



Village Update

August 21, 2026

UPDATES FROM THE MUNICIPALITY

OFFICIAL COMMUNITY PLAN REFRESH PROCESS



LIONS BAY

OFFICIAL COMMUNITY PLAN UPDATE

PLANNING FOR OUR FUTURE!



**SATURDAY,
AUGUST 22, 2026**



10:00 AM-2:00 PM



BROUGHTON HALL



**LEARN
ABOUT THE
OCP UPDATE**



**SHARE
YOUR THOUGHTS
AND IDEAS**



**HELP SHAPE
LIONS BAY'S
FUTURE**

COME ON OUT!

**PLEASE BRING
THE WHOLE FAMILY!**



VILLAGE OF
LIONS BAY
**2026 GENERAL
LOCAL ELECTION**



IMPORTANT DATES

Nominations are for the elected positions of Mayor and four (4) Councillors.



NOMINATION PERIOD BEGINS

**Tuesday,
September 1, 2026**



NOMINATION PERIOD CLOSES

**Friday,
September 11, 2026**



STATUTORY CAMPAIGN PERIOD

(as defined by the Local Elections Campaign Financing Act)

September 19 – October 17, 2026

*(Begins 28 days before General Voting Day
and ends at the close of voting.)*



CANDIDATE INFORMATION

For information on campaign financing rules, expense limits, advertising, disclosures and key dates, please review Elections BC's 2026 Local Candidate Quick Reference Sheet.



elections.bc.ca/docs/lecfa/local-candidate-quick-reference-sheet.pdf



For more information on the nomination process, candidate eligibility, or election details, please visit

lionsbay.ca/2026-election



GET INVOLVED. MAKE A DIFFERENCE.

Help shape the future of Lions Bay.



Construction Notice – Isleview/Lions Bay Avenue Pathway Stairs

Construction of the stairs on the public path near 210 Isleview Place, connecting Isleview and Lions Bay Avenue, will begin next week. The previous stairs were in poor condition and were removed in coordination with the contractor working on the adjacent property.

To ensure Public Works crews have adequate time and space to complete the work safely, please avoid using this trail until construction is finished.

Once complete, the new stairs will provide improved safety, accessibility, and long-term reliability for this important pedestrian connection.

MAJOR PROJECT UPDATE - WATER METERS

What is the Universal Water Metering Project?

The Universal Water Metering Project is a Village-wide initiative to install a new water meter on every water service connection in Lions Bay. Many residents already demonstrate strong water stewardship—reducing summer consumption, repairing leaks, and using rainwater for irrigation. This project supports those efforts by improving conservation, strengthening system resilience, and modernizing operations to ensure a safe and sustainable drinking water supply now and into the future.

Metering will allow the Village to better understand system demand, identify leaks, and manage water resources more effectively. Residents will also gain access to detailed consumption information and optional usage alerts.

Project Schedule

Meter installation is planned to start mid-September 2026 and continue through spring 2027. Work will proceed neighbourhood by neighbourhood. The schedule below is tentative and will be updated periodically so residents can plan around construction activities.

Neighbourhood	Tentative Installation Dates
Oceanview	Summer 2026
Kelvin Grove	Autumn
Mountain / Timbertop	Autumn
Sunset / Stewart	Autumn
Brunswick	Winter
Lions Bay Ave	Winter
Isleview	Winter
Upper Bayview	Spring 2027
Centre / Lower Bayview	Spring 2027

Water Shutdowns

When your meter is installed, water service will need to be shut off for approximately one or two hours. The contractor will provide written notice about one week in advance. After installation, water may appear cloudy for a short period—this is normal. Running a cold water tap for several minutes will clear the line.

Budget

The Universal Water Metering Project is 100% funded by the Province of British Columbia through grant funding. No direct project costs are being passed on to residents.

Private Property Impacts

Meters will be installed on Village property only; contractors should not need to enter private property. If access becomes necessary, the contractor will provide advance notice.

Some existing water services may be located beneath driveways, gardens, planters, or parking areas. Removal of these features may be required to complete installation.

- Driveways and parking areas will be reinstated as closely as possible to their original condition.
- Gardens and planters may not be able to be replanted.

Residents will receive a letter approximately one week before work begins on their service.

Important Information About New Water Meters and Household Plumbing

The new water meters include a check valve designed to protect the Village's water system from potential cross-contamination. Once this check valve is installed, the plumbing inside your home becomes a closed system, meaning it is more susceptible to thermal expansion as water heats up within your pipes.

Residents are encouraged to consult a licensed plumber to confirm that their home's plumbing system has appropriate protection, such as a diaphragm tank, thermal relief valve, or other approved device, to prevent pressure fluctuations and ensure continued safe operation.

