

**From:** [REDACTED]  
**To:** [Karla Duarte](#)  
**Subject:** Designation from Urban to Rural for Lions Bay  
**Date:** Saturday, February 19, 2022 5:02:00 PM  
**Attachments:** [woodsmokeseminarlink.zip](#)

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Dear Mayor McLaughlin and Council Members,

I was one of the many residents who voted for an Urban rather than a Metro designation for the village of Lions Bay, but with the codicil that I am strongly opposed to wood burning in our village.

Even though I have been told that the push for the Urban designation was "about much more than woodburning," most of the correspondence I have been reading in the latest Village Update refers to wood burning fireplaces and, as I stated in my last letter on this issue, it was clearly the sole concern of the resident who circulated the petition in favour of burning wood. I took particular note of a few rather questionable statements which I read in the correspondence:

1. "The majority of residents have expressed a preference for heating their homes with wood." I believe this may have been misstated just because the majority of residents supported the Urban designation.
2. Not being allowed to burn wood would lead to a "reduction in the quality of life." Frankly, breathing in woodsmoke from other residents' fireplaces is reducing the quality of life for many of us, not to mention, perhaps, the length of life.
3. "The forest around us balances any pollution from fireplaces." So that should give us the freedom to just go-ahead and pollute the atmosphere at will?

I am surprised that the push for woodburning is so strong when the overwhelming evidence from medical and scientific research is that smoke in any form is a health hazard for individuals and the planet. There is mounting evidence that the chemicals in woodsmoke--benzene, formaldehyde and methane, to name a few, are carcinogenic and can even affect fetal development. The effects of wood smoke, it is said, are many times greater than from second-hand smoking.

It took too many years to prove that smoking caused cancer, due to lobbying by the tobacco companies, but in the end, although the smokers fought hard against restricting their "rights," we non-smokers were finally able to enjoy spaces clear of other peoples' smoke. I believe that those of us who have wised up and stopped burning wood for the greater good, now deserve that same level of enjoyment.

As I stated in my last letter, our quality of life was greatly diminished over the course of 23 years by the smoke emitted from our neighbour's fire-place. Now, walking around the village on a damp evening, I am frequently subjected to an overwhelming smell of smoke in the air. Yesterday evening, as we travelled home along the highway, we again witnessed the pall of blue smoke hanging over our village.

I am also shocked that at a time when climate change and global warming are our number one concerns, anyone would support the burning of wood, knowing about the serious health effects for us and the planet from the volatile organic compounds and fine particles to which we are being subjected. There were very good reasons why it was banned in Metro-designated areas, and becoming Urban so that we can circumvent the ruling on woodsmoke is not in anyone's best interest.

For those council members who have not yet had an opportunity to watch the excellent documentary on the dangers of woodsmoke, put out by the B.C. Lung Association, please click on the link below and perhaps include it in the next Friday Update. Better still, may I suggest, when Covid restrictions are lifted, a showing of this documentary in Broughton Hall for the education of interested residents.

Yours sincerely,

Rose Dudley

**From:** [REDACTED]  
**To:** [Fred Bain](#); [Ron McLaughlin](#); [Neville Abbott](#); [Norman Barmeier](#); [Jaime Cunliffe](#); [Peter DeJong](#); [Karla Duarte](#)  
**Subject:** LB as Rural Community  
**Date:** Sunday, February 20, 2022 1:40:45 PM

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Dear Lions Bay Councillors,

I would like to voice my support, together with many residents who communicated to me their approval, for our village's new designation as Rural Community.

The new designation will have meaningful effects on the place we live in. We should not be treated the same way as dense, urban neighbourhoods in Metro Vancouver.

Thank you to all who assisted in the process.

**Marek Sredzki**

**From:** [REDACTED]  
**To:** [Council](#)  
**Cc:** [Karla Duarte](#); [Fred Bain](#); [councillorabbott@lionsbay.ca](mailto:councillorabbott@lionsbay.ca); [councillorbarmeier@lionsbay.ca](mailto:councillorbarmeier@lionsbay.ca); [Jaime Cunliffe](#); [mayormclaughlin@lionsbay.ca](mailto:mayormclaughlin@lionsbay.ca)  
**Subject:** Public input to proposed RCS amendment  
**Date:** Monday, February 21, 2022 1:24:17 PM

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Dear Lions Bay Council,

I would like to voice my strong support for the work you are doing to achieve a Rural designation for our village. During the 28 years that I lived here, I have had many opportunities to discuss with my fellow residents exactly what it is that we value in our way of life here. I assure you that the Rural character of our special community has always featured in the most central manner. It is, quite simply, who we are! Thank you for carrying this important initiative forward, for your extensive consultation with our residents, and for moving forward to put the wishes of our community into concrete action.

Regards,

Stefanie Reuter

February 21, 2022

To: [office@lionsbay.ca](mailto:office@lionsbay.ca)

Dear Council and staff:

Re: Proposed amendments to the Lions Bay Official Community Plan and Regional Context Statement

Please review my comments related to amending section 6 of the Village of Lions Bay Official Community Plan with changes proposed in appendix A of the bylaw. I will also request to speak at the public hearing on Tuesday.

I am not opposed to the amendment to change Lions Bay's regional land use designation from Urban to Rural. I agree the definition is more aligned with the realities of the location of our Village. I feel impacted by what feels to be a motivation to remove Lions Bay from being a participant in Metro Vancouver's 2040 Vision. Some of the wording changes to the Regional Context Statement heighten that concern. I feel concerned people may have false expectations about this change and what power Metro has or doesn't have. But I think I am more concerned that the Villagers see this as a move to protect Lions Bay from an unwanted demographic and a no growth vision.

I was very pleased Lions Bay voted in support of Metro's 2040 vision 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."*

We are fortunate to live in a community contained within the boundaries of a Átl'ka7tsem/Howe Sound UNESCO Biosphere Reserve. Lions Bay's 2009 OCP states "Lions Bay strives to become a leader among municipalities in creating a sustainable community for future generations." These are statements to be proud of. As population increases across both regions and the impacts of climate change, biodiversity loss become even more challenging, I am concerned Lions Bay is moving in a direction of isolation and rejection of resources of Metro Vancouver or neighboring communities at a time when communities need to support each other.

The resolution to amend Lions Bay's designation from Urban to Rural has triggered wording changes in the RCS that I find personally concerning and I request Council address these concerns before passing this bylaw.

Strategy 1.3 – This wording has been added: "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"

As we remain in the Metro Region, and legal authority over our Municipality has not changed, what is the intention behind this wording? During all the years Lions Bay has been designated Urban, we have been in control of our unique character. I don't understand how the change in designation puts us in any stronger position and this statement sounds divisive. The more rural friendly attitude has always been one of our major attributes. The only time the Urban designation has imposed was Metro Vancouver's Wood Burning bylaw that would have ensured Lions Bay wood burning appliances meet

emission regulations and contributed toward cleaner air quality. I did not agree with exempting Lions Bay from this goal.

Goal 2: . 2.2 – “Protect the supply of Industrial Land” – The statement Lions Bay has “no industrial or agricultural lands” is not completely true. The land use designation of one part of the upper lands between Lions Bay and Brunswick is gravel extraction. These lands owned by the Province are within our boundary and are currently used for commercial activity from time to time. Section 4.3 of our current OCP references the Industrial site as a potential for rezoning to residential so the context should not be changed.

I think Villagers would benefit from understanding the importance of continuing to maintain good relations with neighboring jurisdictions either side of Lions Bay and the Provincial departments. Like Bowen Island Municipality, I would like to see reference to the list of planning designations influencing Lions Bay contained in the RCS so the context reflects the influence of Highways, CN Rail, Sea to Sky Forest District and the Sea to Sky LMRP.

#### 4. Goal 3 Protect the environment and respond to climate change impacts:

I feel it is important for this statement that starts with “Since Lions Bay is not supplied with Natural gas” be updated from the 2009 version to reflect that many homes in Lions Bay heat with furnaces using electricity and heat pumps. And a growing number are generating electricity using solar. Also, burning wood produces GHGs and should be included with the reference to oil and propane.

I disagree with the statement that heating with wood is the only viable option due to the lack of natural gas supply and should be removed. This is an assumption not supported by facts as the heat source still depends on infrastructure in your home and other energy efficient solutions.

5. The addition of this statement concerns me as it hints at skepticism about impacts of climate change. It implies Lions Bay is not predicting future costs of property damage, mitigation or adaptation because it is “too hard”.

“Climate change **impacts are hard to quantify**, but Lions Bay is aware of the risks of sea-level rise, more intense flooding, erosion, subsidence, mudslides, and fire.”

