



# Village Update

May 8, 2026

## UPDATES FROM THE MUNICIPALITY

### OFFICIAL COMMUNITY PLAN REFRESH PROCESS

#### Message from CAO

Our Official Community Plan (OCP) is getting old and is in need of a refresh to address some of the key issues and opportunities facing Lions Bay. The Village has embarked on a process to update our OCP that sets the long-term direction for land use and development in our community. At the same time, we will update our Zoning Bylaw which establishes the site-specific regulations for what and how landowners can build on their property. We've hired MODUS, an experienced, local consulting firm to help us with the process and the drafting of these important documents.

#### Message from MODUS

MODUS Planning, Design & Engagement (MODUS) is thrilled to support the Village of Lions Bay with its Official Community Plan (OCP) and Zoning Bylaw Update. We are a small but mighty team of planners, community designers and engagement specialists, who look forward to working alongside community members, Council and Village staff to plan for the Village's future.

The OCP and Zoning Bylaw are two of Lions Bay's most important guiding documents. Updating these documents will help to protect what makes the Village unique - its natural environment and quality of life - while ensuring it can respond to key issues and changing conditions.

The Village is aiming to complete the bulk of the project by the end of the calendar year. The updates will not constitute a complete re-write, but rather a practical refresh that is likely to focus on key areas like environmental and climate resilience, safe and accessible infrastructure, community amenities, and housing choice. The

first order of business, however, will be to understand what the community's priorities are.

Over the next eight months, MODUS will support Village staff by providing planning and engagement capacity. We will gather community input, research best practices, develop options and ultimately, help to inform Council's decisions. We anticipate a three phased process with opportunities for broad and deep community engagement throughout:

**Phase 1: Discovery (Summer 2026)** – In this phase, we will explore the local context, key challenges and opportunities, and policy options. Community engagement is anticipated over the summer months.

**Phase 2: Planning (Fall 2026)** – In this phase, we will integrate what we learned into a draft OCP and Zoning Bylaw, for community and Council review. Community engagement is anticipated in the fall.

**Phase 3: Bylaw Adoption (Winter 2027)** - In this phase, we will refine the documents based on what we heard, and support Village staff through the formal adoption process.

We look forward to sharing more details as the process unfolds and working together to help shape the future of Lions Bay.



### **(Week 31)**

Work continues to progress well at the Beach Park as the project moves through its final stages.

Recent efforts have focused on completion of the gutter installation in preparation for roofing, which is scheduled to be installed this coming week. Once roofing is complete, the gutters will be finished in black. Protective barriers have also been installed at both playground areas, providing a clean and well-defined finish that complements the overall design.

The soffit materials are currently anticipated to arrive on June 1 and will be installed shortly thereafter.

With respect to the swimming platform, during preparations for reinstallation two weeks ago, it was determined that the structure had deteriorated beyond repair. I am

pleased to report that the platform has since been successfully rebuilt this week and is expected to be installed shortly.

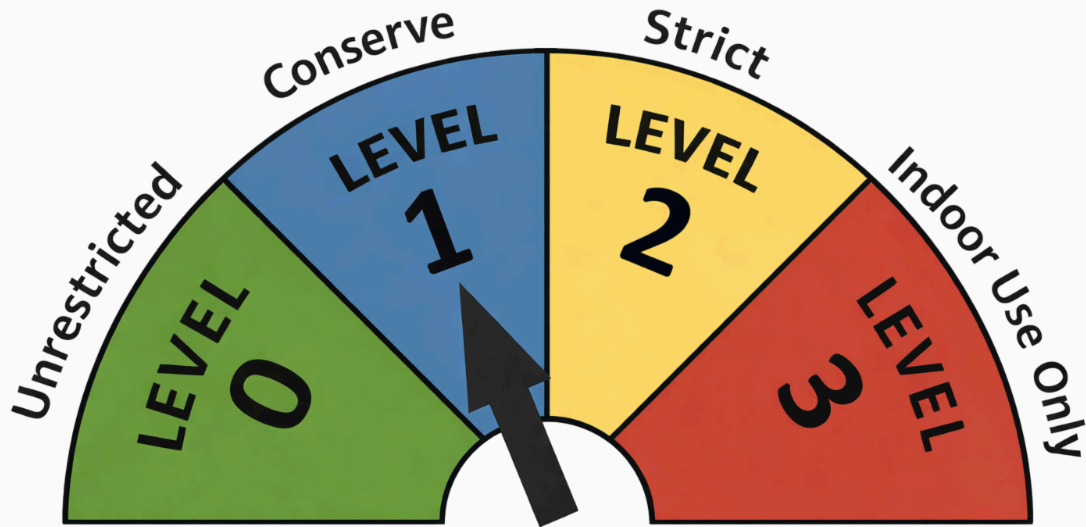
Council continues to deliberate on options for watercraft storage, and a solution will be brought forward in due course.