Water Usage Data – My360 Consumer Portal

The Village's meter supplier, Neptune Technology Group, provides an online interface called My360 Consumer Portal. Once your meter is installed, you will be able to:

- View detailed water consumption data
- Set usage alerts
- Monitor for potential leaks

The Village will provide instructions on how to access My360 once your meter is active.

Stay Informed

For the most up-to-date project information, including schedule updates and neighbourhood installation progress, please visit the Village website:

www.lionsbay.ca/services/operations-public-works/projects

HOG & PTD, Explained

Common questions regarding the Home Owner's Grant (HOG),
and Property Tax Deferment (PTD)

- If the HOG was not applied for by the tax due date, penalties assessed cannot be waived by the Ministry of Finance. The date of application is the effective date; therefore, all applications submitted after the due date are subject to penalties.
- Municipalities cannot waive late payment penalty fees if you miss the deadline due to a forgotten or unapplied Home Owner Grant.
- **Owner's Burden:** It is entirely the homeowner's responsibility to submit the HOG application to the [Province of BC](#) by the specified tax deadline.
- **Missing Notices:** Not receiving your physical tax notice in the mail does not exempt you from the deadline or the resulting penalties.
- Arrears balances are considered late and will affect your PTD application even if it is auto-renewal. If you have not applied for your HOG but you have applied for PTD, your application may be denied or delayed.
- You can apply for the HOG retroactively for up to 2 years. It will not clear any penalties for late applications.
- It is the responsibility of the Homeowner to apply for the HOG, and PTD.
- The Municipality uploads the file directly from the Province into your account.
- Homeowners cannot dictate how their payment will be applied to which outstanding amount. For example: if you owe taxes in arrears as well as delinquent taxes, your payment will automatically be applied to delinquent taxes as it is the oldest portion of your bill. You are not able to request that your payment only be applied to your current amount. This process is automatic and set up in accordance with the Property Taxation Act.

QUESTIONS? CALL 604-921-9333 EXT. 1004 | MON-FRI 9AM-4PM

LIONS BAY FIRE RESCUE

FIRE CHIEF'S WEEKLY UPDATE



Good day, Lions Bay,

This week's update is focused on our people and the continued development of Lions Bay Fire Rescue. I am pleased to share two significant announcements and an upcoming community event.

Deputy Fire Chief Appointment – Mattie Gildenhuis

LBFR is very pleased to announce that **Captain Mattie Gildenhuis** has accepted the position of **Deputy Fire Chief for the Village of Lions Bay**.

Deputy Chief Gildenhuis has dedicated an enormous amount of time and energy to LBFR and has established herself as a highly respected leader within our department. Over my first two months as Fire Chief, I have had the opportunity to see firsthand the leadership, patience, mentorship, and genuine care she brings to our members.

One of her greatest strengths is her ability to understand and support our people while maintaining the standards, accountability, and decisive leadership required of a senior fire officer. She has built strong relationships and trust throughout the department and has been instrumental in helping LBFR move forward while respecting its history, culture, and people.

I also want to recognize the foundation that **Deputy Chief Gildenhuis** and former **Fire Chief Barrett** helped establish through years of commitment and service. As LBFR continues to evolve, we are building upon that foundation rather than starting from the beginning.

Please join me in congratulating **Deputy Chief Gildenhuis** on this well-deserved appointment. I have tremendous confidence in the leadership she will bring to this role and to the future of Lions Bay Fire Rescue.

Firefighter Teresa Medina – Surrey Fire Service

I am also very pleased to announce that **Firefighter Teresa Medina** has accepted a position with **Surrey Fire Service**, marking an important next step in her fire service career.

Teresa has made an enormous contribution to LBFR through her dedication, initiative, leadership, and commitment to both the department and our community. While we are sorry to see one of our members move on, her success is something the entire department can take pride in.

In keeping with an important LBFR tradition, Teresa will place her **name plate at the LBFR Training Grounds**, recognizing her transition from Lions Bay Fire Rescue into the career fire service and ensuring her contribution remains part of our department's history.

Please join me in congratulating Firefighter Medina on this significant achievement and wishing her every success in the next chapter of her career.

Lions Bay Firefighter's Day – September 12

Our annual **Lions Bay Firefighter's Day** is approaching.

Join LBFR on **Saturday, September 12, from 2:00 p.m. to 9:00 p.m. at Lions Bay Beach** for an afternoon and evening of community activities, games, a BBQ, silent auction, live music, and time with your Lions Bay firefighters.

LBFR members are also selling **raffle tickets**, with proceeds helping support specialized equipment and training for the department.

