

**REGULAR MEETING OF THE COUNCIL
OF THE VILLAGE OF LIONS BAY
HELD ON MONDAY, JUNE 7, 2010 at 7:00 PM
IN THE COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

MINUTES

Present: Mayor Brenda Broughton
Councillor Peach Akerhielm
Councillor Joanne Ronsley
Councillor Ruth Simons
Councillor Gordon Taylor
Office Manager Jeff Dann
Treasurer Anne-Marie Koiner
Accounting Clerk Hayley Cook (recording)

Regrets: Village Manager Rory Mandryk

1. Call to Order

Mayor Broughton called the Regular Council Meeting of June 7, 2010 to order at 7:00pm.

2. Approval of Agenda

Resolution

Moved by Councillor Taylor
Seconded by Councillor Akerhielm

Resolved that: Council approve the Agenda of the Regular Council Meeting of June 7, 2010 with the following changes:

8F iv) Review of Zoning Bylaw
8F v) Beach Rights of Way Access
Councillor Simons Report – Defer FCM Update until next meeting and remove the Minutes of Public Arts Committee

3. Public Participation

Louis Peterson commented how pleasing it was to see the Green Show on June 5, 2010 and how well it had come together. Mr. Peterson said it was an excellent day and expressed his thanks to Councillor Simons for organising the event.

Mayor Broughton also expressed her thanks to Councillor Simons.

Lisa Turpin asked Council if the meeting with the Building Inspector and the Board of Variance Committee had taken place to discuss Secondary Suites.

Councillor Ronsley informed her they had not.

Lisa Turpin then presented her views on Secondary Suites. Copy of statement was submitted to Council.

4. Delegations

A. Kristina Swerhun - SSISC

Kristina Swerhun presented a slideshow on Invasive Species.

Ms. Swerhun offered to send a crew in to Lions Bay to help train people on how to get rid of certain invasive species and Giant Hogwarts were mentioned as a plant that needs to be expelled from Lions Bay.

Mayor Broughton and Council thanked Ms. Swerhun for her presentation and for making the trip.

5. Adoption of Minutes

A. Regular Council Meeting of May 17, 2010

Resolution

Moved by Councillor Taylor
Seconded by Councillor Akerhielm

Resolved that: Council adopt the Minutes of the Regular Council Meeting of May 17, 2010
Carried...

6. Business Arising from the Minutes

7. Unfinished Business

A. Secondary Suite Meeting Report May 29, 2010

Councillors Ronsley and Akerhielm presented a report from the Secondary Suites Meeting of May 29, 2010:

They advised that 11 people turned out, 6 of whom were new to the meetings.

A Number of points were raised at the meeting:

- Suites registry – might attract attention from lawyers – more liable

- Using an average Property Tax amount instead of a medium amount may skew. Councillor Akerhielm advised that they will do a scale to show what different people might pay
- What is this initiative intended to achieve – some asked as a challenge
- 11 or 12 things we are trying to achieve – will circulate this
- Link to utilities – extra charge for utilities
- Size of families etc. response by Council – single family to pay the same as a large family right now
- Concerns about administration and enforcement
- Questions for clarification of definition of suite
- Several people in favour of a surcharge. One resident used the example of Coquitlam, where they have a lower surcharge for suites that have been upgraded
- Inspection by Fire Chief – Board of Variance Chair suggested this would not be a good idea

Councillor Akerhielm will circulate the notes.

Mayor Broughton advised that a resident had requested info from the Office regarding the Zoning Bylaw.

Councillor Akerhielm advised that the Bylaw is on the website as an attachment to a report and that the notes from this report will also be added.

Mayor Broughton advised that she had met with Office Manager Dann and discussed that there are a number of hot topics right now and that the information is needed to be easily accessed by the residents.

Office Manager Dann suggested having a Hot Topic Button on the website with links to all the current issues in the Village.

Councillor Simons asked why the Board of Variance meeting with Building Inspector Butler had not taken place.

Councillor Ronsley advised that it was due to time restrictions.