Many communities around us are acting on climate mitigation and resiliency having estimated the cost of doing nothing. I suggest this be changed to state the impacts have not yet been quantified. A real example of costs due to climate change impacts was the substantial damage to land, boats and property that occurred in 2019 at the Lions Bay marina. Wildfires have taken place on either side of our Village in recent years. The costs of increased risk from dryer hotter summers can be calculated without too much effort.

6. I believe the following statement should delete reference to the next OCP update and just reference work will be getting underway to implement policies.

“The **next** OCP update will work towards policies that address the management of riparian and intertidal areas, ravines, steep slopes, and other hazard areas.”

Work already got underway on policies to address these important environmental issues in response to our 2009 OCP section 4.5: *Hazard Lands: Pursue the examination of the hazard lands within the Village*

*as a tool to manage new development. Monitor the safety of hazardous lands (steep slopes) in and around the Village and, where deemed appropriate, require a geotechnical report be prepared for any steep slopes which indicate slope movement or present a degree of community risk.*

The following are small but relevant changes:

- Sections 7 and 9 are included in the Appendix A which forms part of this bylaw, and they are blank. The Appendix A would need to only include section 6, or have the full wording of sections 7 and 9 included.
- On page 1 under Village amenities, this statement is outdated: A **modern** highway accessing downtown Vancouver in 30 minutes (and Squamish in 40, Whistler in 70). Since the 2009 OCP this statement could reflect the upgraded highway and reflect current context for distances and times according to Google Maps as these are all wrong.

Again, I request the above comments receive consideration prior to the final acceptance of the changes to the Regional Context Statement.

Sincerely,  
Ruth Simons

[Redacted signature block]

Feb 21 2022

TO: Lions Bay Council.

RE: Withdrawing from the UCB.

Lions bay is located within a forested watershed, that provides our water, clean air, healthy recreational opportunities enjoyed by residents and thousands of others. Our tiny municipality has had little impact on greater Vancouver our neighbors in Bowen and up the coast. In fact Lions Bay is becoming a model for environmentally sustainable development in the Átl'ka7tsem/Howe Sound Biosphere Region.

Nevertheless there are some who wish to urbanize Lions Bay to increase the tax base. In 2011, without adequate consultation, the council of the day was successful in having Lions Bay included in the Urban Containment Boundary (UCB) along with greater Vancouver. This, in spite of the fact that in virtually every way Lions Bay is rural in character and has little in common with the city of Vancouver!

The result of the village being included in the UCB went largely unnoticed until recently when the written plea of 300 residents to be excluded from a regulation imposed by the UCB was DENIED! The worry of residents now is that future prohibitions and regulations suitable for large urban centers can be imposed on Lions Bay IF the village remains within the UCB.

Examples of potential future regulations published in the local news include: 1) surcharges for non electric vehicles, 2) prohibition of cutting trees on private property, 3) surtaxes for buildings on unceded land. While these may be appropriate in large Urban centers they are neither desirable nor appropriate for our village of 600 families.

In the last quarter of 2021 Lions Bay Council distributed a "Have Your Say" survey on the question of the Urban Containment Boundary (UCB) which sought feedback from residents on whether Lions Bay should be classified as Rural (Outside the UCB) or General Urban (Inside the UCB). **Results indicated that 91% of the 535 respondents favoured withdrawing from the UCB.**

Finally and importantly, during a ZOOM presentation to Council by representatives from Metro it became evident that the existing Village OCP is aligned with a rural designation and that it is only the RCS (Regional Context Statement), added in 2015 by the previous council, that makes us urban. According to one of the Metro representatives, the village RCS can be changed without an OCP update.

In conclusion most village residents value the rural character of Lions Bay and do not wish to be subject to the control of politicians in Greater Vancouver. For this reason Lions bay must WITHDRAW from the UCB!

**Thank you for considering my submission and the wishes of 489 Lions Bay residents.**

Yours truly,

Greg Weary





**From:** [REDACTED]  
**To:** [Council](#)  
**Cc:** [Karla Duarte](#)  
**Subject:** Input with regards the OCP Amendments  
**Date:** Tuesday, February 22, 2022 8:22:42 AM

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Dear Council,

I would like to concur with the proposed amendments to the Regional Context Statement, which somehow made it into our OCP without public consultation in 2016.

I am fully in support of the change to a rural designation for Lions Bay, because we never should have been urban in the first place. When the 2011 Council decided that the “general urban” designation suited Lions Bay best, thus placing us inside the Urban Containment Boundary, there was also no consultation.

And when there finally was extensive consultation on the topic in 2021, thanks to this Council, I think 91% of a total number of 535 submissions in the Have Your Say says it all, says it definitively, and says it better than any in-person town hall in days of old ever could.

I believe the amendments to the RCS bring it more in alignment with the rest of our unchanged OCP. As it stood, the RCS was in sharp contradiction to the spirit and intent of the original OCP and was certainly not in line with residents’ desire to retain the rural character of our Village and the lifestyle we so enjoy, as the results of the Have Your Say once again so indisputably indicated.

This council has shown that an ongoing dialogue with the community and the willingness to listen is a lot more effective and unites us all. This high level of engagement is something we’ve achieved together in our little Village.

Thank you again for listening, responding accordingly, and acting as expeditiously as possible to make this happen.

Penny

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** Rural designation  
**Date:** Sunday, February 20, 2022 10:24:05 AM

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We wish to indicate our support for Lions Bay to be designated “Rural “ within the Greater Vancouver Regional District.

Thank you

Madeleine and Ralph Whyte

[REDACTED]

Sent from my iPhone

February 22, 2022

To: [office@lionsbay.ca](mailto:office@lionsbay.ca)

Dear Council and staff:

Re: Supplemental comments - Proposed amendments to the Lions Bay Official Community Plan and Regional Context Statement

Further to my comments submitted yesterday, I would like to add the following two points:

1. Page 6 of the revised RGS, Goal 4 Develop Complete Communities:

This statement was added and it is not clear what document or strategy is being referred to.

*"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."*

This statement needs to reference the name and date of the "draft land use strategy" or be removed as it is confusing to the reader which strategy over the years is being referred to. A Lions Bay Housing Needs Assessment report was presented to Council November 16, 2021. This professionally produced report provided a guideline for the number of homes and types of housing. I believe some of the findings in this current report should be referenced as context since the information is going into the provincial record.

2. I had previously commented on Goal 2 about industrial lands that the Brunswick Pitt area indicated gravel extraction on the Land Use Map contained in the OCP.

Schedule A of the 2017 Zoning and Development Bylaw indicates the "Brunswick Pitt" area as RU1 Resource Use. While updating the OCP why isn't there also an amendment to update the OCP to the current zoning and land use map?

I understand the current owners of this land intend for it to be used only as conservation and recreation. If so, this should be reflected in an amendment to the zoning and development bylaw. This would be worth noting in the RCS under strategy 1.3 and goal 3.

Thank you,  
Sincerely,  
Ruth Simons

A large black rectangular redaction box covering the signature and any text below it.

**From:** [REDACTED]  
**To:** [Council](#)  
**Cc:** [Karla Duarte](#)  
**Subject:** re: rural  
**Date:** Tuesday, February 22, 2022 1:04:39 PM

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Just wanted council to know I appreciate your votes moving forward with changing our designation to rural. Looking forward to tonight's public meeting by zoom.

Cheers,

Collette Ethier

**From:** [REDACTED]  
**To:** [Karla Duarte](#)  
**Cc:** [Council](#)  
**Subject:** Land Use Amendment Public Hearing Input  
**Date:** Tuesday, February 22, 2022 2:45:55 PM

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Lions Bay Council

I am writing in support of the recent decision by Lions Bay Council to amend its land use designation to rural based on feedback from the residents of Lions Bay.

I understand there may be pushback from a small group at the Public Hearing on February 22, as there was prior to the completion of the survey in December. The results then were over 90% in favour of the proposal. It is hard for over 500 people to agree on anything to such a degree and the direction couldn't have been more clear.

I want to thank Council for listening to the residents and carrying out a clear mandate on such an important issue.

Best,  
David Shore

[REDACTED]

**From:** [REDACTED]  
**To:** [Council](#)  
**Cc:** [Karla Duarte](#); [Ron McLaughlin](#); [Fred Bain](#); [Neville Abbott](#); [Jaime Cunliffe](#); [Norman Barmeier](#)  
**Subject:** Public input to proposed RCS amendment  
**Date:** Tuesday, February 22, 2022 3:11:58 PM

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Dear Lions Bay Council,

I would like to express my resounding support for the proposed amendment to our Regional Context Statement and the eagerly anticipated Rural designation for our Village.