**Residents are reminded that the park remains an active construction site and is not yet open to the public. For safety reasons and to protect newly completed works, please remain out of the park until construction activities are fully complete. The Municipality will provide notice as soon as it is safe and appropriate to enter.**

Overall, the project continues to come together very well and is looking excellent. The Municipality appreciates the community's continued patience as the final elements are completed.



# LEVEL 1 CONSERVATION STARTING JUNE 1



We move to Level 1 Outdoor Water Use Conservation on Monday, June 1. Level 1 is mostly an awareness measure, and only restricts lawn watering to three days a week for odd and even address numbers. Click the button below to view the Levels 1-3 quick guide from the [Outdoor Water Use Bylaw No. 484](#).

[Outdoor Water Use Guide](#)



## UPDATES FROM THE FINANCE DEPARTMENT



The Village of  
**LIONS  
BAY**

# 2026

## UTILITY NOTICES

**Are in the Mail!**  
**April 30th**

**UPDATE: 2026 RATE CATEGORIES**

 Water	\$2,179.76
 Garbage & Recycling	\$443.66
 Sewer*	\$1104.78

\* Only for Kelvin Grove properties on central sewer

**THERE ARE SEVERAL WAYS TO PAY!**  
See the back of your Utility Notice for payment options and details.

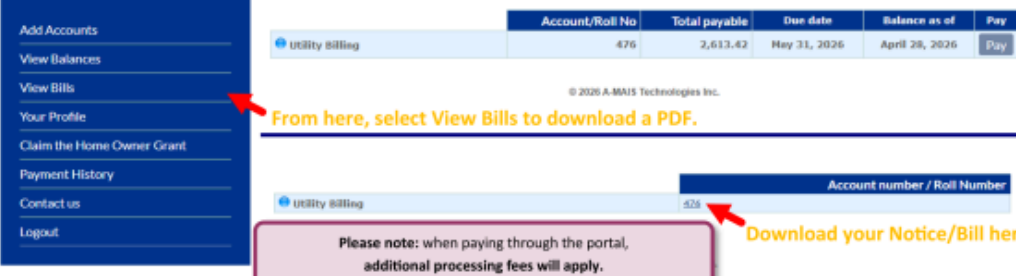
- Online Banking
- Cheque, Money Order
- Credit Card - Village Website
- Debit at the Front Counter
- NO CASH
- NO E-TRANSFER
- If the Due Date lands on a weekend, the next business day applies.

**YOUR UTILITY NOTICE IS DUE, DECEMBER 31, 2026.**

To receive the **DISCOUNT**, you must pay the balance in full by **May 31, 2026**.

Any unpaid Utility Notices as of December 31, 2026, will automatically be rolled over into Taxes in Arrears on January 1, 2027.

Don't want to wait for the mail? Log into your online account to view your notice, download, and pay.



From here, select **View Bills** to download a PDF.

Download your Notice/Bill here.

Please note: when paying through the portal, additional processing fees will apply.

**DON'T HAVE AN ACCOUNT?**

All you need is your Account No. and Access Code which is unique to you. They can be found at the top of your Notice, and remain the same year after year.

DISCOUNT IF PAID BY: May 31/26  
SERVICE ADDRESS: 12 CROSSCREEK RD  
ACCESS CODE: 040115

CUSTOMER COPY	
BILLING DATE Apr 24/26	ACCOUNT NO. 76
SERVICE PERIOD	
Jan 01/26	Dec 31/26

**HELP US FIND THEM...**

If you are the owner, neighbour, or friend of the following properties, please have them contact the Village Office: 604-921-9333 ext. 1004

