



**COMMITTEE OF THE WHOLE MEETING
OF THE VILLAGE OF LIONS BAY
MINUTES**

**October 2, 2025, 6:00 p.m.
Council Chambers, 400 Centre Road, Lions Bay
And Via Zoom Video Conference**

In Attendance: Mayor Ken Berry
Councillor Neville Abbott
Councillor Michael Broughton
Councillor Jaime Cunliffe
Councillor Ron McLaughlin

Staff In Attendance: Chief Administrative Officer, Ross Blackwell
Deputy Corporate Officer, Kristal Kenna
Financial Officer, Joe Chirkoff
Karl Buhr, Director of Operations

1. Call to Order

Mayor Berry called the meeting to order at 6:01 PM

2. Adoption of Agenda

Moved by: Councillor Abbott

Seconded by: Councillor Broughton

THAT the Agenda of October 2, 2025, Committee of the Whole be adopted as presented.

CARRIED

3. Public Participation

-none

4. Delegations

- none

5. Approval of Minutes of Prior Meetings

5.1 Committee of the Whole Meeting- April 1, 2025

Moved by: Councillor Broughton

Seconded by: Councillor Abbott

THAT the Committee of the Whole Meeting Minutes of April 1, 2025, be approved.

CARRIED

5.2 Committee of the Whole Meeting- June 3, 2025

Moved by: Councillor Abbott

Seconded by: Councillor Broughton

THAT the Committee of the Whole Minutes of June 3, 2025, be approved.

CARRIED

6. Business arising from the Minutes

- none

7. Unfinished Business

8. Reports

8.1 Approval of Financial Statements of 2024

Staff presented the 2024 Financial Statements for review and questions prior to seeking their approval at the next Regular Meeting of Council. Cory Vanderhorst joined from MNP for any questions regarding the 2024 Financial Statements.

8.2 Zoning and Development Bylaw No.520, 2017, Amendment Bylaw No. 650, 2025 - Setbacks

This item was brought forth from the previous Regular Meeting of Council for further discussion with Council. The amendments presented are just a change in language. The Zoning Development Bylaw amendments were discussed and referred to the next Regular Meeting of Council for a decision on scheduling a Public Hearing.

8.3 Zoning and Development Bylaw No.520, 2017, Amendment Bylaw No.641, 2025 - Short Term Rentals

The Zoning Development Bylaw amendments were discussed and referred to the next Regular Meeting of Council for a decision on scheduling a Public Hearing. Council requested that the amendments be advertised with both formal (legally required) and plain language in the Village Update and formal notice *only* in print media.

8.4 Draft Subdivision Servicing Bylaw No. 651, 2025

Staff noted that the current Bylaw is limiting in scope and that the proposed changes reflect the Lions Bay setting.

Questions were raised regarding the rigidity of the requirements, and if there will be increased density as a result of the Bylaw changes.

Staff explained that the Bylaws and schedules are technical standards and that rezoning would be the only means to increase density. A requirement for a geotechnical report ensures that the most up-to-date information is being considered.

9. Resolutions

-none

10. Bylaws

-none

11. Correspondence

-none

12. New Business

-none

13. Public Questions and Comments

-none

14. Adjournment

Moved by: Councillor Broughton

Seconded by: Councillor McLaughlin

THAT the meeting be adjourned.

The meeting adjourned at 7:21 PM

CARRIED

Mayor

Corporate Officer

Date Adopted by Council: October 9, 2025
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