



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

**REGULAR MEETING OF THE COUNCIL
OF THE VILLAGE OF LIONS BAY
HELD ON TUESDAY, MAY 3, 2022 at 7:00 PM
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY
AND VIA ZOOM VIDEO CONFERENCE**

MINUTES

In Attendance:

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

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

Delegations: 0

Public: 12

1. Call to Order

Mayor McLaughlin called the meeting to order at 7:01 p.m.

2. Adoption of Agenda

Moved/Seconded

THAT B. Enforcement be added as a reason for closing under item 13 and
THAT those subsections 90(1) d, e, f, g, i, k, from the Community Charter be added as
grounds for closing under item 13; and
THAT the agenda be adopted, as amended.

CARRIED

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

A. Marcus Reuter

M. Reuter requested an update on the Urban Containment Boundary issue.

Mayor McLaughlin noted that the information has been submitted to Metro Vancouver and it will be presented at the June 10th Metro Vancouver Board Meeting.

B. Marek Sredzki

M. Sredzki questioned the Mayor's participation on external committees and why there are no reports on such meetings.

Mayor McLaughlin noted that the committees he sits on are reported in the annual report and that any items that affect the Village have been presented to the rest of Council.

C. Ken Berry

K. Berry requested that Council consider a hiring freeze and questioned how legal fees are comparing to previous years.

Mayor McLaughlin noted that the budget has been set and no hiring freeze was identified.

Councillors noted that a discussion on hiring freeze would require more analysis and a resolution.

CFO Rooke noted that an analysis could be brought forward.

CAO DeJong clarified he has had some training in legal matters and is not a lawyer and refers to legal Counsel for any legal items pertaining to the Village.

4. Review & Approval of Minutes of Prior Meetings

A. Regular Council Meeting – April 19, 2022

The following items were identified as amendments to the minutes:

- Item 5, under Discussion, add the words "After the project has been identified, Council may consider a Have Your Say" before "for the Connector Project"
- Item 5, under Discussion add the word "New" before "volunteerism"
- New Volunteerism.

Moved/Seconded

THAT the Regular Council Meeting Minutes of April 19, 2022, be approved as amended.

CARRIED

5. Business Arising from the Minutes

- A. CAO DeJong noted that an agenda for the Emergency Planning Committee will be set for May 10th and that items such as the Community Wildfire Protection Plan, FireSmart, and Evacuation Planning will be discussed.

6. 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 |
| 245 | April 19, 2022 | CN Vegetation Program | CAO to follow up |

Mayor McLaughlin requested that the BC Forest Service Spraying be added to unfinished business.

7. Reports

- A. Staff

- i. Approval of Financial Statements

CFO noted that the auditors presented the financial statements at the Committee of the Whole meeting on May 3, 2022, at 5:30 p.m., noting that they must be submitted by May 15, 2022.

Moved/Seconded

THAT the Village of Lions Bay's 2021 Audited Financial Statements, as presented to Council on May 3, 2022, be approved pursuant to the *Community Charter section 167(1)*;

AND THAT the 2021 Audited Financial Statements be included in the 2021 Annual Report pursuant to the *Community Charter section 98*.

CARRIED

- ii. PWM: Verbal Update on Projects and Project Manager

PWM provided an update, noting:

- Project managers have met with staff to understand the current status of each project
- They have spent time reviewing project documentation available for each project
- They have met with architect for the Klatt and Beach Park to understand what is required and to obtain estimates to bring each project to tender readiness
- Overall project management budget will be presented to Council

B. Mayor

- i. Development Permit Applications (DPAs)
Mayor McLaughlin commented on Dr. Jakob's presentation from the April 7, 2022 Committee of the Whole meeting and questioned whether Council would be interested in further discussing the DPA's
CAO noted that he could create a Frequently Asked Questions (FAQ) based on previously asked questions that would help discussion.

Discussion ensued on:

- Frequently Asked Questions
- Timing: does it make sense for this Council to dive into it at the end of this term
- Scope is too broad
- Baby steps forward

C. Council

- i. Councillor Bain: Marina Parking
Councillor Bain questioned whether Marina guests could park at the CN lot overnight while on boating trips with Marina patrons.