I commend you for taking this matter on and, more importantly, for doing so in a transparent and consultative way, and for providing for an extensive period and means of communication and consultation, thereby affording all an opportunity to be heard. I believe that the living connection between our body politic and you, our representatives, has been made more robust and vital during this process, and indeed that it may serve as an edifying example to other communities who hope for the same from their elected representatives.

The conversations I have been a part of within our community leave me in no doubt that we're heading in the right direction, and that the ties between our residents and Council have been strengthened throughout this process. The dyssynchrony that our RCS has for far too long experienced in relationship to our OCP will hereby be harmonized, and more importantly, this amendment will bring our RCS into alignment with the Rural vision that the vast majority of our residents have always had of this place we live in (and which we expressed again so resoundingly and with such vigorous public input--to the tune of over 91% in favour of a Rural vision!--in the recent Have Your Say consultation which Council engaged our community with).

My compliments to you for engaging in this dialog with us, and for taking action!

Marcus Reuter

**From:** [REDACTED]  
**To:** [Karla Duarte](#)  
**Cc:** [Council](#)  
**Subject:** Public input for the proposed RCS amendment  
**Date:** Tuesday, February 22, 2022 3:12:13 PM

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Dear Mayor and Councillors,

I wanted to express my continued support for your work in realizing Lions Bay's rural designation and in moving the village outside Metro Vancouver's Urban Containment Boundary.

The rural character of our village lies at the heart of why so many of us have chosen to make Lions Bay our home, something that has been well documented over the course of many months in the various forms of public engagement.

I would like to thank you for providing us with the opportunity to share our views and for taking clear and decisive action in a timely manner.

Sincerely,

Oliver Ganske

Mayor, CAO and Council,  
The Village of Lions Bay

Jan Erik Schneider and Family

January 12, 2021

Re: Proposed Metro Wood Burning Bylaw as outlined in November 20, 2020 Village Update

To Mayor and Council:

I, on behalf of our family, hereby voice our opposition to the “Proposed Metro Wood Burning Bylaw” as outlined in the November 20, 2020 Village Update. Although we hold as property two fireplaces within our home, we primarily choose to heat our home with oil. Nevertheless, we do use our fireplace from time to time for entertainment purposes, to dehumidify our home by means of air circulation that the convection associated with the combustion within the fireplace provides and to deplete an inventory of wood derived from trees that have fallen on our 0.8 acre property. Currently we have a 60 foot-long, 2-foot diameter hemlock that had fallen during a windstorm which we are slowly converting to firewood, going through the drying process for subsequent burning in one of our two fireplaces. We feel that the proposed bylaw is **“Ultra Vires” or “An excessive use of legal authority”** as the proposed bylaw appears to override **“The Canadian Bill of Rights”, 1960** which remains in force today. Section 1 (a) of the Bill of Rights states that [Every individual has the basic human right **without discrimination** to] the right of the individual to life, liberty, security of the person and **enjoyment of property**, and the right not to be deprived thereof except by due process of law and (b) the **right of the individual to equality** before the law and protection of the law.

Furthermore, I feel that Mayor, Council and the CAO must respect the “The Canadian Bill of Rights”, 1960 and defeat the proposed “Wood Burning Bylaw” for failure to do so would imply that Mayor and Council as well as the CAO do not support basic human rights in Canada. **The two laws are mutually exclusive**, meaning that the proposed “Wood Burning Bylaw” is inconsistent with “The Canadian Bill of Rights” as the Bylaw deprives an individual of his or her basic human right to the enjoyment of property, namely the use of ones fireplace, without discrimination – whereas **the proposed bylaw is in favour of discrimination – granting enjoyment of property solely based on an individual’s societal hierarchical class status allowing only members of the Proletariat (as defined as those earning less than \$20,000 income) the right to enjoy the fireplace all the while prohibiting members of the Bourgeoisie and Petit-Bourgeoisie classes from their right to enjoy the same property**. This discrimination with respect to the deprivation of enjoyment property has a long history stemming from the works of Karl Marx with respect to the “Dictatorship of the Proletariat” on the journey to “Communism”. I would hope that Mayor, Council, and the CAO would object to such a discriminatory bylaw with a flair of Marxism that negates the Bourgeoisie and Petit-Bourgeoisie classes from their basic human right to enjoy property. (Aside: You may also want to read Freidrich Hayek’s “The Road to Serfdom” as a contrast to Karl Marx’s works). I wish to remind you that there are more Bourgeoisie and Petit-Bourgeoisie voters in Lions Bay than voters belonging to the Proletariat! Do not take on any discriminatory Marxist philosophies that other members of Metro Vancouver may hold outside of Lions Bay! Every Canadian, regardless of social class, be it Proletariat or Bourgeoisie should be treated equally in the eyes of the law!

You must understand that the right to enjoyment of property applies to both the artistic and practical use of the property, and that merely owning of property is not enough. I get no satisfaction out of “Owning a Light Bulb” without the ability to turn the light bulb on and enjoying the warmth and the light that the light-bulb provides. The same thing goes with respect to the enjoyment of a fireplace. The “Canadian Bill of Rights”, 1960 says we have every right to enjoy our use of it, regardless as to how we interpret the meaning of the term “enjoy”. I am



sure it is true that some Metro Vancouver politicians prefer wearing Virtual Reality glasses to view virtual fireplaces and enjoying virtual glasses of wine, but they have no right to thrust their interpretation as to what the artistic word “enjoyment” means on the rest of us through an act of law. Our family enjoys stoking the fire with a real glass of wine at hand all the while listening to its crackle all the while listening to soft music in the background. For our family, the fireplace is an artistic feast to our senses, which brings back memories of years back when old fashioned fireplaces were commonplace. **Our fireplaces are property (owned by our family) and are not a cold replaceable “Heating Appliance” as the bylaw suggests, but an irreplaceable source of enjoyment by means of entertainment and ambiance with a sense of artistic practicality. The bylaw is Ultra Vires and as such has no legal right to dictate as how I choose to enjoy my property for artistic enjoyment is something very personal that cannot be dictated top down through use of virtual reality or other devices.** Your bylaw should not dictate artistic mood interpretations as to what I should or should not enjoy or how I should enjoy something. You, or other “Metro Vancouver” politicians may enjoy admiring statues of Lenin, Karl Marx, Fidel Castro or even of his friend Pierre Trudeau but do not impose your artistic likes or definitions of enjoyment with respect to property which we own onto the rest of us.

You must understand that, when you purchase property with money derived from the fruits of your labours, you purchase it with the intent to enjoy it based upon the norms and the laws at the time of purchase. At the time of purchase, a reasonable man would value the good as at the net present value of a string or series of rental equivalency payments pertaining to the value attributed to each use of the property for the length of time you use the property plus an estimated resale or salvage price. In other words, the value of the fireplace becomes the value of the fireplace’s enjoyment or use over the lifetime of the product. **If you cut short the lifetime of the property through act of law, you are in effect altering the net present value of the property at the time of purchase, which means you are in effect deceiving the owner (virtually stealing an amount of cash equivalent to at least the salvage or resale value of the product) at the time of purchase, a portion of monies earned from the fruits of his or her own labour.** Any legal system that bases its bylaws on deceptive laws or an about face in the original valuation of a property is an unjust preposterous, psychotic or an arbitrary legal system. As such deceptive laws are also Ultra Vires.

In addition to the proposed Bylaw being a violation of the Canadian Bill of Rights (1960) which demands equality without discrimination regardless as to what group an individual belongs (Proletariat, Bourgeoise, etc.), the proposed bylaw is also a violation of The Canadian Charter of Rights and Freedoms and the **Privacy Act as every Canadian has the right to privacy as to how much income they make.** The way the proposed bylaw reads it states that anyone burning a fire in their fireplace is letting smoke out of his or her chimney and in so doing is forced to publicize by means of smoke signals his or her income level and his or her societal status as being a member of the proletariat. In essence, everyone has the right to privacy, and as such this proposed bylaw is again Ultra Vires in the sense that the bylaw has no power to override a person’s right to keep income information private to oneself. **You cannot be forced to make public your income tax information. The proposed firewood bylaw does it by means of smoke signals.**

As such it is easy to see that Metro Vancouver’s board, as well as The Mayor and Council and CAO of Lions Bay have the fiduciary responsibility to derive an ethical bylaw that agrees with the aforementioned compliance issues in respect to superseding laws such as the Canadian Bill of Rights, 1960. **Failure to maintain a fiduciary responsibility to create an ethical bylaw implies that those creating such a bylaw have no problem paying for the legal fees associated with contesting such an unethical bylaw.** I am sure any other lawyer, including our CAO would agree and as such I urge Mayor and Council to withdraw the advertised wood burning bylaw proposition.

