



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

PUBLIC HEARING MINUTES VILLAGE HALL WEDNESDAY, APRIL 21, 2010 7:00 PM

1. CALL PUBLIC HEARING TO ORDER

Mayor Broughton called the Public Hearing of April 21, 2010 to order at 7:00 pm. The Mayor welcomed residents (11 residents attended) to the Public Hearing and also acknowledged the presence of Councillors Ruth Simons and Joanne Ronsley as well as Village Manager Rory Mandryk and Office Manager Anne Page.

2. PUBLIC HEARING

Mayor Broughton read the Purpose of this Public Hearing as follows:

Official Community Plan Amendment Bylaw No. 420, 2010.

Purpose: To amend the existing Official Community Plan (Bylaw 408, 2008) to include changes pursuant to the Local Government Act (Section 877(3) that requires local governments to incorporate within their official community plans targets, policies and actions for the reduction of greenhouse gas emissions.

3. PUBLIC HEARING PROCEDURE

Mayor Broughton read the Public Hearing Procedure as follows:

The Village of Lions Bay Council is convening this public hearing in order to consider and receive submissions regarding the proposed Official Community Plan Amendment Bylaw No. 420, 2010.

Anyone who believes their interest in property is affected by the proposed bylaw will be heard, or present a written submission respecting the matters contained in this bylaw. No one will be discouraged or prevented from making his or her views heard.

Members of Council may, if they wish, ask questions of you following your presentation but our function tonight is to listen to the views of the public. It is not the function of Council at this time to debate the merits of the proposed bylaw.

After the Public Hearing has concluded, Council may, without further notice, give

whatever effect Council believes proper to the representations.

Your only opportunity to comment on this proposed bylaw is during the Public Hearing. Members of Council are not permitted to receive further submissions once we have closed the Public Hearing.

We have received reports and documents which may be considered by Council and they are available for your review and discussion. A list of documents, and copies of these may be obtained from Village Staff during the Public Hearing. Written submissions received during the course of these proceedings will be added to these documents so that everyone may examine them.

To maintain order during the Public Hearing and to ensure everyone has an opportunity to be heard, the following rules of procedure have been established:

- a. A Speakers' List has been established. Please ensure that you place your name on the list at any time throughout the Public Hearing. If you are speaking from prepared remarks, we would appreciate a copy.*
- b. Please commence your remarks by stating your name and address. If you are speaking on behalf of some other person or organization, please identify the name of that person or organization.*
- c. Each speaker is requested to limit their remarks to 5 minutes. You may have a second opportunity to speak once everyone has had a first opportunity.*
- d. Please limit your comments to the subject of the bylaw. Please do not obstruct the Public Hearing, and be respectful of others. Please ensure that your comments are focused on the specific issue being considered.*
- e. After everyone has spoken once, you will have an opportunity to speak again if you wish.*

Please observe the rules and if you have any concerns about them, address your comments to the Mayor, as the Chair.

4. SUMMARY OF OFFICIAL COMMUNITY PLAN BYLAW 420, 2010

Mayor Broughton introduced the Village's Planning Consultant Michael Rosen who has worked on this document with Councillor Simons and the Climate Action Task Force.

Michael Rosen advised that his job was to walk residents through the bylaw and explained that by May 2010 local governments have been mandated to include an amendment of this type into their Official Community Plans. Lions Bay started this task last fall and conducted a Public Consultation Meeting in February, 2010 and incorporated resident input. The first and second readings of the bylaw were done by Council on April 6, 2010. Following this Public Hearing, Council will give third and final reading to the bylaw.

Michael Rosen specifically addressed the following points:

Item 2a – makes a minor amendment to a policy in the original Official Community Plan adopted by Council in April, 2009. Some language has been changed to reflect the work done on this bylaw.

Schedule 1, Section 9.1 Targets, 9.2 Action and 9.3 Policies: Greenhouse Gas Emissions is part of the new bylaw. Lions Bay may have more difficulty in meeting the reductions in the area of transportation as many residents have to drive to work etc. which is different from some other larger communities. The fact that some residents heat with oil heat is also a challenge.

Policies regarding public transportation including trails, bicycle lanes, pedestrian walkways, exploring housing options, etc. which are already in the OCP but the specifics listed in the amending bylaw supports those policies with respect to solid waste and transportation.

Actions listed include such things as bylaws to include encouraging residents to conduct energy audits of their homes, etc.

Education will raise the level of awareness of residents. Reviewing the feasibility of micro hydro energy projects is mentioned.