Councillor Akerhielm advised that the Board of Variance had met with Building Inspector Butler but that Council had not been present and there are no notes from the meeting. Individually they have written and responded to Councillors Akerhielm and Ronsley with their thoughts.

B. Secondary Suites Administrative Policy

Councillors Akerhielm and Ronsley are recommending that existing Secondary Suites be “Grandfathered”.

“Grandfathering” would mean not requiring extra parking or full compliance with the BC Building Code. These provisions should not apply to existing Suites.

Councillors Akerhielm and Ronsley suggested that it is the beginning of a draft policy and that they will revise the current draft and show it to Council before they put it out to residents to see what they think. They advised that they would like to do this fairly soon.

Council discussed the collection mechanism for a surcharge. A number of other Municipalities use the Utility Billing as such a mechanism.

Councillor Ronsley advised that linking it to the Utility Bill is the least complicated and most efficient way for billing.

Mayor Broughton reminded Council that the exemption of families and nannies had come up at the Committee of the Whole Meeting that afternoon.

Mayor Broughton offered some edits in the wording of the draft. She asked if the draft can be clarified so that the surcharge is understood to be a proxy for all kinds of services.

Councillor Simons asked that the sentence regarding a fair contribution to the Village be clarified and that Council need a consensus from the residents on what is a fair share. Councillor Simons suggested that the range of what is fair be put out to the residents for comment.

Councillor Ronsley advised that a resident had commented to her that people with Secondary Suites don't want to pay anything.

Councillor Akerhielm advised that the people most engaged right now tend to be owners of suites who are concerned about the costs of upgrade, and are against any surcharge.

Mayor Broughton suggested that Parking is the biggest issue pertaining to Secondary Suites.

Councillor Taylor suggests that if you have a suite you should expect that you have to pay a surcharge; ethically, if you have a business and are gaining from it, you owe something to the third party that is providing a service for you. He suggested that Council show leadership on this and move forward.

Councillor Taylor advised that no one has an issue with exempting a suite owner from the surcharge if bloodline family are being accommodated in the suite. He advised that he does have an issue with an exemption in the case of e.g. cousins and nannies in the suite.

Councillor Simons suggested that a nanny is part of the family and that there are not enough options for childcare being offered federally and nothing in the Village. She advised that there is only a certain amount you are able to claim up to on your tax return.

Councillor Akerhielm advised that she is on the fence regarding exempting suite owners from the surcharge if they are accommodating family members in the suite.

Councillor Ronsley suggested that there would be more complications in administering the bylaw in future should exemptions to the surcharge be made.

Councillor Akerhielm advised that she will talk to Councillor Simons further regarding the definition of single family dwelling.

Councillor Simons inquired if Council's advertising for the Public Hearing is okay.

Councillor Akerhielm advised that it was as it should be. It has been advertised in the Squamish Chief Newspaper, via e-post, and as a mail drop to 325 residents.

Councillor Simons suggested that the Calendar be updated to say Public Hearing instead of Public Meeting and that it be updated on the website.

Mayor Broughton requested that Office Manager Dann post notices on all the community bulletin boards and at the bus stops.

Councillor Simons suggested that it be made clear the Public Hearing is on the Zoning Bylaw change, not the administration of the bylaw.

Councillor Akerhielm advised that another draft will come forward on June 14, 2010.

8. Reports

A. Administration

- i) Recommendations from Committee of the Whole Meeting of June 7, 2010
- ii) Village Manager's Update Report
- iii) RCMP: Lions Bay Activity Report & False Alarm Report - Not received

B. Treasurer

- i) Council's Strategic Plan Deadline (Corporate Report 2009)
- ii) Financial Statements plan for receiving current information and further discussion about reserves

Councillor Simons advised that she understood Council were going to be receiving statements on a quarterly basis and so far none have been received.

Treasurer Koiner advised that they would be available by the next Council Meeting, June 14, 2010.

Councillor Simons requested to see information on the Village's Capital Reserves from sale of lands to clarify what we have.

Treasurer Koiner advised that this information will be ready as well.

- iii) Changes to the Parcel Tax – Communication

Councillor Simons inquired about communication regarding the moving forward of changing the parcel tax and asked how we are communicating this to the parcel owners.

