



April 6, 2022

Chair Sav Dhaliwal & Board of Directors
Metro Vancouver Regional District
Metrotower III, 4515 Central Boulevard
Burnaby, BC, V5H 0C6

Dear Chair Dhaliwal & Board Directors:

Re: Request for Acceptance of Village of Lions Bay Amended Regional Context Statement

The Village of Lions Bay is one of three villages in the Metro Vancouver Regional District (“Metro”). It measures just 2.53 km² in size, has a population of 1,390 residents and 554 residences. The Village is geographically separated from the closest Metro communities in Electoral Area A and West Vancouver to the south and is the northernmost community in the region. Due to its location, Lions Bay receives no water or sewerage services from Metro: over 80% of homes are on private septic systems, and the remaining 20% are connected to a small, municipally owned wastewater treatment plant. Water is provided by two creeks and two Village treatment plants. There is no natural gas supply to the Village.

Lions Bay’s Official Community Plan clearly and repeatedly reflects its unique rural character, for example:

Located on the east shore of Howe Sound, the community is endowed with a spectacular natural landscape. It is this landscape that both attracts residents to the community, and significantly shapes its character.

Lions Bay owes much to its surroundings- the source of its water, its natural character, and the awe-inspiring views. Creeks, shoreline, and steep slopes are found within the Village. The community must fit within and coexist within its larger environment of forest and ocean by respecting these treasured resources.

The Village is surrounded by the ‘green zone’ ... In addition to this Crown Land ‘green zone’, the community has a number of green spaces, beaches and wilderness areas within Village boundaries which provide residents with high value access to nature only a few steps from their front doors. The natural setting many of us cherish is to the largest extent found on the private lots throughout Lions Bay.

Many residents were therefore surprised to discover – during vigorous public consultation in 2019 around Metro’s Woodburning Bylaw in which over 300 residents participated – that the community was designated “general urban”, while the other two Metro villages and nearby neighbour Bowen Island were designated “rural”. Feedback received showed that some respondents felt there was a lack of understanding on Metro’s part as to the reality of life in Lions Bay, and how residents live.

This bylaw triggered a discussion, that rapidly became a much larger conversation. In June 2021, over 200 residents signed a “Formal Request to Move Lions Bay Outside Metro’s Urban Containment Boundary”, asking that Council take the necessary steps to do so, saying:

... As we celebrate the 50th Anniversary of Lions Bay, we are reminded of the reasons our village came to be and continue to cherish the rural character of our community, which is why we live here. We identify closely with our near neighbour, Bowen Island, and the other two villages that belong to Metro Vancouver, Belcarra and Anmore... We enjoy a rural lifestyle close to nature, as reflected in our Official Community Plan, which we wish to retain...

Based on this input by a significant number of residents, in October 2021 Council formally consulted the community, via a “Have Your Say” invitation as to whether Lions Bay should be “general urban” or “rural”, based on Metro’s definitions of these designations. The results were unequivocal:

Responses received: 535 (This equates to 53% of eligible voters or 77% of actual votes cast in the 2014 general election and about double the number of votes cast in our last byelection in 2017 – current Council was acclaimed in 2018.)

Rural: 489 (91%)

General Urban: 38 (7%)

Don’t know: 8

Metro 2040 identified urban centres around transit corridors. The recently approved Transport 2050 supports this growth strategy, as does the draft Metro 2050. Lions Bay is neither an urban centre, nor is it located on a frequent transit development corridor.

We believe that a rural designation for Lions Bay is in keeping with Metro 2040 and supports the goals in the draft Metro 2050 (the municipality’s input was submitted in December). Having declared a climate emergency in early 2021 and pledging support for the Howe Sound Biosphere Region by resolution, we believe all efforts to reduce carbon emissions – which is the core of the UCB concept – must be taken at this critical point in history: It is now or never.