Thank You,

Jan Erik Schneider – Lions Bay - [REDACTED]

**From:** [REDACTED]  
**To:** [Council; Ron McLaughlin](#)  
**Subject:** Wood burning issue  
**Date:** Friday, January 22, 2021 12:09:30 PM  
**Attachments:** [image003.png](#)

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I am writing to you to consider withdrawing the village of Lions Bay from Metro's Urban Containment Boundary (UCB). Bowen which is closer is not included.

I moved to Lions Bay because it is a village away from an urban center and set amongst forests. I would like to continue to live here in a rural setting and continue to use my fireplace and my energy efficient woodstove. We have enough "trees" to absorb the CO2 emitted and enough spacing between the houses for smoke to dissipate.

I believe the Metro's Climate Action Committee is biased toward urban requirements rather than rural issues and has disrespected the wishes of Lions Bay.

I request council to discuss, consider and report on the "pros and cons" of withdrawing all or parts of Lions Bay from Metro's Urban Containment Boundary (UCB).

Respectfully.

Monica Gewurz



**"Art is not what you see but  
What you make others see" – Degas"**

**Monica Gewurz**



**From:** [REDACTED]  
**To:** [Neville Abbott](#)  
**Cc:** [Council](#); [Peter DeJong](#); [Agenda](#); [Ron McLaughlin](#)  
**Subject:** Re: My Opposition to the Proposed Metro Wood Burning Bylaw as outlined in November 20, 2020 Village Update  
**Date:** Sunday, February 7, 2021 11:01:25 PM

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Hello Councillor Neville Abbott,

Thank you for your response with respect to my suggestion to initiate a legal challenge with respect to asserting the "Ultra Vires" status of the Metro Vancouver Wood Burning Bylaw in relation to the Canadian Bill of Rights, 1960. As you know, Human Rights are very important, and one's must never tread on, nor destroy them! To the contrary, one must stand one's ground and defend them!! Even if you do not decide to defend these rights in a legal arena, it is strongly recommended that the Village should at the very least state our community's assertion with respect to the Canadian Bill of Rights, 1960 in a formal letter addressed to Metro Vancouver for Metro Vancouver must understand that Human Rights are very important and must be respected.

I have since become aware that through the Zoom Meeting and through outside discussion that the Council is investigating whether or not the Village should decide to leave Metro-Vancouver's Urban Containment Boundary (UCB). I understand that only subsequent to a decision to leave the UCB, can the Village attain the autonomy outside of a legal challenge based on the Canadian Bill of Rights, 1960 such that a subsequent independent decision with respect to wood burning can be made.

I am in support of an autonomous or self-governing Village whereby the Village and only the Village has the authority to decide its own future. I am abhorred with the conspiring idea that elections are mere formalities amidst a new reality that our local elected representatives have little to no decisive powers except for the assertion of the directives of a higher, yet un-elected (by the people for the people), "political body and corporate entity" known as Metro Vancouver operating under special provincial legislation. I wish our elected council to assert our Village's autonomy in deciding our own future as opposed to merely adhering to a future governed by outside directives. If leaving Metro-Vancouver's Urban Containment Boundary would give Lions Bay a greater autonomy with respect to our own bylaws, then I am in support of the Village opting out of the Urban Containment Boundary.

I have been told that other directives by Metro Vancouver *down the pipe* also do not bode well for our Village Council's political right to self-determination, directives including a force to move the Village towards an acceptance of High Density Zoning, and if this were left unopposed, it would change the nature of our whole community and the services (?such as a mandatory conversion from septic fields to a new sewage treatment plant for the rest of Lions Bay at our own cost?) our whole community would be forced to offer.

As such, I understand, that it is at this point in time, it is a procedural issue whereby one must first decide whether or not to leave the UCB, and only then do we have the autonomy to respond to the voters on issues such as wood burning and high density zoning.

Again, thank you!

Jan Erik Schneider  
Kerstin Schneider  
Elke Schneider

-----Original Message-----

From: Neville Abbott <councillor.abbott@lionsbay.ca>  
To: Jan Schneider [REDACTED]  
Cc: Council <council@lionsbay.ca>; Peter DeJong <cao@lionsbay.ca>; Agenda <agenda@lionsbay.ca>  
Sent: Sun, Jan 31, 2021 12:58 pm

Subject: FW: My Opposition to the Proposed Metro Wood Burning Bylaw as outlined in November 20, 2020 Village Update

Hello Jan,

Thank you for your email suggesting a legal challenge to the Metro Vancouver Wood Burning Bylaw.

As there was significant turnout via ZOOM at the last council meeting I am unsure if you were listening. Council reviewed your email as part of the correspondence package and will not be pursuing legal action.

Council does not intend contesting this bylaw any further apart from a discussion on whether LB should be inside or outside the Urban Containment Boundary (UCB). As I am sure you are aware if we changed our designation to be outside the UCB this bylaw would not apply to us. An initial discussion on this subject was brought to the December council meeting with a follow-up planned for a future agenda. This will include the consideration of the wider question.

Thanks & regards,

**Neville Abbott**  
*Councillor*  
**The Village of Lions Bay**  
Cell: (604) 363-2667

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**From:** Jan Erik Schneider [REDACTED]  
**Sent:** January 12, 2021 9:49 PM  
**To:** Ron McLaughlin <mayor.mclaughlin@lionsbay.ca>; Council <council@lionsbay.ca>; Peter DeJong <cao@lionsbay.ca>; Neville Abbott <councillor.abbott@lionsbay.ca>  
**Subject:** My Opposition to the Proposed Metro Wood Burning Bylaw as outlined in November 20, 2020 Village Update

Dear Mayor and Council:

Please find in the PDF attached my opposition to the proposed Wood Burning Bylaw in its entirety and the rationale behind my opposition.

Thank You,

Jan Erik Schneider  
Lions Bay

**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** Wood Burning re-visited  
**Date:** Thursday, May 20, 2021 11:07:31 PM

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Dear Councillors of Lions Bay,

Just over two years ago the residents of our village engaged in an inspiring act of participatory democracy to consider the question and future of residential wood burning in our community. Participation was vigorous and the results left no room for equivocation: an overwhelming majority of us wish to retain the right to warm ourselves with wood in our homes. Despite the energetic efforts of our Mayor and Councillors to secure an exception for Lions Bay to the wood-burning ban, the board of Metro Vancouver was unmoved, and we were instead given a graduated seven-year extension to come into compliance.

Yet this extension is, at best, cold comfort to many of us for two reasons: first, it frustrates the clear will of the residents of our Village and the mandate we provided our Council. Second, the goal-posts may conceivably be moved at some future point until they're clear out of sight: although it appears at this moment that, with some restrictions, we may continue to heat with wood, who is to say that more restrictions or even a complete ban will not be issued by Metro, a body which at this juncture seems distinctly removed from understanding the circumstances of our community?

The elephant in our room is, of course, the inclusion of Lions Bay within the Urban Containment Boundary. It seems that many of the plans and infrastructure aspirations for the UCB are events that have little likelihood of occurring in Lions Bay, such as light-rail and connectivity to natural gas and urban sewer service. We are, by virtue of geography, a somewhat detached rural community, and likely to remain so.

It is abundantly apparent to me that the obvious course of action at this point is that Lions Bay should withdraw from the Urban Containment Boundary. Communities like Bowen Island, Anmore and Belcarra—communities not within the UCB—are much more like our own than denser and more urbanized communities within the UCB, and as befits their more rural nature, they are communities whose residents are able to continue to heat their homes with wood, just as the majority of the residents of our Village have also expressed a preference for. I therefore urge Council to take whatever steps are necessary to remove our Village from the UCB, and thereby fulfill the will of our residents, so clearly expressed two years ago.

Sincerely,  
Marcus Reuter  
[REDACTED]

**From:** [Ron McLaughlin](#)  
**To:** [Peter DeJong](#); [Agenda](#)  
**Subject:** Fw: The Restrictive Residential Wood Burning Bylaw and the Urban Containment Boundary  
**Date:** Wednesday, June 9, 2021 7:20:27 PM

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Good evening Karla. For correspondence in our next meeting please.

Regards,

**Ron McLaughlin**

*Mayor*

### **The Village of Lions Bay**

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0, Canada

Tel: (604) 921-9333 | Cell: (604) 353-7138 | [www.lionsbay.ca](http://www.lionsbay.ca)

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**From:** oliver@ganske.ca [REDACTED]  
**Sent:** Wednesday, June 9, 2021 7:01 PM  
**To:** Norman Barmeier <councillor.barmeier@lionsbay.ca>; Fred Bain <councillor.bain@lionsbay.ca>; Neville Abbott <councillor.abbott@lionsbay.ca>; Ron McLaughlin <mayor.mclaughlin@lionsbay.ca>; Jaime Cunliffe <councillor.cunliffe@lionsbay.ca>  
**Subject:** The Restrictive Residential Wood Burning Bylaw and the Urban Containment Boundary

Honourable Mayor and Council,

I am writing to you to express my unhappiness with the Residential Wood Burning Bylaw which was recently imposed on Lions Bay residents. As an owner of a wood burning fireplace at my home this bylaw presents a significant reduction in the quality of life, as I will be forced to remove this feature of my home once the grace period has come to an end.