Treasurer Koiner advised that the changing of the parcel tax has been mentioned in the Five Year Plan, then again in the Financial Plan and advised that it will come into effect in 2011.

Mayor Broughton advised that the information will go out in the corporate report as well.

Councillor Simons suggested that we should go beyond our necessity of what we have to do in terms of communicating

Treasurer Koiner advised that the detailed information process will start in September as the Parcel Tax Bylaw would need to be approved by January 1, 2011.

Mayor Broughton advised that the reason we are doing this is because trends have had the parcel tax stay flat, the user fee only applies to lots with homes on them. By increasing the parcel tax it means the overall rate can be less because there are a number of lots with no houses on them who will now be paying more for their parcel as a contribution to the capital cost of infrastructure.

Councillor Simons asked how we are informing the owners of land, many of whom are out of country.

Treasurer Koiner advised that they get all the notices regarding parcel tax info.

Councillor Simons asked if they have they received anything so far.

Treasurer Koiner advised that they have received notice on the Property Tax Brochure and Five Year Plan on the Village Website.

Councillor Simons advised that it is this Council's commitment to communicate.

Councillor Akerhielm reminded Council of the increase of the cost of communication at the Post Office.

Mayor Broughton advised that she will report back to council next week after talking to the Post Office.

C. Fire Chief – report not received

Mayor Broughton advised that Chief Oliver has been working on the broken fire hydrant for a long time. Mayor Broughton wishes to know who was working with him and advised how important it is for everyone to communicate clearly.

D. Public Works

- i) Public Works Department Update

E. Mayor & Council

- i) Mayor Broughton – Portfolio Report

Mayor Broughton advised that a decision had been reached, after much discussion, regarding the colour of the Durisol on the Sound Wall; they want clear on the bridge.

Report from the Community Centre Task Force will be given on June 21, 2010

Labour Relation discussions to go In Camera

Mayor Broughton asked Office Manager Dann to look into to the BC Ambulance Lease

Treasurer Koiner advised that Village Manager Mandryk was dealing with it.

Councillor Simons asked if there would be a penalty if we broke the lease because of upgrading that site, should the Village choose to go that route.

Treasurer Koiner advised she will look into this.

Mayor Broughton advised the Village follow up with BC Hydro, Shaw and TELUS regarding funding.

Councillor Simons advised that there had been lots of discussion at the FCM Conference on Rights of Way and charging an appropriate fee.

Mayor Broughton advised she has would support charging an appropriate fee.

Councillor Ronsley advised she had taken the Communities in Bloom representatives around the Village and they had been amazed and commented that Lions Bay is a most remarkable community.

ii) Councillor Ronsley – Portfolio Report

iii) Councillor Simons – Portfolio Report, FCM Conference, June 5th, 2010 Green Show

Councillor Simons advised that the Public Arts and Design Committee would like to assist with the Centennial Trail signs that are to be made from re-purposed wood.

Councillor Akerhielm advised that Public Works Manager Partridge be informed of this.

Councillor Simons advised that if the Village gets 20 people to sign up for The Earth Machine composter then we can order them. She advised that a number of Metro Communities sell them to their residents and suggested Lions Bay might do the same.

Treasurer Koiner asked how many people had attended the Green Show.

Councillor Simons advised that there had been approximately 200 Villagers in attendance.

F. Committees & Task Forces

- i) HAG Meeting Minutes, May 4th and June 1st, 2010

Mayor Broughton advised that she is to meet with Tyam Construction and the Ministry of Transport on Friday, June 11th and that Public Works Manager Partridge and John Dudley will attend.

Councillor Akerhielm thanked Mayor Broughton for all her hard work on the Sound Walls.

- ii) Public Art Minutes – Taken Off
iii) Bear Smart Community Status – Update and Report 2010

Councillor Simons advised that the Bear Management Plan will be done this year, and then the Village will achieve Bear Smart Status.

Councillor Simons advised that Bylaw Enforcement Officer Partridge is on side to enforce the Waste Bylaw.