In working through the draft Metro 2050, it also became apparent that Metro will, in all likelihood, continue using the UCB as a logical parameter for bylaws and policies formulated for

dense urban areas. Including Lions Bay in bylaws and policies that are unsuited to the municipality would continue to be problematic.

In preparing this submission for the Board, it was evident to Council that the Village's OCP – outside of the Regional Context Statement (RCS) added in 2016 – remains closely aligned with the wishes of residents. We have worked with Staff to make amendments to the misaligned RCS to bring it in line with the remainder of the (original) OCP, which has not been changed, to reflect a rural designation in keeping with the vision and wishes of the community. That rural vision will be further fleshed out through a future OCP review, but our OCP and RCS should be aligned going into that process.

Conclusion

In closing, it is clear that a rural designation supports both the Lions Bay community's wishes as reflected in the OCP, as well as supporting the goals of the Regional District. Based on this, we believe this is a simple change that will have no impact on other member municipalities and that it strongly supports Metro's regional growth strategy. We are asking for the Board to support this decision and take the necessary steps to make this change at the earliest possible opportunity.

These RCS amendments have had two readings, followed by a public hearing and subsequent third reading. The RCS as amended and approved at 3rd reading is attached to this letter, along with a certified copy of the Council resolution that this request be forwarded to the Metro Board for acceptance.

Sincerely,



Ron McLaughlin, Mayor on behalf of
The Council of the Village of Lions Bay

- cc. Chris Plagnol, Corporate Officer, Metro Vancouver Regional District
- Jerry Dobrovolny, Commissioner/Chief Administrative Officer, Metro
- Heather McNell, General Manager Regional Planning and Housing Services, Metro
- Sean Galloway, Director, Regional Planning and Electoral Area Services, Metro



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



**Village of Lions Bay Official Community Plan
Designation Bylaw No. 408, 2008,
Amendment Bylaw No. 612, 2022**

Adopted: [DATE]

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0
Phone: 604-921-9333 Fax: 604-921-6643
Email: office@lionsbay.ca Web: www.lionsbay.ca

Bylaw No. 612, 2022

A bylaw to amend Official Community Plan Bylaw No. 408, 2008

WHEREAS the Council of the Village of Lions Bay has adopted Official Community Plan Bylaw No. 408, 2008, as amended;

AND WHEREAS Part 13, Division 5 of the *Local Government Act* requires that an official community plan must include a regional context statement identifying the relationship between the official community plan and the matters referred to in section 429 (2) [*required content for regional growth strategy*] and any other regional matters included under section 429 (3) [*additional content*], and if applicable, how the official community plan is to be made consistent with the regional growth strategy over time;

AND WHEREAS the Council of the Village of Lions Bay has considered whether consultation is required under section 475 of the *Local Government Act*;

AND WHEREAS a Public Hearing has been held in accordance with Division 3 of Part 14 of the *Local Government Act*;

NOW THEREFORE the Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Village of Lions Bay Official Community Plan Designation Bylaw No. 408, 2008, Amendment Bylaw No. 612, 2022.”
2. “Village of Lions Bay Official Community Plan Bylaw No. 408, 2008” is amended by:
 - (a) Striking the word “semi-rural” where it appears in section 9.1 and inserting in its place the word “rural”;
 - (b) Deleting the existing Regional Context Statement at section 6.0 and replacing it with the Regional Context Statement attached to this bylaw as Schedule “A”.

