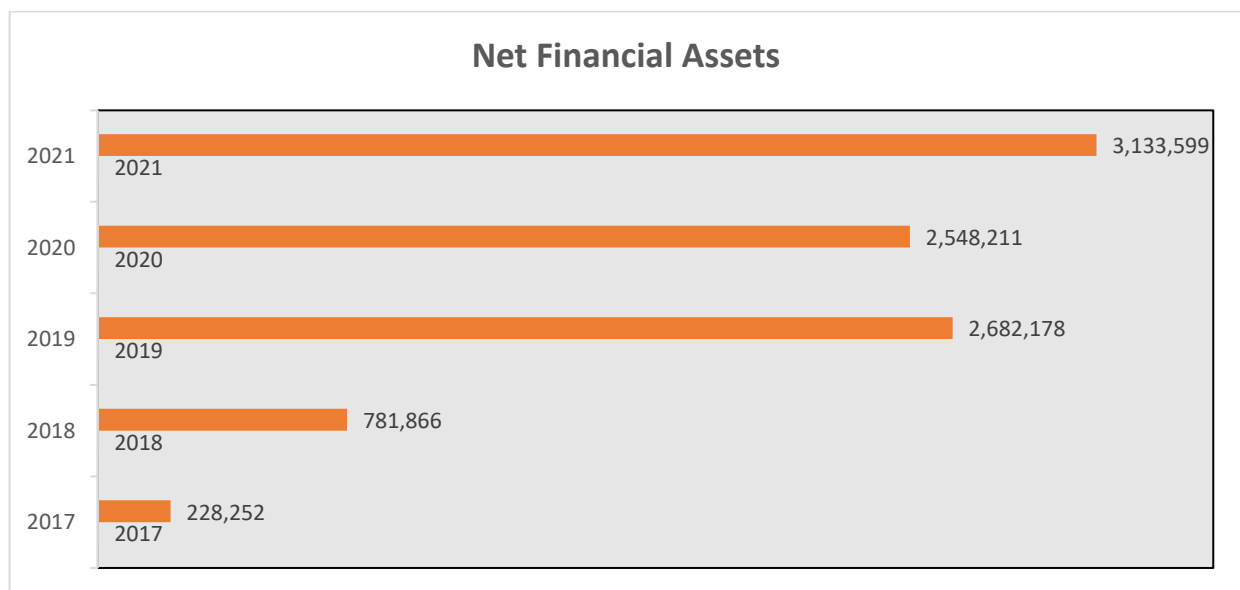
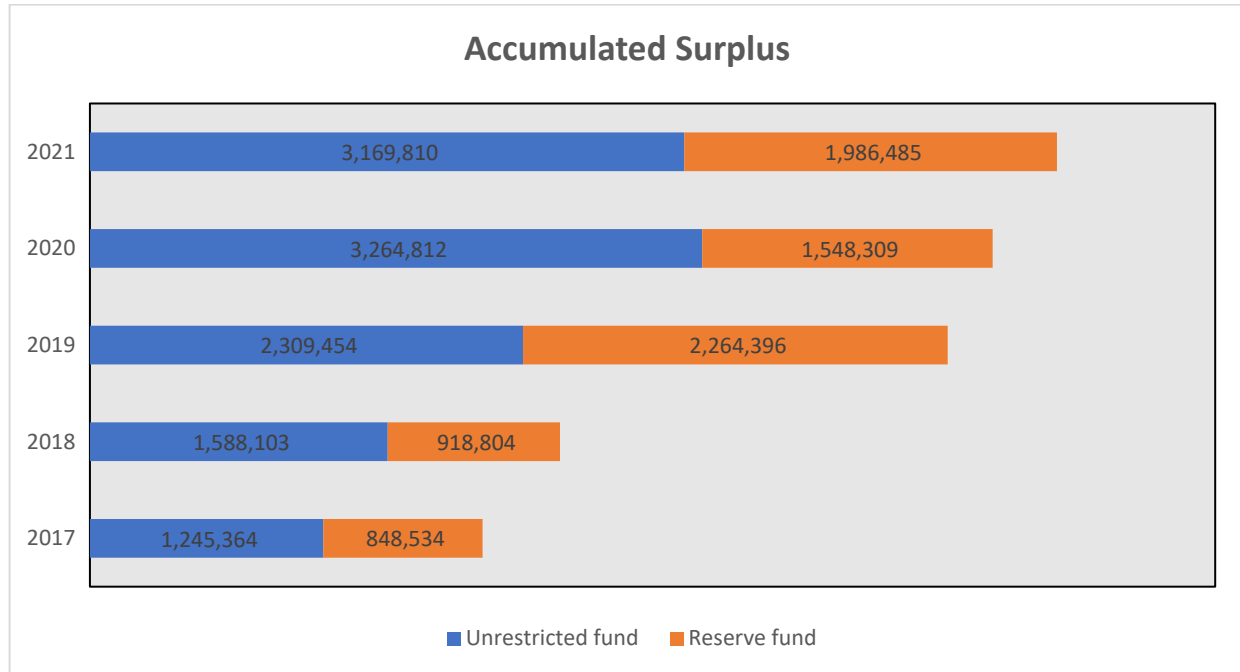
Property Tax Deferrals