Councillor Akerhielm suggested that some warnings and fines were needed for offences regarding storing of garbage and wildlife attractants, and that this had been called for by the head of Bear Smart last year

Mayor Broughton suggested that Bylaw Enforcement Officer Partridge be informed that council is in consensus on this issue.

- iv) Review of Zoning Bylaw

Councillor Akerhielm advised that she has written an article for LionsBay.net to ask residents where the Zoning and Building bylaws could be improved.

Councillor Akerhielm suggested that at this point Council can go ahead on terms of reference with a consultant and not to meet with Building Inspector Butler and the Board of Variance until we have a consultant.

Councillors Ronsley and Akerhielm suggested that Council needs a consultant who has worked with building bylaws before and not just a planner; they need to know the implications involved.

- v) Beach Access Rights of Way

The Public Works Department will move on this when the crew is up to full strength

Resolution

Moved by Councillor Akerhielm
Seconded by Councillor Taylor

Resolved that: Council received the reports of June 7, 2010.

Carried...

9. Resolutions

10. Bylaws

11. Correspondence

A. List of Correspondence to June 4, 2010

Resolution

Moved by Councillor Taylor
Seconded by Councillor Akerhielm

Resolved that: Council received the List of Correspondence up to June 4, 2010.

Carried...

1. Mayor Broughton wanted to comment that the people on letter 1 are lobbying for an incinerator. On Granville Island they are lobbying for clean coal burning.

Councillor Akerhielm asked where Council are supposed to weigh in on this.

Mayor Broughton advised that incineration be considered separate, as an Air Quality issue, not a Solid Waste issue. The Metro Board has said it is a good idea to pass a separate resolution on incineration.

Councillor Akerhielm advised that she does not have strong feelings on the issue.

There is a Sea to Sky Air Quality Management Program Meeting on Bowen Island on June 22, 2010.

7. Nine years since the British Columbia minimum wage has been increased – call to raise it to \$10 per hour from \$8. British Columbia now has the lowest minimum wage in the country

The correspondence is asking Council for a motion to support an increase.

Councillor Simons advised that she would like to reserve supporting this until she has more knowledge on the subject.

10. Council offered thanks to Councillor Akerhielm for her work on obtaining the grant from the Ministry of Community Development for a study of green infrastructure elements related to the new Community Centre.

20. Councillor Simons advised that there is a plan to end a 37 year ban on oil tankers.

Mayor Broughton advised that the tankers would go past Terrace, out of the Passage and down through the Gulf Islands

Councillor Simons advised that 80% of British Columbia Residents are against it.

Councillor Simons requested correspondence # 29.

12. New Business

A. Meeting Minutes to residents via email

Council agreed that Minutes be sent out to residents via email once they are approved.

B. Centennial Trail Signage

C. Community Centre Funding Opportunities

Mayor Broughton advised Council that she had spoken with our Member of Parliament, John Weston and that he wanted to help the Village find grants available for the Community Centre. Mr. Weston informed Mayor Broughton that a number of grants are now completed. Not good news, but clarity.

Councillor Simons advised that the FCM are changing the way they are evaluating; based on the desired outcome, not the project. The desire to be Carbon Neutral would qualify. Council will need to frame the outcome of the project.

Mayor Broughton advised that the grants are indiscriminate to the size of the Community.

Councillor Simons suggested that Treasurer Koiner find out the application date for the Gas Tax.

Office Manager Dann advised that there are two new programs in 2011 and he has asked for reports and information on what will be available.

Councillor Simons asked that Officer Manager Dann clarify that it is Federal Funds he has been researching.

Councillor Ronsley asked if she is the liaison with Communities in Bloom.

Council concurred and added that others would like to be involved as well

13. In Camera

Resolution

Moved by Councillor Akerhielm
Seconded by Councillor Taylor

Resolved that: Council move In Camera to discuss matters.

Carried...

14. Adjournment

Resolution

Moved by Councillor Taylor
Seconded by Councillor Akerhielm

Resolved that: Council adjourn the Regular Meeting of June 7, 2010 at 10:00pm.

Carried...

Mayor

Village Manager