The freedom to use a wood burning fireplace has been one of the attractions which influenced my choice to purchase a home here. Another is the associated rural feel of the village which in the past has offered a decidedly different set of surroundings and standards from those found in the urban centers next to us. We do not have the same amenities be they natural gas, sewage lines (largely anyways) or the kind of densities that would provide an incentive to bring a Skytrain spur our way. The recent Translink 2050 maps leave the Howe Sound area well clear of Skytrain expansion plans. Instead we have incredible views of nature, islands and the everchanging magic of the ocean beyond. We have a small general store and not even a gas station or a traffic light. It is both what we have and what we don't have that defines us.

I look to Lions Bay as a retreat from the city, a view also shared by many of my neighbors. We like the fact that our village feels rural.

I understand that this bylaw is not of our own making but is instead the product of Metro Vancouver looking to address air quality issues within its urban containment boundary. I also understand that our air quality was tested in recent years and that the quality of our air, even during the winter period when most wood is being burned, was not deemed wanting.

Interestingly, Belcarra and Anmore two communities that share many attributes with Lions Bay and are considered rural will not have to surrender their fireplaces. And even though they are geographically closer they are not inside the urban containment boundary.

All three communities are part of Metro Vancouver. Why are we inside the boundary when they are not?

Looking beyond the immediate issue of having to abandon our fireplaces, what else may we need to give up in the future because we are sitting on the wrong side of this line. What other policies that are meant to address urban problems will be imposed upon this community? Surely it is hard to say. But does it make sense to continue to expose residents to the risk of these kinds of consequences when our setting and our lived experiences are so different?

May I therefore appeal to you to review our need to remain within Metro Vancouver's urban containment boundary and to provide relief from the hardship of losing our fireplaces as a consequence of Metro's Residential Wood Burning Bylaw.

Respectfully,

Oliver Ganske

A solid black rectangular box used to redact the signature of Oliver Ganske.



**From:** [Ron McLaughlin](#)  
**To:** [Agenda](#)  
**Subject:** Fw: Lions Bay and the Regional Growth Strategy  
**Date:** Thursday, July 8, 2021 2:23:42 PM

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Hi Karla, for correspondence please. Thank you.

**Ron McLaughlin**

*Mayor*

### **The Village of Lions Bay**

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**From:** Marek Sredzki [REDACTED]  
**Sent:** Thursday, July 8, 2021 10:04 AM  
**To:** Ron McLaughlin <mayor.mclaughlin@lionsbay.ca>  
**Cc:** Jaime Cunliffe <councillor.cunliffe@lionsbay.ca>; Norman Barmeier <councillor.barmeier@lionsbay.ca>; Fred Bain <councillor.bain@lionsbay.ca>; Neville Abbott <councillor.abbott@lionsbay.ca>  
**Subject:** Lions Bay and the Regional Growth Strategy

Mr Mayor,

Re: Lions Bay and the Regional Growth Strategy  
Council Meeting, July 6, 2021 - Special Delegation from Metro Vancouver regarding Lions Bay and the Regional Context Statement

Thank you for organizing the presentation and dialogue with the Metro Vancouver team:  
Jerry Dobrovolny, Commissioner/CAO and  
Heather McNell, General Manager, Regional Planning and Housing Services

Understanding now the background and options of LB membership we can take our next step.

It remains clear what distinguishes us from the majority of Metro Vancouver:

- Rural setting
- Independent water system (now & future)
- Independent sewage system (now & future)
- No natural gas supply (now & future)
- No public transport within the municipality (now & future)



Inability to take advantage of bus services from and to Whistler & Squamish due to the current Metro membership

- Forest surrounding that balances any pollution from fireplaces
- Common hydropower interruptions and need to use fireplaces

Metro totally ignores the issues of the vast pollution from Sea-to-Sky Hwy and BC Ferries in our neighbourhood.

It is sensible, as proposed during the meeting, to review the LB position within the scope of OCP review.

LB OCP update is due and it must reflect the interests and wishes of the village residents.

I would like to participate in the process. Please inform me of the activity plan and timing.

Thank you.

**Marek Sredzki**  
Lions Bay, Canada



**From:** [Ron McLaughlin](#)  
**To:** [Agenda](#)  
**Cc:** [Peter DeJong](#)  
**Subject:** Fw: Belated thank-you  
**Date:** Thursday, September 9, 2021 3:48:20 PM

---

fyi and correspondence.

**Ron McLaughlin**

*Mayor*

### **The Village of Lions Bay**

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0, Canada

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**From:** marcus reuter [REDACTED]  
**Sent:** Thursday, September 9, 2021 3:46 PM  
**To:** Jaime Cunliffe <councillor.cunliffe@lionsbay.ca>; Fred Bain <councillor.bain@lionsbay.ca>; Neville Abbott <councillor.abbott@lionsbay.ca>; Norman Barmeier <councillor.barmeier@lionsbay.ca>; Ron McLaughlin <mayor.mclaughlin@lionsbay.ca>  
**Subject:** Belated thank-you

Dear Councillors,

As we have moved with what seems like a shocking suddenness from summer into fall, and we occasionally begin to again experience the kind of evenings where many of us have would traditionally have kindled a fire to take the edge off the chill, I realize I have been remiss in not thanking you much sooner for acknowledging our community's request to move us outside the Urban Containment Boundary in the last Council meeting.

I confess I remain astounded that we actually find ourselves within the UCB, for it seems clearly not to be the place we belong based on the reality of how we live and also the information presented so ably by Metro at the July 6<sup>th</sup> council meeting. It somehow reminds me of how lines drawn on maps throughout history by strangers have often left peoples and cultures disconnected from their traditional way of life.

More than 200 residents of our village signed the formal request to Council to move us outside this line on a map called the UCB, and we are grateful you have heard our voices. As Council meets again after the summer break we eagerly look forward to seeing this issue moved forward.

Thank you again.

Marcus Reuter

**From:** [Ray Kisser](#)  
**To:** [Council](#); [Agenda](#)  
**Cc:** [Jo-Anne Hibbert](#)  
**Subject:** The Vote of UCB  
**Date:** Friday, November 5, 2021 1:35:44 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Dear Mayor and Council,

I read the attachment regarding this vote but it is unclear to me what Lions Bay would lose if the community voted to remove itself from the UCB? Would you be able to shed any light upon it?

Thank you,

Ray



Ray Kisser - REALTOR® - Property Manager- Managing Broker | Osprey Properties Inc



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[info@ospreyproperties.ca](mailto:info@ospreyproperties.ca) | [ray.kisser@ospreyproperties.ca](mailto:ray.kisser@ospreyproperties.ca)

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [Council](#)  
**Subject:** Re: Got 5 minutes for Lions Bay?  
**Date:** Friday, November 5, 2021 4:37:35 PM

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Karl,

I do appreciate your comments. I truly believe in a healthy discussions rather than a bully systems.

Unfortunately we are getting a bully treatment from the administrator that you imposed on us. This is why honest accounting of opinions is of great importance here; not manipulated, one sided opinion.

I carefully read your points and except as an opinion, nevertheless most of them are little stretched to the point of "Mumbai".

Returning to Rural category it's not just about fireplaces, it is more about who we are and where we are.

LB properties are 2-4 Times larger than the ones in West Van. Things have change in the last two decades. We have our own water system and mostly no sewage.

Uber and Lyft are not a municipal transportation and frankly they refused to come here; including some taxis.

BTW - I have 3 fireplaces and use them occasionally on cold days and when hydropower goes out. Those are inserts and provide genuine heat.

I wish you warm weekend with limited rain - cheers

**Marek Sredzki**

On Nov 5, 2021, at 3:40 PM, <[karl](#). [REDACTED]> wrote:

Inline responses, for what good they may do....

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**From:** Marek Sredzki [REDACTED]  
**Sent:** Friday, November 5, 2021 2:44 PM  
**To:** Buhr Karl [REDACTED]  
**Cc:** [council@lionsbay.ca](mailto:council@lionsbay.ca)  
**Subject:** Re: Got 5 minutes for Lions Bay?