READ A FIRST TIME

February 1, 2022

**THE OFFICIAL COMMUNITY PLAN, AS AMENDED,
HAS BEEN CONSIDERED IN CONJUNCTION WITH
THE VILLAGE OF LIONS BAY FINANCIAL PLAN AND
ANY APPLICABLE WASTE MANAGEMENT PLANS
PURSUANT TO THE LOCAL GOVERNMENT ACT**

**AND READ A SECOND TIME
PUBLIC HEARING HELD ON**

**February 1, 2022
February 22, 2022**

READ A THIRD TIME

March 1, 2022

ACCEPTED BY THE METRO VANCOUVER
REGIONAL DISTRICT BOARD

_____, __, 2022

ADOPTED BY THE COUNCIL

_____, __, 2022

Mayor

Corporate Officer

**Certified a true copy of Village of Lions Bay
Official Community Plan Designation Bylaw
No. 408, 2008, Amendment Bylaw No. 612, 2022
as at 3rd Reading.**



6.0 Regional Context Statement

6.1 Municipality of Lions Bay Amended Regional Context Statement

Section 446 of the BC Local Government Act requires that every municipality's Official Community Plan (OCP) include a Regional Context Statement (RCS) to demonstrate how the OCP supports the local Regional District's Regional Growth Strategy (RGS). Lions Bay is unique in its Regional District, Metro Vancouver, in that it has been designated within Metro 2040 as being within the defined Urban Containment Boundary, but outside the Greater Vancouver Sewerage and Drainage District and Greater Vancouver Water District. Lions Bay completed its current OCP in 2009 and will soon embark on a thorough OCP review. In the interim, community consultation has identified that residents clearly see the Village of Lions Bay as a rural community and wish to see the Lions Bay RGS Land Use Designation amended from General Urban to Rural. This amended RCS includes work-towards statements that will inform the next OCP update.

According to the 2016 federal census, Lions Bay had 1,334 people living in 547 private dwellings, a slight decline in population, and increase in age, from the censuses of 2006 and 2001. In mid-2015, the Village had four commercial enterprises (a marina, a boat service centre, a general store & café, and a real estate office), plus numerous home-based businesses. Due to topography and limited supply of land, there are limitations to growth. Lions Bay does not foresee this changing substantially. Long term (2040) population growth will depend upon future public consultation on housing preferences during the next OCP update. Village attributes include:

- Magnificent views, abundant trees and adequate clean water
- School District 45's Lions Bay Elementary School with capacity for 60 K-3 students (enrollment in 2022 it was 33).
- A modern highway accessing downtown Vancouver in 30 minutes (and Squamish in 40, Whistler in 70)

¹ Which houses Lions Bay Fire & Rescue's Fire Hall 1 (2 engines, 1 rescue truck and a wildfire trailer), a BC Ambulance station, and Lions Bay Search and Rescue.

- Centennial Trail, Pride Trail, Isleview Trail and numerous volunteer-built trails inside and outside the Village limits.

Municipally-owned assets include:

- Lions Bay Village Office and Hall
- Klatt Public Safety Building¹
- Frank Smith Works Yard, including vehicles and equipment
- Lions Bay Beach Park and amenities
- Kelvin Grove Beach Park and amenities
- Brunswick Beach Park
- Wade Park
- Mountain Drive Tennis Court
- Two surface water intakes, treatment plants and potable water distribution systems on Harvey and Magnesia Creeks
- A recently renovated small secondary WWTP serving about 100 of the Village's 550 homes.
- A fire-training facility on Crown leased land at the "Upper Brunswick" gravel pit.
- Undeveloped lands between residential lots and uphill Crown lands
- Some potentially developable excess road rights of way

The Greater Vancouver Regional District's RGS, *Metro Vancouver 2040: Shaping Our Future*², outlines a regional vision—unanimously endorsed by all member municipalities—of achieving "the highest quality of life embracing cultural vitality, economic prosperity, social justice and compassion, all nurtured in and by a beautiful and healthy natural environment." *Metro 2040* lays out five fundamental goals to achieve this vision. Lions Bay's current OCP addresses these goals with the following approaches:

² Metro Vancouver's Regional Growth Strategy: *Metro Vancouver 2040 – Shaping our Future* was adopted in July 2011 after unanimous acceptance by the 23 local governments in the region.