Year	Applications	Value of Property Taxes
2017	95	\$ 382,394
2018	102	\$ 456,522
2019	103	\$ 554,948
2020	103	\$ 569,170
2021	98	\$ 557,870

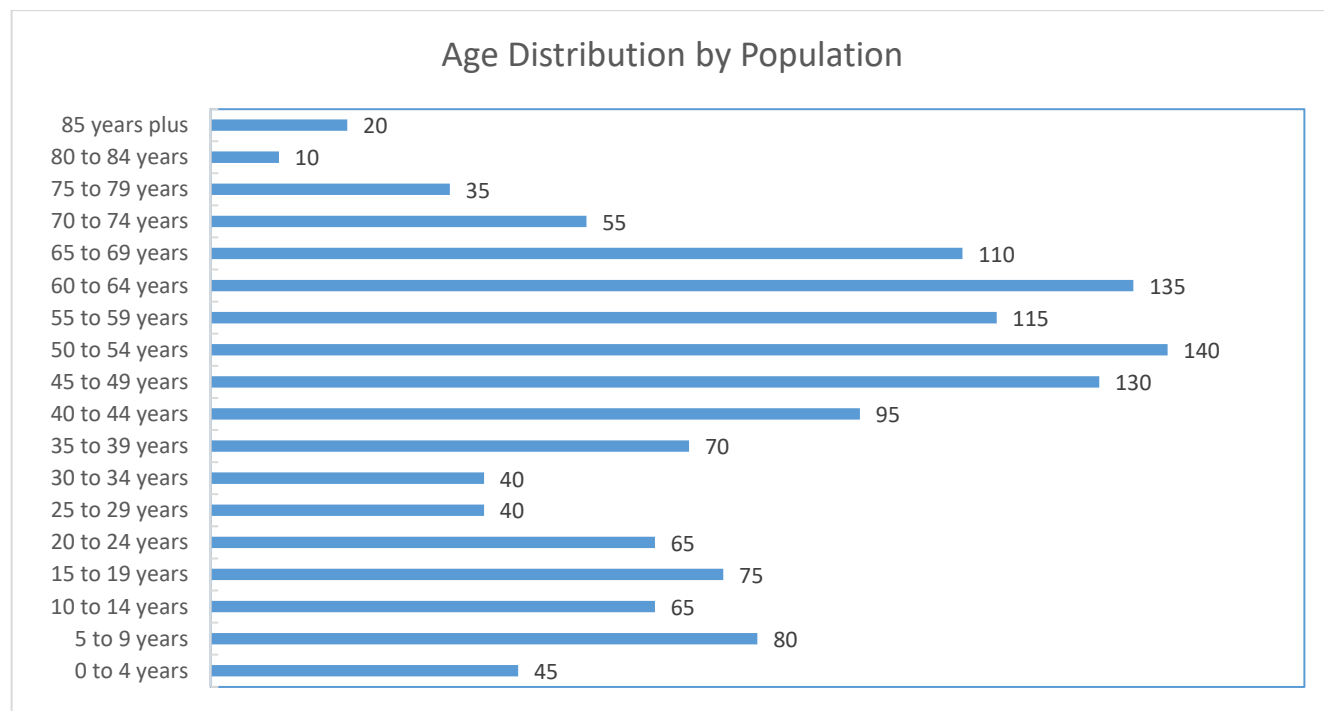
Property Tax Deferrals Received



Accumulated Surplus:					
	2017	2018	2019	2020	2021
Unrestricted Funds	1,245,364	1,588,103	2,309,454	3,264,812	3,169,810
Reserve Funds	848,534	918,804	2,264,396	1,548,309	1,986,485
Invested in Tangible Capital Assets	18,975,666	18,670,701	20,420,110	21,162,820	21,713,265
	21,069,564	21,177,608	24,993,960	25,975,941	26,869,560