Karl,

I'm afraid your comments lack factual comparison - in many ways we are not like West Vancouver

It remains clear what distinguishes us from the majority of Metro Vancouver:

- **Rural setting**

[KarlB] ¼ acre lots are rural? I am 16 feet from two neighbours, and 60 feet from two more! Their smoke swirls around my house in winter whenever it's not raining, same as the other two houses I've lived in in Lions Bay.

- **Independent water system (now & future)**

[KarlB] Independent may make us not needing Metro, but it doesn't make us rural. We

have a water system. Doesn't that make us urban?

- **Independent sewage system (now & future)**

[KarlB] Independent may make us not needing Metro, but it doesn't make us rural. 100 of our properties are on central sewer. If that's not urban, I don't know what is. The other 480 properties have on-premise septic disposal, an increasing public health hazard as 50-year-old systems start failing in ¼ acre spaces. But I would say half of Lions Bay denies there is any need to maintain septic systems, let alone recognises that they are failing, so that's another fight those with any knowledge are going to lose.

- **No natural gas supply (now & future)**

[KarlB] True. That doesn't make us rural. Mumbai also doesn't have natural gas.

- **No public transport within the municipality (now & future)**

[KarlB] Except Translink's buses you mean? And Uber and Lyft, who are not known for their rural service? I'd say we have a pretty urban level of public transport.

Plus

- Forest surrounding that balances any pollution from fireplaces

[KarlB] There is no biological or physical mechanism for forests to absorb or attenuate short term PM2.5 in the air. Maybe you don't have neighbours who inefficiently burn bad stuff, but I can attest to that fact. If you mean CO2 absorption, that's not the issue here, especially as wood combustion is GHG net-zero as long as the trees are replaced, and may be even better than leaving the same tree to rot on the ground (which produces more methane than combustion).

- Common hydropower interruptions and need to use fireplaces

[KarlB] The last non-scheduled power outage over 2 hours was in 2006, but no argument that we need to use wood heat here. Certainly I do, with an efficient (non-polluting) outside-air fed woodstove. I consciously help ambient air quality by seasoning my wood two seasons ahead, and running the appliance to manufacturer's instructions. Don't know about your neighbours, but mine do not do this, and need some help and education.

BTW I don't understand why you copy our council - but it might help as we all looking for **honest accounting of voices**.

[KarlB] Because it's Council making the decision. I'm hoping they make the right one for the long term good of Lions Bay. Government exists to serve citizens who don't have resources to do it for themselves. Things like health, education, infrastructure, environmental protection. That is what Metro is trying to do here.

Regards

**Marek Sredzki**

On Nov 5, 2021, at 2:17 PM, [REDACTED] wrote:

Ummm, I think you might be missing the point here. We are the same density as West Van, and higher than Langley District, Maple Ridge and Pitt Meadows. No one thinks any of those are rural. Our lot sizes are mostly ¼ acre, and that's pretty urban. The brouhaha is nothing to do with urban and rural, and everything to do with people using scare tactics to be able to continue making ambience fires. As I hope you already know, non-airtight fireplaces and appliances can be net negative for heating because of the combustion air they draw into the house, but heating or cooling besides, their air quality impact is severe in Lions Bay on any still winter day in localised areas. I fully support Metro's wood appliance upgrade pathway (it's irresponsible to call it "wood burning restrictions," but even Council does, so I don't blame you). On a wider scale, those that fear more government should be

fighting to deregister as a municipality, rather than insisting on being able to pollute at will.

We have no idea if most of our residents say this one is a no brainer but I do know that most of our residents don't yet understand the issue. The survey (not vote) doesn't help. I've given up trying to tell people just the facts; Council will do what the loudest voices demand.

Karl

---

**From:** Marek Sredzki [REDACTED]  
**Sent:** Friday, November 5, 2021 1:38 PM  
**To:** Buhr Karl [REDACTED]  
**Cc:** Ron MCLAUGHLIN <[mayor.mclaughlin@lionsbay.ca](mailto:mayor.mclaughlin@lionsbay.ca)>  
**Subject:** Re: Got 5 minutes for Lions Bay?

THANKS KARL

Your point is clear even in statistics, we are strictly Rural.

As most of our residents say : *This one is an absolute no-brainer.*

**Marek Sredzki**

On Nov 5, 2021, at 1:31 PM, <[karl@lionsbay.ca](mailto:karl@lionsbay.ca)> [REDACTED] wrote:

<b>Metro Vancouver</b>	<b>Land area/ha</b>	<b>2020 population</b>	<b>Population per ha.</b>
Vancouver	11,661	697,266	59.8
New Westminster	1,571	82,590	52.6
North Vancouver, City of	1,213	58,985	48.6
White Rock	511	20,922	40.9
Burnaby	9,049	257,926	28.5
Langley, City of	1,021	27,774	27.2
Port Coquitlam	2,992	63,508	21.2
Surrey	31,741	598,530	18.9
Richmond	12,870	216,046	16.8
Port Moody	2,592	35,151	13.6
Coquitlam	12,220	152,734	12.5
Delta	18,023	111,281	6.2
North Vancouver, District Municipality	16,255	89,767	5.5
West Vancouver	8,913	43,805	4.9
Lions Bay	277	1,357	4.9
Langley, District Municipality	31,007	133,302	4.3
Maple Ridge	26,893	91,479	3.4
Pitt Meadows	8,673	19,717	2.3
Belcarra	532	673	1.3
Anmore	2,775	2,412	0.9
Bowen Island	5,012	3,982	0.8

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**From:** Marek Sredzki <[REDACTED]>  
**Sent:** Friday, November 5, 2021 12:55 PM  
**Subject:** Got 5 minutes for Lions Bay?

Dear Neighbours / Lions Bay-ers,  
Some of you may have received a flyer in your mailbox about a Survey that's underway in our village.

The answer we provide to Council will have meaningful effects on the place we live in. I hope you'll join me in voting Rural/outside the UCB, and thereby keep heavy-handed big city dictates from turning our village into something unrecognizable.

We should not be treated the same way as dense, urban neighbourhoods in the city, the wood burning restrictions that have come at us being an example. Who knows what's next if we remain in Metro Vancouver's Urban Containment Boundary?

Please vote to keep Lions Bay as we love it, and keep control over our village local. Click on the link below (or use the paper copy which might have turned up in your mailbox), scroll down to the actual Survey link, and Vote Rural/outside the UCB.

Remember, it's one vote per person, so please get all members of your household involved, and talk to friends and neighbours. And please fill in your name so that your voice is accurately heard and counted!

<https://www.lionsbay.ca/HYS-UCB>  
<https://www.lionsbay.ca/UCBSurvey>

Thanks so much  
Marek Sredzki

**From:** [REDACTED]  
**To:** [Council; Neville Abbott](#)  
**Subject:** FW: Wood Burning Bylaw  
**Date:** Monday, November 23, 2020 5:16:31 PM

---

Hi LB Council: Thanks for the update with regard to the GVRD's Wood Burning Bylaw and its implementation in Friday's newsletter.

I do have some questions about the suggestions/comments made by many residents in the questionnaire about the Bylaw which was shared with the GVRD sub-committee and whether any progress has been made on exploring these ideas which may be of benefit to Lions Bay:

1. What are the differentiators which apply to Bowen and Belcarra and Anmore which grant them exemption to this bylaw?
2. Has a cost/benefit analysis been completed with regard to joining the Squamish/Lillooet regional district and thus avoiding other bylaws and additional taxes which affect our quality of life.
3. I see that Jordan Sturdy, our MLA, is now the opposition critic for BC Hydro and he may be of help in focusing BCH's attention on the application of Step 2 rates to communities who do not have access to other forms of energy (i.e. gas).
  - a. We might also ask that rebates/discounts for heatpumps, insulation, etc might be put permanently in place for communities who don't have access to natural gas.
  - b. We might also ask why BCH is still discouraging the use of electricity (through PowerSmart) when climate change theories are pushing it's use and replacement of fossil fuels.
  - c. Perhaps we should consider approaching the BC Utilities Commission about the application of the Step 2 charges and a commitment to fairness across the province.
  - d. Also note what Andrew Weaver said about (and the comments) 2 tier billing.  
<https://www.andrewweavermla.ca/2017/11/01/unintended-consequences-bc-hydros-two-tier-billing/>

I should also mention that I've noticed that in the UK a number of power stations are now run on wood pellets (imported from the south-east USA) as a renewable/eco-friendly source of power.

My last observation is that the GVRD does not seem be able to fairly take into account the challenges facing the smaller communities within it's boundaries.

Thanks for your attention.