6.0 Regional Context Statement

<p>GOAL 1: Create a Compact Urban Area.</p> <p>Metro Vancouver’s growth is concentrated in compact communities with access to a range of housing choices, and close to employment, amenities and services. Compact transit- oriented development patterns help reduce greenhouse gas emissions and pollution, and support both the efficient use of land and an efficient transportation network.</p>	<p>The intent of this goal is to focus urban development within the “Urban Containment Boundary” in “Urban Centres” and “Frequent Transit Development Areas,” with access to a range of housing choices close to employment, amenities and services.</p> <p>The change in Lions Bay’s designation from “General Urban” to “Rural” in <i>Metro 2040</i>, aligns with Lions Bay having no Urban Centres or Frequent Transit Development Areas. Lions Bay is surrounded by Electoral Area A, and is separated from its nearest Metro neighbour municipality, West Vancouver, by 12 km of highway. With its small size (2.53 sq.km) Lions Bay’s impact on regional growth is low, and it is unlikely to draw significant urban development.</p> <p>To produce a more complete community, Lions Bay has formalized secondary suites in line with Policy 4.3(a).</p> <p>The next OCP will consider if development options described in 4.3(b) to provide alternative housing for a broader array of the community’s existing and future demographic and socio-economic composition are consistent with residents’ vision for the future of the Village.</p>
<p>STRATEGY 1.1: Contain urban development within the Urban Containment Boundary</p>	<p>Having declared a climate emergency earlier this year, Lions Bay supports one of the regional plan’s most fundamental elements, namely ensuring that growth is concentrated within the Urban Containment Boundary.</p> <p>While Lions Bay will review the adequacy of its housing stock within the existing Village boundary there is very limited undeveloped land within the boundary for new development (RCS Map 1: Lions Bay Regional Land use Designations).</p>

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<p>STRATEGY 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas</p>	<p>Most RGS policies are not applicable in Lions Bay, which has no Urban Centres and no Frequent Transit Development Areas. However, the existing OCP does encourage secondary suites and exploration with the community of modest increases in residential density (policy 4.3 a, b).</p>
<p>STRATEGY 1.3 Protect Rural areas from urban development</p>	<p>By providing for a Rural Land Use Designation, Lions Bay will be in a strong position to ensure any future development is at a level consistent with its own vision of its unique rural character.</p>
<p>GOAL 2: Support a Sustainable Economy.</p> <p>The land base and transportation systems required to nurture a healthy business sector are protected and supported. This includes supporting regional employment and economic growth. Industrial and agricultural land is protected and commerce flourishes in Urban Centres throughout the region</p> <p>STRATEGY 2.1 Promote land development patterns that support a diverse regional economy and employment close to where people live</p> <p>STRATEGY 2.2 Protect the supply of industrial land</p> <p>STRATEGY 2.3 Protect the supply of agricultural land and promote agricultural viability with an emphasis on food production</p>	<p>Lions Bay’s location, small population and limited infrastructure constrain its ability to contribute to the larger regional economy. Lions Bay has no industrial or agricultural lands. However, many people in Lions Bay work from home (160 according to the 2016 census) and there is a policy in the current OCP (4.3d) that encourages home-based businesses.</p> <p>Nonetheless, recognizing that residential is the lowest property tax rate classification, the next OCP update may seek to encourage opportunities for business and commercial development in suitable spaces.</p> <p>This is an area in which we cannot influence the region in a significant manner, however, Lions Bay enjoys a robust network of home-based businesses that provide employment, services, products and activities for residents close to home. Further, as a result of the pandemic, more residents now work from home. Council will continue to support this trend in the interests of reducing commuter traffic in the region, enhancing the quality of life for residents, especially working parents, and to encourage the influx of young families, a positive result of the pandemic.</p> <p>The Village has become a destination as well as a stopping point for travelers along the Sea to Sky Highway, whether to visit the local café or our beaches or to hike local trails. In this way, we contribute to the vital tourism industry in the region which we will continue to support.</p> <p>The agricultural land in the region is of vital importance to all of us. As such, we strongly support the efforts of Metro to preserve land designated for agriculture.</p>

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GOAL 3: Protect the Environment and Respond to Climate Change Impacts.