To purchase raffle tickets or learn more about Firefighter's Day, please contact **LBFR Administration** at lbfradmin@lionsbay.ca.

Firefighter's Day has a long tradition in Lions Bay, and we look forward to another opportunity to bring our firefighters, residents, families, and community together.

Congratulations again to **Deputy Chief Gildenhuys** and **Firefighter Medina**. Both announcements reflect something important about LBFR: our strength comes from our people, the service they provide, and the commitment they make to one another and to our community.

Have a safe and enjoyable weekend.

Fire Chief De Arcangelis



The poster features a large Maltese cross logo on the left with 'Lions Bay' at the top, 'Fire' on the left, and 'Rescue' on the right. In the center, the text 'FIREFIGHTERS DAY' is written in large, bold, red and black letters. Below this, a black banner with white text says 'JOIN US!' and 'AN AFTERNOON OF FUN FOR THE WHOLE COMMUNITY!'. The middle section shows three red Lions Bay Fire Rescue trucks parked on a gravel lot. The bottom section is a black banner with white icons and text for 'BBQ', 'LIVE MUSIC', 'GAMES', 'SILENT AUCTION', and 'RAFFLE DRAW'. Below this, a calendar icon shows 'SATURDAY SEPTEMBER 12, 2026' from '2:00 PM - 9:00 PM' at 'LIONS BAY BEACH'. To the right, it says 'JOIN YOUR LIONS BAY FIREFIGHTERS' with the tagline 'Pride. Courage. Commitment.' in red script. At the bottom, a red banner contains a 'RAFFLE' ticket icon, the text 'RAFFLE TICKETS' and 'Proceeds support specialized equipment and training for Lions Bay Fire Rescue.', an envelope icon, and the text 'To purchase raffle tickets or learn more, contact us at lbfradmin@lionsbay.ca'. The footer reads 'THANK YOU FOR SUPPORTING YOUR LOCAL FIREFIGHTERS' and 'LIONS BAY FIRE RESCUE' with the tagline 'PRIDE • COURAGE • COMMITMENT'.

Lions Bay Fire Rescue

FIREFIGHTERS DAY

JOIN US!
AN AFTERNOON OF FUN
FOR THE WHOLE COMMUNITY!

Bring your family, friends, and neighbours for a great day at the beach!

- ☒ GAMES
- ☒ BBQ
- ☒ MUSIC
- ☒ SILENT AUCTION
- ☒ RAFFLE DRAW

BBQ | **LIVE MUSIC** | **GAMES** | **SILENT AUCTION** | **RAFFLE DRAW**

SATURDAY
SEPTEMBER 12, 2026
2:00 PM – 9:00 PM
LIONS BAY BEACH

JOIN YOUR LIONS BAY FIREFIGHTERS
*Pride.
Courage.
Commitment.*

RAFFLE
RAFFLE TICKETS
Proceeds support specialized equipment and training for Lions Bay Fire Rescue.

To purchase raffle tickets or learn more, contact us at lbfradmin@lionsbay.ca

THANK YOU FOR SUPPORTING YOUR LOCAL FIREFIGHTERS
LIONS BAY FIRE RESCUE
PRIDE • COURAGE • COMMITMENT



FROM THE DESK OF THE EPC

Stay informed



[PreparedBC](#) for emergency preparedness and wildfire readiness information



[EmergencyInfoBC](#) for current Evacuation Alerts and Orders



[BC Wildfire Dashboard](#) for up-to-date situational awareness



[EmergencyMapBC](#) for active emergencies and public safety measures



[DriveBC](#) for highway information, closures and travel conditions



[BC Drought Information Portal](#) for drought and water scarcity information



[BC Hydro](#) for local power grid status and outages

Additional preparedness actions

- Stay informed about [current wildfire conditions](#) and [local advisories](#)
- Follow directions from local officials
- [Make or review your home emergency plan](#)
- Have a [grab-and-go bag](#) for every member of your household, including pets
- [Register for Emergency Support Services online](#) or call the BC Evacuee Helpline at 1-800-387-4258
- Assess your home through a FireSmart lens and follow the [Emergency Wildfire Preparedness Checklist](#)
- Check [DriveBC](#) for current conditions, delays and closures

- Make a plan for where you and your pets can stay if you're evacuated, including options with friends or family

Council & Committee Meetings

COUNCIL MEETINGS:

Committee of the Whole - September 1, 2026 at 6:00pm

Regular Meeting of Council (OPEN) - September 1, 2026 at 7:00pm

COMMITTEE MEETINGS:

Climate Action Committee Meeting – September 7, 2026 – 6:00 pm

***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](#).



COMMUNITY NOTICE BOARD
&
UPCOMING EVENTS

sing!

