



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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**REGULAR MEETING OF THE COUNCIL  
OF THE VILLAGE OF LIONS BAY  
HELD ON TUESDAY, MAY 17, 2022 at 6:00 PM  
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY  
AND VIA ZOOM VIDEOCONFERENCE**

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**MINUTES**

In Attendance:

Council: Mayor Ron McLaughlin  
Councillor Neville Abbott  
Councillor Fred Bain (via videoconference)  
Councillor Jaime Cunliffe

Regrets: Councillor Norm Barmeier

Staff: Chief Administrative Officer Peter DeJong  
Chief Financial Officer Pamela Rooke  
Public Works Manager Nai Jaffer (via videoconference)  
Carol Lee, Mosaic Writing Group (Recorder) (via videoconference)

Public: 19

**1. Call to Order**

Mayor McLaughlin called the meeting to order at 6:03 p.m.

**2. Closed Council Meeting**

Proposed topics for discussion in the absence of the public:

- A. Awards
- B. Enforcement Matters
- C. Contractual Matters
- D. Land Matters
- E. Personnel

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:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
- (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;
- (n) the consideration of whether a council meeting should be closed under a provision of this subsection or subsection (2);

**90 (2)** A part of a council meeting must be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**CARRIED**

*The meeting was closed to the public at 6:07 p.m.*

*The meeting was re-opened to the public at 7:01 p.m.*

**3. Adoption of Agenda**

Moved/Seconded

THAT the agenda be adopted, as circulated, with the addition of on table materials from Councillor Abbott and Public Works Manager Jaffer re. Item 9Aiv (CAO Verbal Report re. Bear Smart Enforcement Matters).

**CARRIED**

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

A. Karl Buhr

K. Buhr referenced his email of May 9, 2022 in response to the recent Village Update article and questioned:

- ☞ Whether Council's plan for the bridge repairs and use of the \$150,000 budget will be made public
- ☞ Suggestion that the Infrastructure Fund be used to fund the bridge repairs.

B. Marek Sredzki

M. Sredzki offered the following comments:

- ☞ Request that Councillor Barmeier be informed of the requirement to respond to questions from the public
- ☞ The need for the Village to consult with residents regarding the development of the Oceanview right-of-way lands.

C. Nicole and Carl Lund

N. and C. Lund expressed concerns and posed a series of questions regarding:

- ☞ The appropriateness of the planting area and plants selected to beautify Brunswick
- ☞ The potential for the theft of the surveillance cameras installed at Brunswick to prevent the theft of plants
- ☞ Installation of surveillance cameras at Brunswick without prior consultation with Village residents and in contravention of privacy legislation and regulations.

D. Gregan Dunn

G. Dunn commented that the highway surface at the entrance to Lions Bay has degraded to the point where it amplifies, rather than dampens, road noise.

G. Dunn suggested that the Village contact the Ministry of Transportation and Infrastructure (MoTI) to request the pavement be maintained.

E. Jay Barber

J. Barber expressed concern with the development proposals being considered for the Oceanview right-of-way lands and posed a series of questions. J. Barber requested that Village residents have an opportunity to have their voices heard.

F. Marcus Reuter

M. Reuter noted that Council does not appear to be willing to respond to questions from residents who appear at Council meetings and encouraged the return of the positive relationship between Council and residents.

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

A. Regular Council Meeting – May 3, 2022

Moved/Seconded

THAT the Regular Council Meeting Minutes of May 3, 2022, be approved as circulated.

**CARRIED**

B. Special Council Meeting – May 5, 2022

Moved/Seconded

THAT the Special Council Meeting Minutes of May 5, 2022, be approved as circulated.

**CARRIED**

**6. Business Arising from the Minutes**

None

**7. 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 following up
246	May 3, 2022	BC Timber Sales Spraying	A response from the Minister is pending  Mayor McLaughlin is seeking Metro Vancouver's involvement

**8. Reports**

A. Staff

- i. CAO: Direction Request – Oceanview Right of Way Land Potential Options for Development

CAO DeJong reviewed the report provided with the agenda material and noted:

- Consultation will be undertaken with all Village residents if Council decides to proceed with considering any or all of the options
- A portion of the proceeds of the development could be used to fund the replacement of fire equipment

- Next steps as laid out in report if Council were to decide to proceed with considering the development options.