Metro Vancouver's vital ecosystems continue to provide the essentials of life – clean air, water and food. A connected network of habitats is maintained for a wide variety of wildlife and plant species. Protected natural areas provide residents and visitors with diverse recreational opportunities. Strategies also help Metro Vancouver and member municipalities meet their greenhouse gas emission targets, and prepare for, and mitigate risks from, climate change and natural hazards.

STRATEGY 3.1 Protect Conservation and Recreation lands

STRATEGY 3.2 Protect and enhance natural features and their connectivity

STRATEGY 3.3 Encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality

Regional strategies to achieve this goal focus on protecting Conservation and Recreation lands, which includes enhancing natural features and their connectivity. The intent is also to encourage land use and transportation patterns that reduce energy consumption and greenhouse gas emissions and enable municipalities to mitigate and adapt to climate change and withstand risk of natural hazards. We are proud to have played a supporting role in the creation of Canada's 19th UNESCO Biosphere, the *Átl'ka7tsem* Howe Sound Biosphere Region

As identified on RCS Map 1, there are no regionally-designated Conservation and Recreation areas within Lions Bay, but Lions Bay is surrounded by regionally-designated 'Conservation and Recreation' lands and supports the principles behind the designation, including a buffer for urban growth as stated in OCP Policy 4.2.

Policies 4.2 (a) and (b) of the current OCP encourage conservation and stewardship of the watershed areas both inside and outside the village boundaries. Beyond its boundaries, Lions Bay's three watersheds with provincial water licenses on Magnesia, Alberta and Harvey Creeks are designated Conservation and Recreation in *Metro 2040*. Harvey and Magnesia creeks have wide riparian areas designated as Conservation/Watershed Protection on the 2008 OCP Land Use Map. None of these streams are salmon-bearing, and all three were channelized in the 1980s with large debris catchment basins built on Harvey and Magnesia. The next OCP update may further address how these streams will be protected and Lions Bay intends to create a Source Water Protection Plan.

Since Lions Bay is not supplied with natural gas, home heating is a combination of propane or oil furnace, electric baseboard and wood. While both propane and oil produce GHGs, and it is accepted propane is a better choice of the two so oil furnace replacement campaigns will be undertaken as resources allow with a focus on electrical heat pumps as the preferred option. For many, use of wood burning appliances remains the most viable option, but can create air quality issues, so Learn to Burn and woodstove upgrade programs will continue to be promoted.

Through protection policies and implementation tools in the "Trees, Views and Landscapes Bylaw," Lions Bay will address the management of its significant tree resources.

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	<p>Policy 4.7i states a continued focus on reduction, re-use and recycling of solid waste , aimed at addressing GHGs from solid waste, focusing on increasing waste diversion through recycling and organics pickup, now a mandatory part of Metro Vancouver solid waste bylaw. Lions Bay takes pride in the fact that in 2019 it was the lowest per capita producer of garbage in Metro.</p> <p>Climate change impacts have not yet been quantified, but Lions Bay is aware of the risks of sea-level rise, more intense flooding, erosion, subsidence, mudslides, and fire.</p> <p>The Municipality will continue to work towards policies that address the management of riparian and inter-tidal areas, ravines, steep slopes, and other hazard areas.</p> <p>The OCP addresses GHG reduction targets, policies and actions in section 9 and the next OCP update will also consider additional GHG reduction targets and actions. These will include both vehicular and non- vehicular sources.</p>
<p>STRATEGY 3.4 Encourage land use and transportation infrastructure that improve the ability to withstand climate change impacts and natural hazard risks</p>	<p>Policies 4.2a and b of the current OCP encourage conservation and stewardship of the watershed areas both inside and outside the village boundaries.</p> <p>Policy 4.2d states the municipality should create a plan for Wildfire Interface protection and a new Community Wildfire Protection Plan will be finalized in 2022.</p> <p>Through policy changes in the OCP update, it is expected that Lions Bay will encourage modest intensification of its existing residential areas and avoid development of areas associated with landslide and wildfire risk. Update(s) will also address flood control and oceanside setback requirements to address risks of sea-level rise.</p> <p>As stated in policy 4.2n, Lions Bay will continue to protect the riparian areas of its creeks and the creeks themselves as channels for potential debris flows. As funding permits, Lions Bay will continue to consider improvements to road drainage to address potential increases in storm-water runoff resulting from higher rainfall intensities associated with climate change.</p>