*A community
in harmony*

**Register for the upcoming Fall Term of *sing!*
Lions Bay's community choir.**

(Subsidizing of this wonderful opportunity has been gifted by generous
resident donors, Victoria Rogers and Kim Mailey.)

**Come and try us out at a *sing!* Open House
7-9 pm, [changed to Sept. 8th](#) – [rsvp here!](#)**

Learn More or To Register hit the link below.



Click here!

Howe Sound Artist Collective

Welcoming all levels of paint on canvas artists

Thursday evenings, 6-8:30 pm

September 10th - October 29th

[Learn More & Register](#)

Lions Bay Arts

CONNECTED THROUGH THE ARTS

ESTABLISHED
2010

Afterschool Adventures in Art

Offered by Resident Instructor
Barb San Severino

[Learn More and Register](#)

Ages: 5 -10 yrs

Tuesdays for 7 weeks

3:15pm - 4:15pm

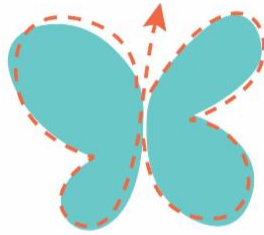
Sept. 15th – Oct. 27th

Broughton Hall

Lions Bay Arts

CONNECTED THROUGH THE ARTS

ESTABLISHED
2010



Shall we labour on Labour Day?

Insect populations are declining worldwide. What can we do to help reverse this trend in our little part of the world?

There are no easy answers, but one thing we can all do is to try to help restore the native ecosystem that supported insects for time immemorial. Planting native plants and avoiding pesticides is a great way to start! We can also remove invasive plants from our property.

We are proposing a **village-wide Labour Day week** during which each home tries to put out one bag or bin of invasive English Ivy for the green waste pickup on Friday, September 11. To show your support for this initiative, please cut out the butterfly logo at the top of this flyer and tape it to your bag/bin.

We will canvas the village on September 11 during the waste pickup period and keep a record of how many bags with logos we see. Let's be **'the little village that could'** and have 100% participation. Many hands make light work!

Thank you from your Lions Bay Butterflyway Rangers,
Val and Hana



🎵 MEET THE BAND:

Ryan McMahon & His Band |Live in Lions Bay

Ryan McMahon is bringing a stellar Vancouver Island lineup to Lions Bay! **Three outstanding musicians. One great night of live music. 25 Tickets Left. Generously sponsored by Thyra McKilligan of Re/Max Masters.**

🎹 **JOEL SPILLETTE — Keys & vocals:** A longtime friend and collaborator of Ryan's, Joel has toured and recorded with him for years, including on Ryan's album *In Line for a Smile*.

🥁 **SARA VARRO — Drums:** A powerhouse young drummer who started playing at just five years old, Sara, now in her 20s, has quickly made her mark on the Island music scene.

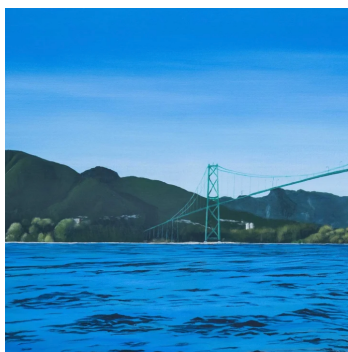
🎸 **JAY STEVENS — Guitar, bass & vocals:** A veteran Island musician, Jay spent years touring and recording with Canadian blues star David Gogo and brings deep blues, rock and roots experience to the lineup.

📅 **17 Saturday, September 19, 2026**

🕒 **6–9 PM | Lions Bay Village Hall**

🎵 **Two full sets + intermission**

🎨 **MUSIC + ART EXPERIENCE** feat. Barb San Severino, Monica Gewurz





There's been an increase in bear activity around the Village and some newer arrivals have been reported including mamas with small cubs of the year and a young bear who is still figuring things out and is likely to be very curious.

Please:

- Keep doors and windows closed/locked if you're not close by
- Pick all fruit to ripen it off where it's not accessible to wildlife.
- Be extra careful that garbage and food waste are always stored so that they're inaccessible to wildlife except during your pick-up time slot.
- Burn off BBQs after each use and remove and clean the grease trap.
- Report all attractant issues to bylaw@lionsbay.ca or call/text 604-834-3404.
- Report bear sightings to us [on our website](#).
- Learn more about living in bear country [here](#).

Image courtesy of North Shore Black Bear Society



It's **Nesting Season**



Please delay
tree work until
late August.

For more Bird Friendly
guidelines, click here to visit
lionsbaybirdfriendly.ca.

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

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



Try email & social marketing for free!