CAO DeJong indicated that this runs counter to parking plan and that there used to be a system at the CN lot that was jointly managed with the Marina, which caused issues with visitors parking in permit only spots on the streets when the lot was full. Having no public spots would revert the issue back to original problem defeating purpose of dedicated parking for visitors to the Beach Park.

Discussion ensued on:

- Numbers of visitors in the lot
- Finite stalls available in lot for guests
- Accommodating visitors
- High hourly rate to encourage turnover
- Cost of parking
- Solutions
- Taking over parking lot would not allow for other day visitors to park

D. Committees

- i. Councillor Barmeier: Climate Action Committee: Update on CleanBC Communities Fund Grant Application

Councillor Barmeier provided an update on the status of the CleanBC Communities Fund Grant Application, noting:

- Concept: to stop using fossil fuels to heat Council Chambers and Broughton Hall
- Committee has researched options for alternative heating and costs,
- Hard to replace oil: power upgrades to make that happen are significant
- Overview of power: additional 300Amps for heat pumps required – two furnaces are required to be replaced – unknown what the Hydro solution to that would be.
- total estimate currently outside of what is allotted

CFO Rooke noted that there will be inflationary impacts and class A estimates have not been finalized which may require adding a 40 – 50% contingency. Recommendation to continue to build on research to be ready for future grants, as the deadline for the ICIP is too tight..

Discussion ensued on:

- Too many unknowns
- Understanding true Hydro costs is imperative
- Hydro is currently running behind on all estimate requests

Take step back, the Office area is already serviced by heat pump and generator
Rushed decision not the best

PWM Jaffer to look into use of R100 fuel for heating instead of fuel oil. This would have an immediate impact on GHG's.

- E. Emergency Services
None

8. Resolutions

9. Bylaws

- A. 2022 – 2026 Five Year Financial Plan Bylaw No. 617, 2022

CFO Rooke noted there was a presentation error in Schedule A and provided an overview of the errors.

Moved/Seconded

THAT third reading of the 2022 – 2026 Five Year Financial Plan Bylaw No. 617, 2022 be rescinded.

CARRIED

Moved/Seconded

THAT 2022-2026 Five Year Financial Plan Bylaw 617, 2022 be amended as follows:

Schedule A – Under revenue, insert “Proceeds from Borrowing \$190,000;
Schedule A – Change Capital Expenditures to \$2,111,949 (from \$1,921,949);
Schedule B – In second paragraph, insert “Proceeds from borrowing is MFA
Equipment Financing to fund the purchase of equipment for public works”;
Schedule B – In Table 1: Sources of Revenue, insert “Proceeds from
Borrowing” and adjust the % of Total Revenue.

CARRIED

Moved/Seconded

THAT the 2022-2026 Five Year Financial Plan Bylaw No. 617, 2022 be read a third time, as amended.

CARRIED

OPPOSED: Cllr. Abbott

Moved/Seconded

THAT a special council meeting be set for May 5, 2022 at 4:30 p.m. to adopt the 2022-2026 Five Year Financial Plan Bylaw No. 617, 2022.

CARRIED

B. Election and Assent Voting Bylaw No. 620, 2022

Moved/Seconded

THAT Election and Assent Voting Bylaw No. 620, 2022 be read a third time.

CARRIED

10. Correspondence

A. List of Correspondence to April 28, 2022

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

| | | |
|--|---------------------------|-------------|
| G1 Ministry of Citizens' Services | Internet Connectivity | Received |
| G2 N. Davidowicz | Transit | Send to CAC |
| G3 L. McCurdy | Female Genital Mutilation | Received |
| G4 MP Weiler | Survey on Housing | Received |
| G5 Response to previous correspondence | Start Me Up Campaign | Received |

11. New Business

None

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

None

13. Closed Council Meeting

Proposed topics for discussion in the absence of the public:

- A. Land
- B. Enforcement

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:

- (d) the security of the property of the municipality;
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (g) litigation or potential litigation affecting the municipality;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;
- (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

The meeting was closed to the public at 8:17 p.m.

The meeting was re-opened to the public at 9:19 p.m.

14. Reporting Out from Closed Portion of Meeting

Staffing matters, two developers, CAO DeJong to respond and invite to confirm delegations.

15. Adjournment

Moved/Seconded

THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:19 p.m.

Mayor

Corporate Officer

| | |
|---------------------------|--------------|
| Date Approved by Council: | May 17, 2022 |
|---------------------------|--------------|