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GOAL 4: Develop Complete Communities.

Metro Vancouver is a region of communities with a diverse range of housing choices suitable for residents at any stage of their lives. The distribution of employment and access to services and amenities builds complete communities throughout the region. Complete communities are designed to support walking, cycling and transit, and to foster healthy lifestyles.

STRATEGY 4.1 Provide diverse and affordable housing choices

STRATEGY 4.2 Develop healthy and complete communities with access to a range of services and amenities

Metro 2040 identifies a need for complete communities, with a balance of jobs, housing opportunities, and services.

Lions Bay is largely residential, and most residents access employment and services outside the Village. As of January 2022, Municipal records indicate the housing stock consists of 528 single family homes with 58 registered secondary suites (not all of which are necessarily rented at any given time) and another 23 in varying stages of the approval process; there are 26 strata titled townhomes.

Policies 4.3a and 4.3b of the current OCP speak to providing for secondary suites and exploring limited opportunities for development to increase housing options.

A draft land use strategy that explored a variety of additional housing forms and locations within Village boundaries was not well received by residents, and a rethink of this strategy will be considered as part of the next OCP update.

Lions Bay's next OCP update may further explore development ideas and areas as described in Policy 4.3b, consider redevelopment of the Public Works yard, and possible long term use of the Upper Brunswick, Crystal Falls and Brunswick Hill (the "gravel pit") for municipal services. The next OCP may further consider Policy 4.3a, which provides for secondary suites.

Policy 4.4 of the OCP provides for strengthening the community through a number of policies and actions including enhancing school viability, the provision of other social, recreational, and cultural activities and facilities desirable for a more complete community.

The next OCP update will set out a vision for Lions Bay by exploring options to:

- Define and foster community values
- Grow the tax base, and accommodate a wider cross-section of the population.
- Promote active lifestyles