Discussion ensued on:

- The request from the developer to discuss the development options in a Closed meeting
- \$2.7 million has been earned from the disposition of other properties during the term of Council to fund Village infrastructure
- The need to consider the tolerance of the land and neighbours for any proposed development
- Concern with the cost of providing subsidized housing for firefighters
- Suggestion that the CAO confer with realtors on the saleability of the development options and market value and report back to Council:
- A formal assessment is required to determine fair market value

*Moved/Seconded*

THAT no further action will be taken pending direction from the new Council.

**CARRIED**

- ii. CAO: Request for Decision – Sublease of a Portion of the LBFR Training Grounds Ground Lease

The CAO noted reviewed the report provided with the agenda material and the proposed terms of the sublease to Ledcor.

*Moved/Seconded*

(1) THAT, subject to approval by the Provincial Crown, Council approves a sublease to LTS INFRASTRUCTURE SERVICES LIMITED PARTNERSHIP by its General Partner LTS SOLUTIONS LTD. (“Ledcor”) of Crown Lease No. 235083 (for Village of Lions Bay fire training and storage purposes on Brunswick Hill) and renewals thereof, in substantially the form attached to this report title Sublease of a Portion of LBFR Training Ground Crown Lease;

(2) THAT staff proceed with seeking the approval of the Provincial Crown accordingly; and

(3) THAT the Mayor and the Corporate Officer are authorized to execute the sublease agreement and any Provincial Crown document pertaining to their approval.

**CARRIED**

- iii. PWM: Information Report – Bridge Deck Joint Repairs Response to Correspondence

PWM Jaffer referenced the report provided with the agenda material providing answers to the questions posed in K. Buhr’s correspondence. A follow-up will be provided in response to K. Buhr’s delegation following the Council meeting.

Discussion ensued on:

- Concern with escalating labour rates and construction costs
- Whether it would be beneficial to establish a Select Infrastructure Committee to review the scope of work developed by ISL Contractors
  - Concern with the potential to delay the work which is scheduled to commence in June 2022.

*Moved/Seconded*

THAT the Information Report “Bridge Deck Joint Repairs Response to Correspondence” be received for information purposes.

**CARRIED**

iv. CAO: Verbal report re. Bearsmart Enforcement Matters

The CAO reported that bylaw enforcement officers (BEOs) are enforcing the requirement for garbage and recycling be placed at the curbside on the day of waste collection.

Councillor Abbott reviewed his on table report re. Bear Smart team recommendations that was circulated to Council and staff earlier in the day and noted the requested actions to avoid bear human interaction:

- Instruct Waste Collection Services (WCS) to schedule waste collect such that problem areas are prioritized
- Publish a special Village Update to advise of collection schedule prior to this week’s pickup
- Set up a temporary bear-proof dumpster to accommodate residents who can’t meet the amended schedule
- Create and a post box mail flyer, to reinforce best practices on storage
- Create informational signs for message boards
- Support and promote no-mow-May type initiatives
- BEO shifts to be adjusted to prioritize Bear Smart issues
- Promote the Lions Bay Bear Smart website and reporting tool
- Bear Smart team to compile list of grocery delivery services to be corresponded with and advised they should not leave food outside door if no one home.

Discussion ensued on:

- Suggestion to rent locked bear smart bins to be located at the Park and Ride lot during “bear season” for residents who are unable to place their garbage and recycling at the curbside on the day of waste collection:
  - Concern with the abuse of the use of the bin
- WCS has indicated its willingness to schedule waste collection in problem areas between 7:30 a.m. and 9:00 a.m.
- Council and Staff agreement on steps to be taken and/or further explored
- Request for a volunteer for Bear Smart.