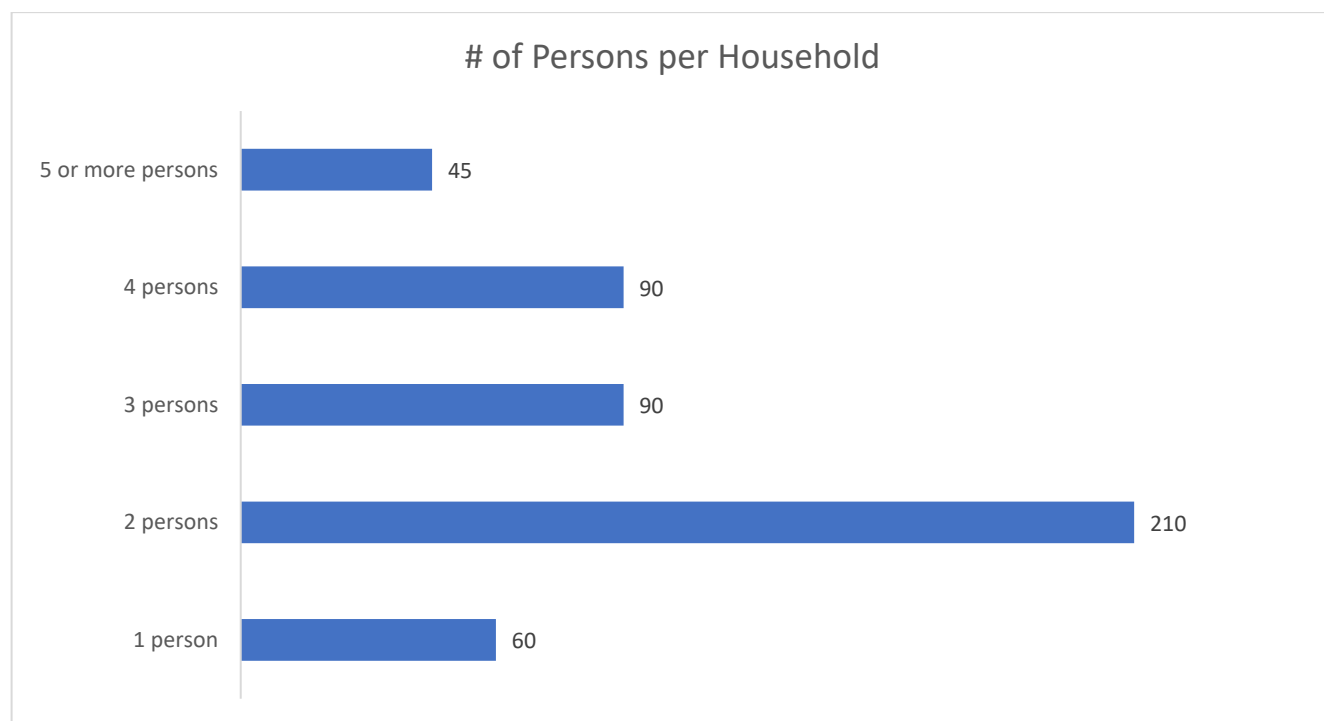


Census Statistics



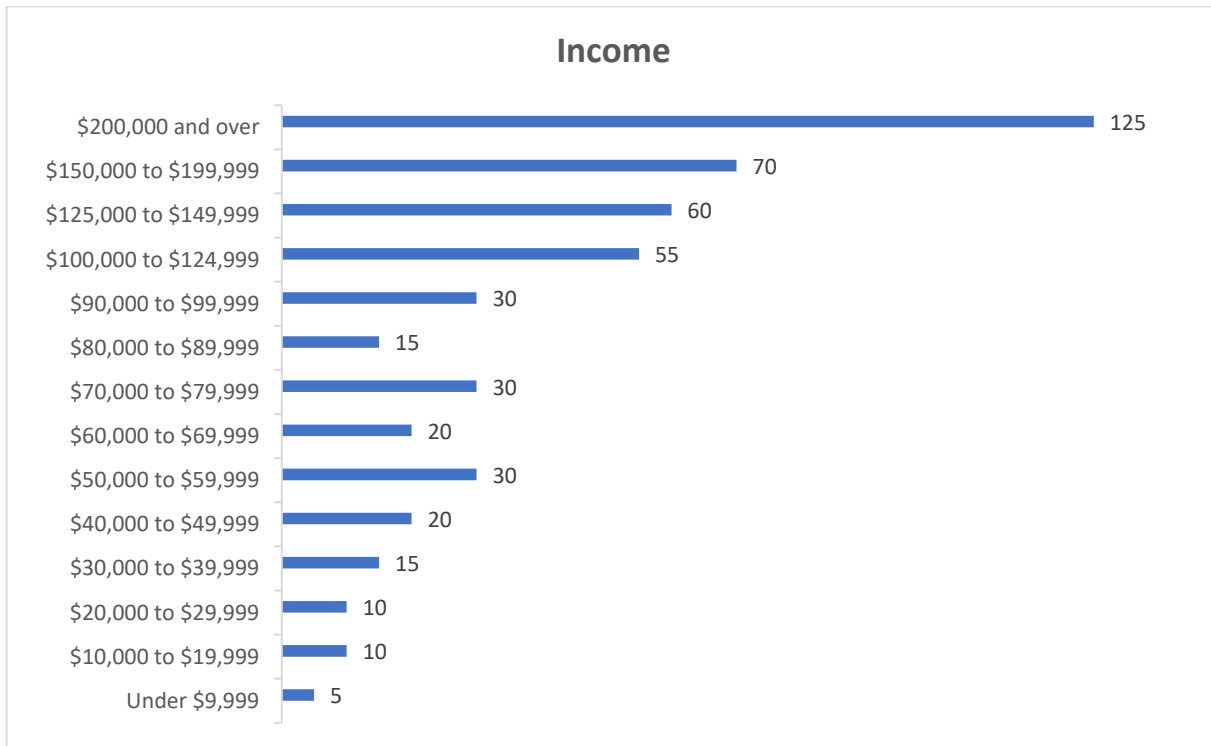
Population decrease from 2011 census was 1.2%. Provincial increase was 5.6%