405 Timbertop Drive | 249 Bayview Road | 310 Bayview Road  
110 Kelvin Grove Way | 165 Kelvin Grove Way

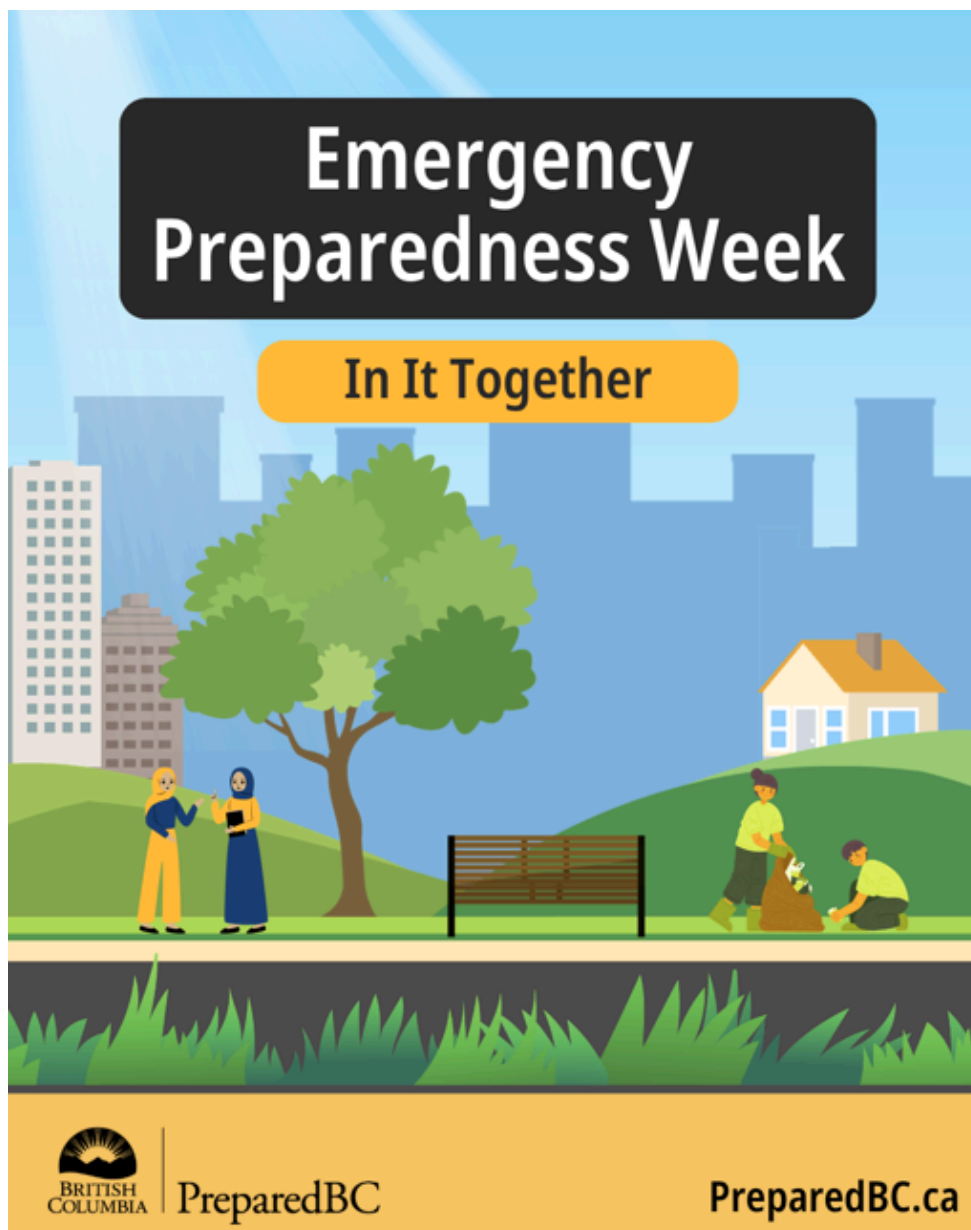
**JUST A FRIENDLY REMINDER...**

It is the owner's responsibility to have their **'mailing address'** on file with the Village. Your mailing address is different from your street address and must include a **PO Box Number**, unless it's being mailed to an address outside the Village.

Not receiving your Notice is not a legitimate reason for late payment.

If you have not already done so, please ensure your **POST BOX** is registered with Land Titles to keep your information up to date. It's simple and easy to do:  
<https://ltsa.ca/property-owners/make-changes-to-title/change-address>

**Click HERE to View the Utility Notice Newsletter!**



## May 3-9 is Emergency Preparedness Week!

This year, the theme focuses on making community connections. When emergencies happen, we are “In It Together.”

Preparing for emergencies is more than having a home emergency plan and gathering supplies. It’s about social connection.

Building relationships today means you and the people around you will be ready to work together for a better response and faster recovery.

Check out Lions Bay Fire Rescue Facebook and Instagram to get all the emergency preparedness tools tips and tricks or follow the links below.

On May 23,  
9:00-noon,  
At Broughton hall

Come to enjoy coffee and timbits and talk about:  
Your emergency home plan, Lions Bay emergency evacuation plan and how to become a resilient neighbourhood with a neighbourhood emergency plan. Win

prices and much more

With the emergency program coordinator (EPC), Emergency Support volunteers (ESS) and Lions Bay Fire Rescue.

Let's get emergency ready, Lions Bay!

PS: Kids and dog friendly event.