Josephine Wright  
[REDACTED]



**From:** [REDACTED]  
**To:** [Council](#)  
**Subject:** Feedback  
**Date:** Tuesday, November 24, 2020 10:24:14 AM

---

The update on the proposed Metro Vancouver wood burning bylaw[from the desk of Councillor Abbott] was indeed enlightening. It certainly piked my interest as it was noted that the 50/50 vote meant the motion for Lions Bay to be excluded was defeated. My question to council is "Why are we part of Metro Vancouver?" I recall council receiving an overwhelming response from residents wanting to keep our wood burning fireplaces. Why is Metro Vancouver making decisions for us? How much do we pay Metro Vancouver every year? What are the pros and cons exactly? Would we not be more successful applying for grants if we were considered rural as opposed to urban which is much more competitive. I noticed that it's one of the items on the strategic planning sessions. Looking forward to council making this happen and getting us outside of the urban containment boundary.

Thank You

Regards,  
Collette Ethier

**From:** [REDACTED]  
**To:** [Council](#)  
**Cc:** [Lions Bay Feedback](#); [Neville Abbott](#); [REDACTED]  
**Subject:** INPUT TO COUNCIL'S 2020 STRATEGIC PLANNING SESSION  
**Date:** Wednesday, November 25, 2020 11:39:54 AM  
**Attachments:** [lions bay.docx](#)

---

TO: LB Council's 2020 Strategy Committee.

Please see my input to your deliberations (attached).

Thank you  
Greg Weary  
[REDACTED]

Nov. 25 2020

T0: Lions Bay Council

From: Greg Weary [REDACTED]

**RE: Council's 2020 Strategic Planning Session, specifically - points M, V & W under "SUPPORTED COMMUNITY PLANNING".**

**RE: Point M.**

It has become obvious many motorcyclists and specific individual truck drivers deliberately and repeatedly, make excessive noise on the highway as they pass through Lions Bay. This has been an issue for years and is becoming worse!

**Consequently:** 1) I request council to discuss, consider and report on possible solutions to this problem.  
2) I am available in the event a committee is established in this regard.

**RE: points V & W.**

Recently the survey of Lions Bay residents determined there is very significant support for requesting an exemption to Metro's Wood burning Bylaw. Thank you for presenting the wishes of Lions Bay to Metro's Climate Action Committee.

Unfortunately the committee is biased toward urban rather than rural issues and has disrespected the wishes of Lions Bay!

**Consequently:** 1) I request council to discuss, consider and report on the "pros and cons" of withdrawing all or parts of Lions Bay from Metro's Urban Containment Boundary (UCB).  
2) I am available in the event a committee is established to study this matter.

Sincerely  
Greg Weary.  
[REDACTED]

**From:** [REDACTED]  
**To:** [Council](#)  
**Cc:** [REDACTED]  
**Subject:** Input to Strategic Goals 2021  
**Date:** Friday, November 27, 2020 2:16:59 PM

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Mayor and Council. Thank you very much for the diligent, thoughtful work you do for our wonderful community of Lions Bay. It is a great service you do. I have resided here since 1986 and I appreciate the opportunity to investigate a bit into the Strategic Goals 2021. By way of background I bought early on three lots on LB waterfront being a geologist and outdoor type person and wanting to get away from the big smoke of Vancouver. I paid my income taxes on all the money I had made to purchase my land/homes. I guess you can say I bought right as my property has increased in value according to annual BC government assessments. Now I am 72 so more or less retired with a dramatically reduced annual income. The 3% added land assessment charge added to properties valued over \$3 million is killing me. Yes one can postpone it but ..... and does not tax or relate in any way to today's income. With respect to the Strategic Goals 2021 section Supported Community Planning under item J can I ask what are the Villages \$'s that are being considered to support the Unesco Biosphere and/or Howe Sound Marine Park. I could well have missed the consultation on these initiatives from council or other governments. Please direct me to same when convenient, if there was. I did read the glossy put out just a while ago but it did not indicate the costs and benefits of such designations, especially to land owners in the area to be impacted. So I am not for it or against it, I am just asking have we done a cost-benefit analysis to the village and landowners such as myself and do we have resources available to spend on these projects being we all know our resources are scarce with so many higher priority needs I would guess. Also under Item S can you clarify who pays for the energy provided from the charging stations. Hopefully it is a cash positive facility. Lastly under V and W is the growing "linkage to Vancouver" issue. I don't believe you will find too many LBers that want to be linked to YVR. The Vancouver Sun is reporting huge and growing social, financial, transportation, taxation etc issues. Clearly this situation in Vancouver is destined to get worse rather than better. The fireplace issue is just the beginning. For example Vancouver is working towards taxing LBers as they enter the city etc. Again what are the costs and benefits of being linked in any way to this cesspool of problems and rapidly rising taxes as they try and deal with their issues. Has the village done a cost-benefit analysis of the linkage in any way to Vancouver. Looking in from the outside I would think linkage to more rural folks on the sea to sky, like Britannia, Squamish, Whistler, Pemberton would be more aligned with our values than with the big smoke of Vancouver? I personally did not set up roots here to be in Vancouver, quite the opposite, and I suspect many others would have the same view. However I do not actually know the pros and cons of a linkage with Vancouver. It may be worthwhile for some reason I am not aware of. Is it the Bus? If there has been one done can you please direct me to it, if not I propose we should critically review on a cost benefit basis our linkages with all other entities that can impact us. Thanks for the opportunity to input. My best wishes. Would you please reply to all if there is a follow up. Thank you. Bob.

**Robert Dickinson** Chairman

[REDACTED]



I work flexibly – so while it suits me to email now, I do not expect a response or action outside of your own working hours.

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**From:** [Lions Bay Office](#)  
**To:** [Lions Bay Office](#)  
**Subject:** Wood Burning Bylaw  
**Date:** Friday, November 27, 2020 2:49:26 PM

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**From:** Paula McLachlan [REDACTED]  
**Date:** November 27, 2020 at 2:10:31 PM PST  
**To:** Neville Abbott <[councillor.abbott@lionsbay.ca](mailto:councillor.abbott@lionsbay.ca)>  
**Subject: Re: Wood Burning Bylaw**

Hi Neville,

Thank you! If many of the UCB vision criteria doesn't apply to the Village, does LB have the motivation and/or flexibility to opt out of the boundary area defined by Metro? I will await a response in due course.

Yes, by all means please include my email in the agenda package.

Regards,

Paula

On Fri, Nov 27, 2020 at 1:07 PM Neville Abbott <[councillor.abbott@lionsbay.ca](mailto:councillor.abbott@lionsbay.ca)> wrote:

Hi Paula,

I am not sure that membership is the best description, Metro Vancouver use this demarcation to restrict development to certain areas. So all areas of metro are either inside the boundary or outside, we cannot elect to be neither.

What it takes for us to change our designation or the pros/cons of doing so is best left to the Strategic Planning Session or a follow up after the session. With your permission I could share this email with all of Council which will make it public and in the agenda package.

While I have some opinions related to your questions I do not believe I am qualified to answer all of them. Feel free to call me if you wish to discuss on (604)363-2667.

Thanks for being engaged.  
Neville

Sent from my iPad

> On Nov 27, 2020, at 8:42 AM, Paula McLachlan [REDACTED]  
wrote:

>  
>  
> Hi Neville,  
>  
> Why is Lions Bay a member of the UCB?  
>  
> In what way does Lions Bay currently benefit as a member community as some of the criteria in the UCB seems remote from reality for the Village. Protecting land for industry and agriculture, providing diverse and affordable housing, sustainable transportation choices? As well, "residential growth" within our community does not seem to be a factor as growth is restricted due to geography.  
>  
> Other than membership in the UCB how does the wood burning bylaw distinguish Lions Bay residents from those on Bowen Island for example? We do not have the benefit of natural gas and the only alternatives to wood burning are propane and electric heat, both expensive.  
>  
> I look forward to your reply.  
>  
> Paula McLachlan  
>  
>

**Dear Mayor and Councillors,**

Two years ago this spring our village engaged in an inspiring act of participatory democracy to consider the question and future of wood burning in our community. The results left no room for doubt: an overwhelming majority of us wish to retain the right to warm ourselves with wood in our homes in keeping with the rural nature of our lifestyle.

Tonight I'm here to present you with a letter signed by 202 residents who are again asking to be exempt from this intrusive bylaw. A bylaw which is, in the words of Roger Quan, Metro's director of air-quality, aimed at air quality problems in "dense, urban areas".

**But...we are not urban.** And we cannot continue to be treated as such, by lawmakers who don't live here, and don't understand that we are more like the communities of Anmore, Belcarra and our close neighbour, Bowen Island.

**Let me emphasise this: this is not just about woodburning.** But this issue has strongly underlined the fact that we should never have been included in the Urban Containment Boundary in the first place. We simply cannot allow the Metro powers that be, whom we never elected, to control how we live in our very small community, when clearly they are focused on big urban centres.