Source: Statistics Canada, 2016 Census of Population

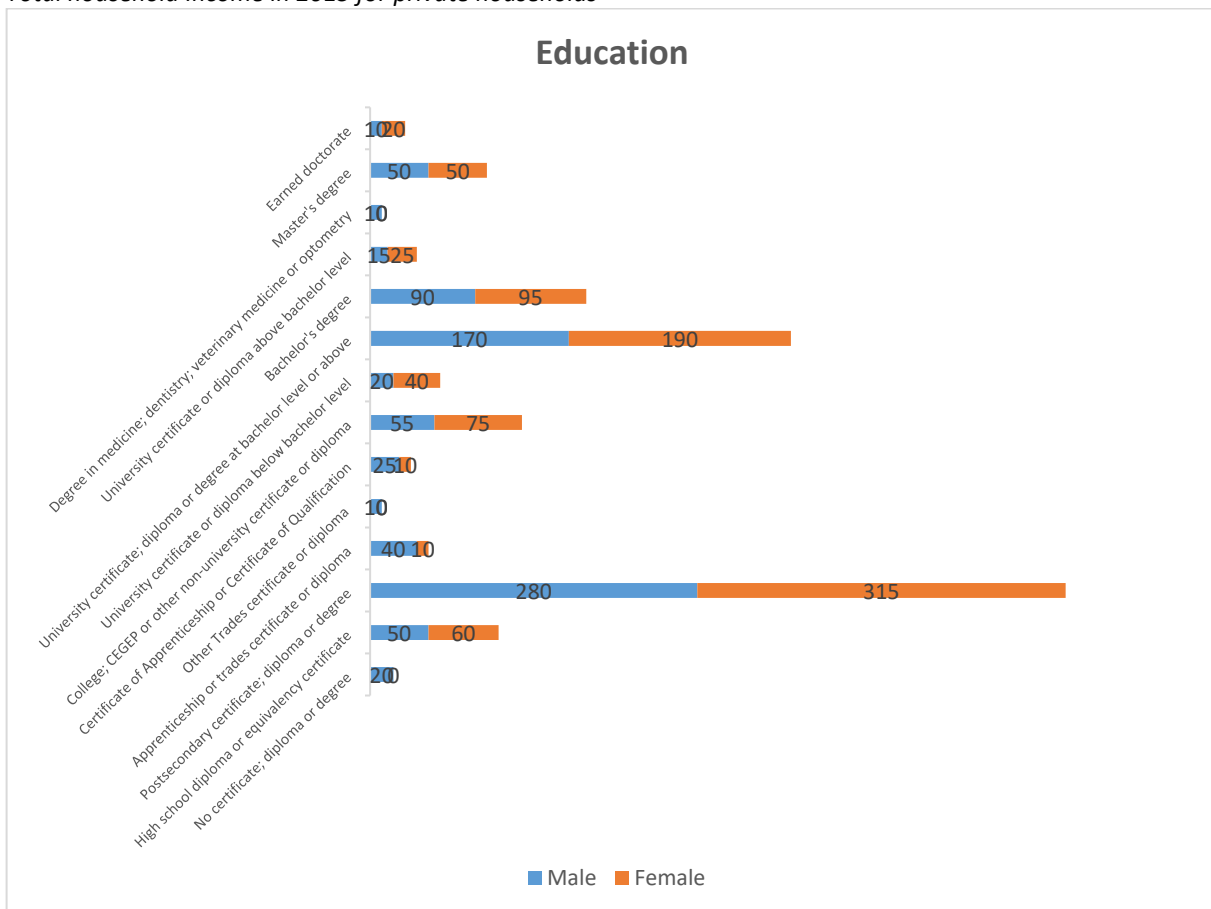


Average Household size - 2.7

Source: Statistics Canada, 2016 National Household Survey



Source: Statistics Canada, 2016 Census of Population
Total household income in 2015 for private households



Source: Statistics Canada, 2016 Census of Population
Total - Highest education level for the population aged 25 – 64

Looking Forward

Consolidated Financial Plan 2021 – 2025

	2021	2022	2023	2024	2025
Revenues					
Taxation	1,627,006	1,674,513	1,723,360	1,773,672	1,825,494
Parcel Taxes	111,289	100,704	100,704	100,704	100,704
Infrastructure Levy	158,081	162,823	167,708	172,739	177,921
Utility Fees and Rates	1,228,265	1,263,104	1,298,947	1,335,825	1,373,767
Fees, Licenses and Permits	321,974	268,821	244,560	245,020	245,802
Grants	4,017,862	2,008,628	358,703	2,341,789	361,879
Proceeds from Borrowing	603,458	600,075	-	720,090	-
Net Proceeds from Land Sales	398,280	-	4,500,000	-	-
Other	143,851	128,011	117,978	123,564	129,338
Grand Total	8,610,066	6,206,679	8511,959	6,813,402	4,214,905
Expenditures					
Amortization	612,690	682,740	833,635	902,635	971,495
General Government	1,058,269	956,834	950,734	974,566	997,949
Fire Services	399,180	373,194	377,418	373,728	377,965
Bylaw Services	109,462	53,666	54,886	56,137	57,414
Public Works	565,804	427,604	437,194	446,793	456,619