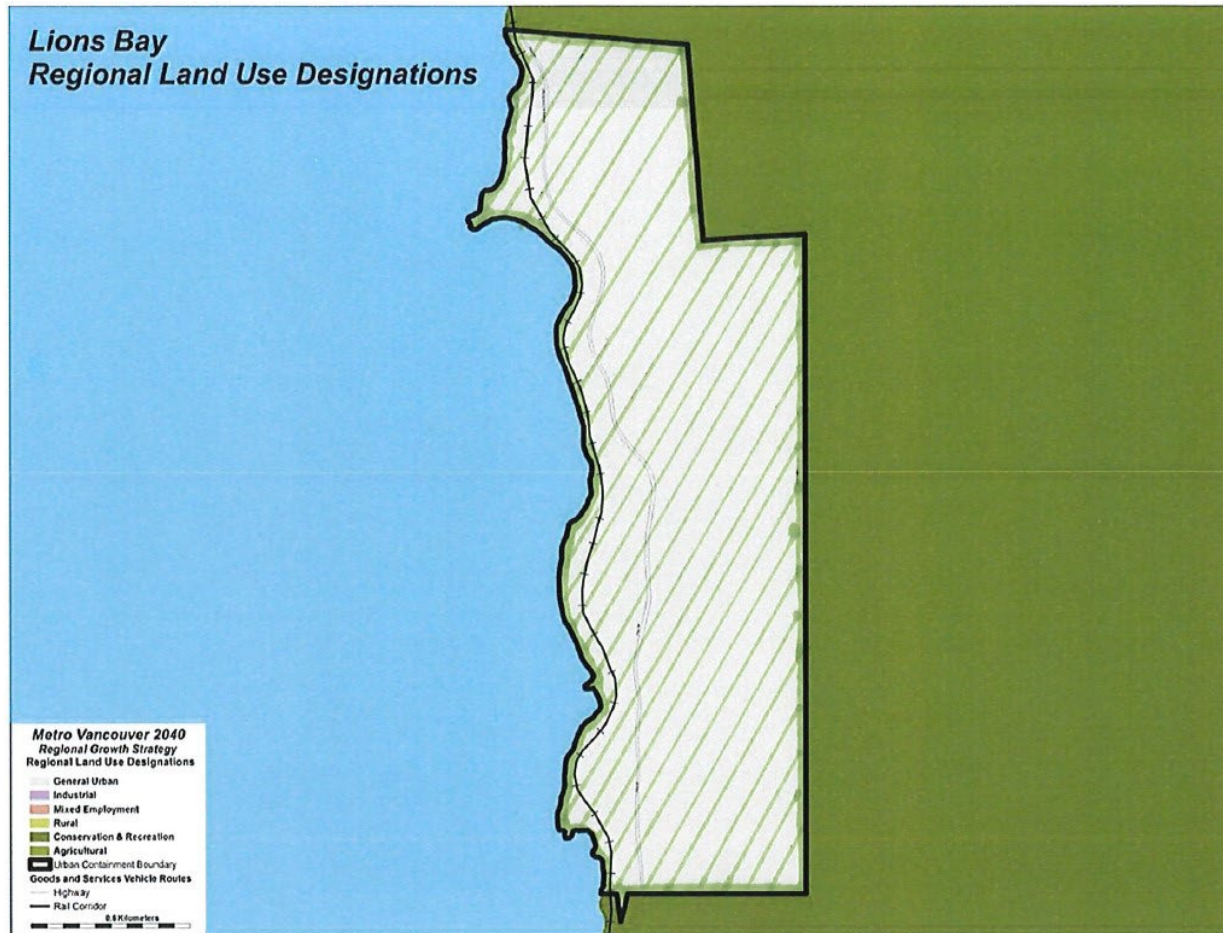
6.0 Regional Context Statement

	<ul style="list-style-type: none"> • Become financially sustainable. <p>Clarify land use and rezoning policy for housing options</p>
<p>GOAL 5: Support Sustainable Transportation Choices.</p> <p>Metro Vancouver’s compact, transit-oriented urban form supports a range of sustainable transportation choices. This pattern of development expands the opportunities for transit, multiple- occupancy vehicles, cycling and walking, encourages active lifestyles, and reduces energy use, greenhouse gas emissions, household expenditure on transportation, and improves air quality. The region’s road, transit, rail and waterway networks play a vital role in serving and shaping regional development, providing linkages among the region’s communities and providing vital goods movement networks.</p>	<p><i>Metro 2040</i> promotes land use and transportation planning that enables alternative choices to the private automobile, such as transit, cycling and walking, while ensuring the efficient movement of people and goods throughout the region. Due to Lions Bay’s location, most residents depend on private vehicles, but the municipality has worked and will continue to work with TransLink to enhance transit service to the Village and improve transit infrastructure and alternative mobility options</p> <p>Section 4.6 of the current OCP includes policies that recognize the role, jurisdiction and access to the Sea to Sky Highway 99 (4.6a), encourage multi-modal transportation solutions in the corridor (4.6b), greater transportation choice including car pooling, park & ride, shuttle buses (4.6c) and further development of linked pathways (4.6e) and hiking trails (4.6f).</p> <p>The next OCP update will consider policies related to goods movement.</p> <p>The next OCP update will consider policies related to electric vehicle charging stations and actions to reinforce our anti-idling bylaw.</p> <p>CN’s rail line that runs through the Village provides an important corridor for goods movement and may provide a future opportunity for a passenger rail service with a station at Lions Bay.</p>
<p>STRATEGY 5.1 Coordinate land use and transportation to encourage transit,multiple-occupancy vehicles, cycling and walking</p> <p>STRATEGY 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods and services</p>	<p>Policy 4.6 e and f, commits to enhancing the in-Village trail network.</p> <p>OCP Policy 4.6a-d provide actions for maximizing mobility choices. We will continue to build on successful discussions enhancing bus service provided by TransLink.</p>