B. Mayor  
None

C. Council  
None

D. Committees  
None

E. Emergency Services

- i. April 2022 Fire Dispatch Monthly Report

*Moved/Seconded*

THAT the April 2022 Fire Dispatch Monthly Report be received for information purposes.

**CARRIED**

- ii. March and April 2022 RCMP Activity Report

*Moved/Seconded*

THAT the March and April 2022 RCMP Activity Report be received for information purposes.

**CARRIED**

**9. Resolutions**  
None

**10. Bylaws**

- A. Village of Lions Bay Brunswick Beach Water System Parcel Tax By-law No. 368,2005, Repeal of Bylaw No. 619,2022

CFO Rooke advised that it is no longer necessary to collect the parcel tax and the need to repeal the bylaw.

*Moved/Seconded*

THAT Village of Lions Bay Brunswick Beach Water System Parcel Tax By-law No. 368, 2005, Repeal Bylaw No. 619, 2022 be introduced and given three readings.

**CARRIED**

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

*Moved/Seconded*

THAT Election and Assent Voting Bylaw No. 620, 2022 be adopted.

**CARRIED**

**11. Correspondence**

A. List of Correspondence to May 12, 2022

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

G1 MP Weiler	BC Farmers' Market Expansion Program	Received
G2 Metro 2050: Submission of Metro 2050	Requirement to accept by resolution within 60 days of receipt of notice	Received. To be addressed at a future Council meeting
G3 SPARC BC	Access Awareness Day	Received
G5 Spallumcheen	Luxury Tax on Recreational Boats	Received
G4 MP Weiler	Modernizing Canada's EI System	Received
G5 J Hanson	North Shore Standing Committee on Substance Use	Councillor Cunliffe to attend
R1 M Sredzki	Comments on municipality	Received
R2 K Buhr	Bridge deck joint questions	Received
R3 N Rodgers	Tree decisions	Received
R4 G Dunn	Highway noise	Received

**12. New Business**

None

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

A. Marek Sredzki



M. Sredzki suggested that the CAO consider ways to fund the purchase of fire equipment without disposing of Village lands.

Mayor McLaughlin advised that Councillor Abbott will contact the Village of Anmore to confirm how it funds the purchase of fire equipment.

B. David Shore

D. Shore questioned Council's policy on responding to questions posed by the public during Council meetings.

Mayor McLaughlin advised that CAO DeJong had advised at the start of the Council meeting that best practice is to respond in writing to questions from delegates following the meeting.

D. Shore posed the following questions:

- How much is being paid to the project manager responsible for managing projects that have not yet been committed to by the Village or that are not really wanted by the Village?
- Why project management cannot be undertaken by the current staff?

C. Ken Berry

K. Berry requested that the staff respond in a straightforward and transparent manner to the question posed by N. Lund regarding the authorization provided to install surveillance cameras at Brunswick.

**14. Closed Council Meeting Continuation**

*Moved/Seconded*

Council does not anticipate reconvening the open meeting for any purpose other than to adjourn the meeting generally and report out if applicable.

**CARRIED**

*The meeting was closed to the public at 8:58 p.m.*

*The meeting was re-opened to the public at 10:21 p.m.*

**15. Report Out from Closed Portion of Meeting**

Council reported:

- The CAO updated Council on bylaw enforcement officer activities and current bylaw enforcement issues
- Council confirmed the Curly Stewart Memorial Trust Fund Award of \$750 to the recipient

- Unanimity in Council’s direction to staff to continue to work with Core Management on a unit rate basis while they flesh out the scope of services for each of the Klatt Retrofit, Lions Bay Connector and Lions Bay Beach Park projects
- Staff has been directed to issue a request for proposal (RFP) for construction management of the three projects
- Staff has been directed to issue an RFP for architectural/landscaping services for Phase 1 of the Lions Bay Beach Park renovation.

**16. Adjournment**

*Moved/Seconded*

THAT the meeting be adjourned.

**CARRIED**

*The meeting was adjourned at 10:22 p.m.*

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Mayor

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Corporate Officer

Date Approved by Council:	June 7, 202
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