Planning and Development	123,188	68,699	70,134	71,603	73,099
Parks, Recreation and Facilities	270,512	266,057	272,019	278,127	284,388
Solid Waste	198,858	204,475	210,260	214,275	218,370
Sewer Fund	68,337	66,673	78,141	69,556	71,003
Water Fund	837,607	775,742	793,312	820,915	839,135
Interest Payments	85,813	95,594	105,661	103,158	118,697
Grand Total	4,329,719	3,971,278	4,183,385	4,311,493	4,446,134
Surplus	4,280,347	2,235,401	4,328,574	2,501,909	(251,229)
Adjustments Required to Balance Financial Plan to Conform with Legislative Requirements					
Non-cash items included in Annual Surplus (Deficit)					
Amortization on TCA's	612,690	682,740	833,635	902,635	971,495
MFA Actuarial Gain on Debt	(34,201)	(38,561)	(43,528)	(49,114)	(54,888)
Cash Surplus	4,858,836	2,879,580	5,118,681	3,355,431	665,378
Cash items NOT included in Annual Surplus					
Repayment of Debt Principal	(216,549)	(244,610)	(244,246)	(176,067)	(185,233)
Capital Expenditures	(5,525,177)	(2,725,000)	(3,791,600)	(2,925,000)	(2,574,400)
Transfers from Surplus	1,585,650	415,609	3,747,630	84,309	2,438,110
Transfers from (to) Reserves:					
Gas Tax Fund	(59,117)	(62,053)	(62,053)	(65,229)	(65,229)
Infrastructure Levy	(158,081)	(162,823)	(167,708)	(172,739)	(177,921)
Wastewater Treatment Plant	(87,282)	(100,704)	(100,704)	(100,704)	(100,704)
Land Sales	(398,280)	-	(4,500,000)	-	-
Financial Plan Balance	-	-	-	-	-