6.0 Regional Context Statement

Map 1: Lions Bay Regional Land Use Designations and Goods Movement Network

RCS Map 1 is coloured light green to denote Rural for all lands within the boundaries of Lions Bay



RCS Map 1



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

CERTIFIED COUNCIL RESOLUTION

April 4, 2022

From the minutes of a Regular Council Meeting of the Village of Lions Bay Council, held on March 1, 2022, in the Village of Lions Bay Council Chambers, 400 Centre Road, Lions Bay, BC:

Agenda Item 12A

Moved/Seconded

- (1) THAT the Request for Decision Report titled “Village of Lions Bay Official Community Plan Designation Bylaw No. 408, 2008, Amendment Bylaw No. 612, 2022 - Receipt of Public Hearing Report and Consideration of Third Reading”, issued for the March 1, 2022, Regular Council Meeting, be received;
- (2) THAT Village of Lions Bay Official Community Plan Designation Bylaw No. 408, 2008, Amendment Bylaw No. 612, 2022, as at second reading and following Public Hearing be amended as follows:
 - (a) THAT Schedule A be limited to the Regional Context Statement, as amended, and that pages from other parts of the Official Community Plan be deleted from Schedule A;
 - (b) THAT the second paragraph on the 5th page of Schedule A be amended by striking the phrase “impacts are hard to quantify” and substituting the phrase “impacts have not yet been quantified”;
 - (c) THAT the third paragraph on the 5th page of Schedule A be amended by striking the phrase “The next OCP update will” and substituting the phrase “The Municipality will continue to”;
 - (d) THAT the first paragraph on the 4th page of Schedule A be amended by adding the following: “We are proud to have played a supporting role in the creation of Canada’s 19th UNESCO Biosphere, the Átl'ka7tsem Howe Sound Biosphere Region”;
 - (e) THAT the fourth paragraph on the 6th page of Schedule A be amended by striking the phrase “A draft land use strategy that explored a variety of additional housing forms and locations within Village boundaries was not well received by residents” and substituting the phrase “The Draft 2014 Land Use Master Plan explored a variety of additional housing forms and locations within Village boundaries but was not well received by many residents”;

- (f) THAT footnote 4 on the 6th page of Schedule A be deleted as it references text that is no longer included in Schedule A;
 - (g) THAT the bullet item regarding trails on page 1 of Schedule A be moved from the Village assets section to the Village attributes section.
- (3) THAT Village of Lions Bay Official Community Plan Designation Bylaw No. 408, 2008, Amendment Bylaw No. 612, 2022 be read a third time, as amended; and
- (4) THAT a letter be written to the Metro Vancouver Regional District Board requesting acceptance of the Village of Lions Bay Regional Context Statement, as amended by Village of Lions Bay Official Community Plan Designation Bylaw No. 408, 2008, Amendment Bylaw No. 612, 2022, as at approval of 3rd reading.

CARRIED

I hereby certify the foregoing to be a true and correct copy of the Village of Lions Bay Council resolution regarding this matter as passed by the Council at its Regular Meeting of March 1, 2022.



Peter DeJong, Corporate Officer
Village of Lions Bay