[Build your own Home Emergency plan](#)  
[Neighbourhood emergency plan](#)  
[Emergency information for people with disabilities](#)  
[Pet emergency plan](#)  
[Emergency kit and grab-and-go-bag](#)  
[Alertable-emergency alert system](#)



### **COUNCIL MEETINGS:**

**Special Meeting of Council** - May 12, 2026 at 7:30pm  
**Regular Meeting of Council (CLOSED)** - May 19, 2026 at 6:00pm  
**Regular Meeting of Council (OPEN)** - May 19, 2026 at 7:00pm

### **COMMITTEE MEETINGS:**

**Curly Stewart Memorial Trust Fund Committee Meeting** - May 11, 2026 at 7:00pm  
**Committee of the Whole** - May 12, 2026 at 6:00pm  
**Infrastructure Committee Meeting** - May 14, 2026 at 6:00pm

***Note:** Please check the Village website [calendar](#) for meeting schedule changes or cancellations.*

**[View the Council and Committee Schedules, Agendas, and Minutes HERE!](#)**

Video conferencing is available for public participation via Zoom. Instructions on viewing etiquette, and how to attend and publicly participate in a meeting can be found [here](#).

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# COMMUNITY NOTICE BOARD & UPCOMING EVENTS



## Bird Friendly Nature Celebration

May 9th, 9.30 - 1

Village Hall, 400 Centre Road

Saturday!

### For grown-ups

9.30 - 1:

Birds, Bears, Native Plants,  
Conservation, Climate Action,  
Owl pellets

Competition/Tea/coffee/BBQ

10.30 - 11.30: short documentaries

12.15: Nature walk



### Kids' activities

Drop-ins welcome!

[DETAILS  
HERE](#)



**Win!**

**2x2 passes (\$88/pr)  
OR a family pass (\$115)**



**SEA TO SKY  
GONDOLA**  
ADVENTURE BY NATURE



**2 passes (\$150)**

**\$50 gift voucher from  
Wild Birds Unlimited AND MORE!**



**Bird Friendly  
Nature Celebration**  
**May 9th, 9.15 - 1**  
Village Hall

**Kids' sign-ups now open!**

**[DETAILS](#)**

**The Art of  
Observation:**  
Nature Journaling  
for Kids

(May 9th, 10.30-12, ages 6+)



**Come build  
a bird house!**

(May 9th, 9.15 - 10.15: ages 5 - 12)





😊 Sunshine in Lions Bay: World-Class Music, Open to All 🇺🇸

🎵 JAZZ duo **ES:MO** is 19xJUNO-nominated **Elizabeth Shepherd** and **Michael Occhipinti** who are bringing their 🇺🇸 "Sunshine in my Bones" 🌍 national tour to Lions Bay. 🎵 😊 We are incredibly grateful to **Thyra McKilligan (Re/Max Masters)** and the **West Vancouver Foundation - Neighbourhood Small Grants** and the **Village of Lions Bay** for their generous support in bringing this performance to our community. 🌿 🙏 Because of their generosity, we've extended the **\$10 General Admission price!** 🙏 **Giving Back:** We're also offering **50 FREE TICKETS** for those who truly need a night out.

Don't miss this incredible evening of world-class music—tickets are limited so scoop your spot now!

**Buy Your \$10 Ticket [HERE!](#)**



**MAKE SURE YOUR FOOD WASTE  
& GARBAGE CANS ARE CLOSED,  
WITH TIGHT-FITTING LIDS.**



Bears may bump cans to see if a high calory snack falls out. If not, they'll likely move on. If the can spills open and they are rewarded, that's a problem.

**Help keep our bears out of trouble.**

[www.lionsbaybearsmart.ca](http://www.lionsbaybearsmart.ca)



## An Invitation to all Lions Bay Grade 12 Students and Parents

Please join us for a:

**Reception for Graduates and their families.**

- **Thursday, May 21<sup>st</sup>, 2026. 7 to 8 pm**
  - **Broughton Hall**
- **Refreshments and Brief Presentations**

The Lions Bay Community Scholarship Foundation Board members are delighted to Celebrate our Lions Bay Graduates and their Families.

Grads and family, please join us for a reception to celebrate and honour the Lions Bay Graduates of 2026.

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Village of Lions Bay | [lionsbay.ca](http://lionsbay.ca)

Encourage  
friends to  
Subscribe

Meeting  
Calendars

Real-time Air  
Quality Map

Real-time Air  
Temperature

Curbside Solid  
Waste  
Timeslots

Drop-off service for wildlife attractant solid waste, as well as non-curbside recyclables (styrofoam, batteries, lightbulbs, soft plastics, electronic e-waste) is available at the **Public Works Yard, 5 Tidewater Way, Fridays 6-9 am and Saturdays 8-11 am.**





Reception: (604) 921-9333

Public Works Voicemail: (604) 921-9833

Public Works After-hours On-call: (604) 290-1498

Bylaw Enforcement Officer: (604) 834-3404

The Village of Lions Bay | 400 Centre Road P.O. Box 141 | Lions Bay, BC V0N 2E0 CA

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