In this year of our 50th Anniversary we are particularly mindful of the reasons our village came to be. More than anything, we love the rural character of our community. It is why we live here.

**We have been ill served by a bad decision made in the past, but this council has the chance to make things right,** before who knows what other bylaws and regulations aimed at the likes of Vancouver and Richmond are forced upon us.

So, Councillors: two years ago you asked us, the residents of this village, to speak on this matter. And we did. We gave you a mandate on this issue. And now we are speaking again:

Over 200 of us are asking—as a matter of urgency—that you move us outside the UCB and ensure that we can continue to warm ourselves with wood, unmolested by this Metro bylaw, as befits our rural lifestyle. Now is the time to correct the error that included us inside the urban containment boundary in the first place. I urge you, respectfully and strongly, to act and get this done. Bring us in out of the cold!

Thank you for your attention to this matter.

Marcus Reuter





## **Formal request to council to move Lions Bay outside Metro Vancouver's Urban Containment Boundary**

Just over two years ago, our village engaged in an inspiring act of participatory democracy to consider the question and future of residential wood burning in our community. Participation was vigorous and the results left no room for doubt: an overwhelming majority of us wish to retain the right to warm ourselves with wood in our homes.

However, notwithstanding the clear message delivered to Mayor and Council in 2019, as of May 15th this year, we are subject to the new bylaw, based on the decision of a committee which seems distinctly removed from understanding the circumstances of our community.

Clearly action is required and so we the undersigned residents of Lions Bay hereby formally petition Mayor and Council to remove Lions Bay from the "Urban Containment Boundary" (UCB) of Metro Vancouver. We believe the new bylaw that restricts the use of wood fuels for heating is unduly punitive on the residents of Lions Bay. Also, future unforeseen legislation imposed on our community by Metro Vancouver may be similarly punitive. We do not believe Lions Bay is an "Urban Centre" and continued involvement in the Urban Containment Boundary is not in the best interests of this community.

We do not have gas as an option for heating and the cost of electricity at Step 2 pricing is very high. A 2016 study performed during the coldest winter months showed that Lions Bay does not have an air quality problem (quite the contrary). Many residents can't afford the major cost of switching to new wood burning or other heating options. Many enjoy their fires as an integral part of the Lions Bay lifestyle.

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. These communities are not impacted by the new Metro bylaw, whereas we are. We enjoy a rural lifestyle close to nature, as reflected in our Official Community Plan, which we wish to retain.

For all the above reasons, we are urging council to take the necessary steps to move us outside of the UCB as a matter of urgency.

	First Name	Last Name	Street Number and Name
1	Marilyne	Cary	
2	Victoria	Rogers	
3	Kim	Mailey	
4	Collette	Ethier	
5	Frank	Wood	
6	Marcus	Reuter	
7	Peter	Gross	
8	Danielle	Wills	
9	Tamara	Leger	
10	Dawn	Hope	
11	Andrea	Wortmann	
12	Leslie	Nolin	
13	Catalina	Lopez-Correa	
14	Penny	Nelson	
15	Winston	Leger	
16	Mark	O'Quinn	
17	Em	Stat	
18	Ty	Zombori	
19	Erica	O'Quinn	
20	Barrie	McIntosh	
21	Allison	Bruynesteyn	
22	Dave	Bruynesteyn	
23	David	Lee	
24	Caroline	Tyson	
25	Nelson	Publicover	
26	Mike	Leger	
27	Sue	May	
28	Casey	Snowdon	
29	Pamela	Cave	
30	Grace	Sredzki	
31	Edith	Goetsch	
32	Marek	Sredzki	
33	Leszek	Sredzki	
34	Arek	Sredzki	
35	Joanna	Koponka	
36	Rebecca	Starr	
37	David	Stark	
38	Regina	Marklund	
39	Oliver	Ganske	
40	Lieselotte	Ganske	
41	Paula	McLachlan	
42	Bruce	McLachlan	
43	Susan	Publicover	

44	Kerstin	Schneider	
45	David	Waller	
46	Michael	Emmott	
47	Richard	Mossakowski	
48	Heather	Mossakowski	
49	Jay	Barber	
50	Dawne	Colly	
51	Keegan	Rittinger	
52	Lizanne	Mailhot	
53	Deirdre	McNeill	
54	Gabor	Sandor	
55	Shaun	Sinclair	
56	Gilbert	Raynard	
57	Ehsan	Monfared	
58	Amber	Johnson	
59	Sarah	Kravjanski	
60	Ryan	Bruce	
61	Devon	Simpson	
62	Eddie	Au	
63	Lee	De kock	
64	Norman	Barmeier	
65	Erin	French	
66	Darrin	Hotte	
67	Malcolm	Bell	
68	Emilie	Montgomery	
69	Rebecca	Montgomery	
70	Fraser	Montgomery	
71	Elise	Montgomery	
72	Byron	Montgomery	
73	Courtney	Riddoch	
74	Peggy	Wang	595
75	Dejan	Grubic	
76	Anastasiia	Poliakova	
77	Stefanie	Reuter	
78	Kristina	Alister	
79	Susan	Kihn	
80	Greg	Weary	
81	Scott	Ando	
82	Robert	Buten	
83	Kyla	Buten	
84	monica	gewurz	
85	pat	craig	
86	Brenda	Broughton	
87	Eric	Balac	

88	Gavin	Kihn
89	Lauren	Gibson
90	Roel	Coert
91	Don	Konkin
92	David	Hetherington
93	Hardy	Goetsch
94	CAROL	BRIEN
95	Jessica	Weiss
96	Joe	Weiss
97	Jen	Hetherington
98	Martin	Ortmayr
99	Lynne	Rayment
100	Steve	Rayment
101	Maria	Rodríguez
102	Lyn & David	Black
103	Lyn&David	Black
104	Jan	Schneider
105	Eliscia	Sinclair
106	Katalin	Sandor
107	Jim	Cave
108	Mags	Ryan
109	Heather	Brandvold
110	Teresa	Brandvold
111	Karsten	Brandvold
112	Hans	Brandvold
113	Michael	Broughton
114	Peter	Marklund
115	Jay	Hope
116	Maria Adelaida	Escobar Trujillo
117	joseph	jankovics
118	Christine	Taylor
119	Brian	Taylor
120	John	Stoddart
121	Dawn	Mitchell
122	Joan	Coert
123	Martin	Richmond
124	David	Shore
125	Susan-Bree	Stoddart
126	Kevin	Tyson
127	Brad	Holland
128	Pat	Grass
129	N	Seow
130	John	Phillips
131	Pippa	Phillips

132	Prani	Chomsopha
133	Faa	Chomsopha
134	David	Tikkanen
135	Matt	Tikkanen
136	Meribeth	Tikkanen
137	Lenic	Rodriguez
138	Zofia	RODRIGUEZ
139	Sam	Syrette
140	Marianne	Kohler
141	C	Bradbury
142	Carmon	Leeson
143	Jude	Leeson
144	Andrew	Morton
145	Jacqueline	Taylor
146	Jared	Taylor
147	Simon	Waterson
148	Kathryn	Seely
149	Max	Waterson
150	Isabella	Waterson
151	Thomas	Carrie
152	Verity	Carrie
153	Matt	McLaughlin
154	Brian	Hedberg
155	Greg	Banta
156	Jude	Leeson
157	Lindsay	Martell
158	Deirdre	Bain
159	A	Nitsch
160	P.	Nitsch
161	Dana	Nitsch
162	Brian	Ulrich
163	Josephine	Wright
164	Robert	Wright
165	Justin	Brimacombe
166	Chun	Seow
167	Herbert	Schmidt
168	ADRIAN	ALDOUS
169	Pieter	Dorsman
170	Richard	Grass
171	Philip	Marsh
172	Tracy	Marsh
173	Meghann	Trollip
174	Karen	Jeffery
175	Katie	Tikkanen

176	Shannonralph	Whyte
177	Kenneth	Junck
178	Iris	Junck
179	David	Ding
180	Brian	Bull
181	Lucy and Art	Traini
182	Indiana	Emmott
183	Alex	Laverick
184	Minoo	Iromloo
185	Debra	Kahane-Goldberg
186	Sheldon	Goldberg
187	Mike	Jury
188	Michael	Mayerhofer
189	Michael	Pandher
190	Lenic E	Rodríguez Peralta
191	Max	Gerlach
192	Shannonralph	Whyte
193	Justin	Brimacombe
194	Alisa	Gafur
195	Aila	Brimacombe
196	Sandra	Mutrie
197	Leah	Pagonis
198	Beatriz	Raynard
199	Eugenie	Goetting
200	Escobar	Trujillo
201	Sonia	Foster
202	Art	Traini

All signatories have affirmed they are residents of Lions Bay.