Mayor Broughton opened it up to the audience for their input:

1. Natalie Drache, 105 Tidewater Way: Asked about Section 9.2 regarding commercial activities and the relevance of analysis to accommodate new commercial activities. Michael Rosen responded by saying that “has an analysis been done to prove this out as opposed to not doing it, and the answer is “no”. Some analysis has been done but if there are more commercial opportunities for residents to take advantage of, then residents will have to drive less to access commercial activities.

2. Ron Williams, 251 Bayview Road: Referenced Section 9.1 exploring various sizes of vehicles. Michael Rosen responded that there was no definition on the size of vehicles but that over time there may be the possibility of cars having smaller engines and being more efficient. There is a lot of information presented in Schedule 1 with no regulatory component but rather is included to paint the picture that smaller engines are more efficient.

Ron Williams advised that a lot of people heat with oil and asked what are the options for people heating with oil. Michael Rosen advised there are some people who heat with oil and some who don't and that there are various options for residents to choose heating oil alternatives and advised that those residents heating with oil have a larger imprint or footprint. Ron Williams asked what some options were. Michael Rosen advised that some alternative options included geothermal and there were other options.

3. Tony Cox – 90 Cloudview Place: Advised that the Village has been against industry in Lions Bay and now we are supporting micro hydro energy – how does this affect previous thoughts? Michael Rosen requested Tony Cox to state his opinion of the policy rather than debate it. Mayor Broughton asked

Tony Cox to state his opinion rather than debate the issue at this hearing. Tony Cox advised he wasn't necessarily prepared to provide an opinion on this topic but noted that Mayor Broughton was against this type of thing (industry) but now is for it.

4. Oliver Ganske, 440 Mountain Drive: Oliver Ganske pointed out there a certain hypocrisy on the part of the province because BC produces a lot of energy through hydro power and we want to have those heating with oil to change their ways but government wants hydro to charge consumers different threshold rates and advised that it is impossible to stay below the lowest threshold if we heat with electricity. Oliver Ganske suggested that we need a more critical look at that issue.

5. Natalie Drache, 105 Tidewater Way: Regarding Section 9.2 regarding extensive guidelines to property owners when applying for building permits, that we should provide incentives to builders and property owners to meet the LEED and Built Green requirements.

Mayor Broughton asked if there were any other speakers three (3) times.

No other residents came forward to speak.

5. CORRESPONDENCE

Correspondence received up to: April 21, 2010

NAME	DATE	DATE RECEIVED	NO.
Email from Patrick Hill, Senior District Development Technician, Ministry of Transportation & Infrastructure, Lower Mainland District, New Westminster. Email: Patrick.Hill@gov.bc.ca	April 16, 2010	April 16, 2010	C-1
Email from Christina DeMarco, Metro Vancouver, Policy & Planning Department.	April 21, 2010	April 21, 2010	C-2

On April 6, 2010 Council set the date for the Public Hearing. Letters and copies of the bylaw were emailed to staff at Metro Vancouver, Squamish-Lillooet Regional District, District of West Vancouver and the Ministry of Transportation for their input. Notices to Lions Bay residents were distributed via e-post, posted on the Village's website and through a mail drop to Lions Bay residents. The statutory notice of Public Hearing appeared in the Legal Section of the North Shore News on Wednesday, April 14, 2010 and Friday, April 16, 2010. The Village Staff will note written submissions received for the April 21, 2010 Public Hearing.

6. **PUBLIC INPUT**

Mayor Brenda Broughton asked if there are any written submissions to be included for this Public Hearing.

Mayor Broughton was advised that no additional written submissions were received.

7. **CLOSURE OR ADJOURNMENT OF PUBLIC HEARING**

If there is no further public input and Council does not wish to have a further staff report, then:

A. **RESOLUTION**

MOVED BY: Councillor Ronsley

SECONDED BY: Councillor Simons

RESOLVED THAT: all written and verbal submissions regarding Official Community Plan Amendment Bylaw No. 420, 2010, up to and including April 21, 2010 be received and that the Public Hearing be closed.

Carried...

The Public Hearing was adjourned at 7:32 pm.

Mayor Broughton thanked Michael Rosen and residents for attending this Public Hearing.

Members of Council are not permitted to receive further submissions once the Public Hearing is closed.

After the Public Hearing had adjourned, Angela Evans from the Fraser Basin Council gave a presentation on “Smart Planning” – creation of a Sustainability Plan for Lions Bay.”