

**COMMITTEE OF THE WHOLE MEETING OF THE COUNCIL
OF THE VILLAGE OF LIONS BAY
HELD ON MONDAY, JULY 19, 2010 at 1:00 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
Village Manager Rory Mandryk
Treasurer Anne-Marie Koiner
Office Manager Jeff Dann
Public Works Manager Chuck Partridge
Accounting Clerk Hayley Cook (recording)

1. Call to Order

Mayor Broughton called the Committee of the Whole Meeting of July 19, 2010 to order at 1.01pm

2. Approval of Agenda of the Committee of the Whole Meeting of July 19, 2010

Resolution

Moved by Councillor Taylor
Seconded by Councillor Akerhielm

Resolved that: Council approve the Agenda of the Committee of the Whole Meeting of July 19, 2010 with the following additions:

- 5B UBCM
- 6D Hotelling
- 6E Communication, Re: Housing

3. Delegations

4. Adoption of Minutes of the Committee of the Whole Meeting of July 12, 2010

Resolution

Moved by Councillor Akerhielm
Seconded by Councillor Taylor

Resolved that: Council adopt the Minutes of the Committee of the Whole Meeting of July 12, 2010, with the following changes:

Page 2, 2nd to last paragraph should say “ratio” not ration

Page 3, 2nd paragraph strike the line “and been joined by Ute Phillips”

Page 3 Section C title should be “Secondary Suites Draft Policy”

Page 3, last bullet should say “Concern over the use of the term “registered owner” being used in the Bylaw and how this will be enforced. This issue will be worked out with the Village Office Staff. Councillor Simons had suggested withdrawing one regulation and dealing with the issue it covers through a definition, in the bylaw. Councillor Akerhielm responded that the Village’s lawyer suggested dealing with this as a regulation in the Actual Bylaw.”

Page 4, 2nd paragraph –add to the end of the paragraph “Mayor Broughton was to advise on this, if so.”

Page 4, 4th paragraph should say “Council discussed the importance of involving Village Staff, the Bylaw Enforcement Officer and Building Inspector with the enforcement procedures...”

Page 4, 2nd to last paragraph should say Building Inspector Butler suggested that here are some lots that would be suitable for future development. Mayor Broughton advised that land is currently out of Lions Bay Boundary but she is meeting with the Ministry soon to discuss some land inside the Boundary, North of Magnesia Creek.”

Council discussed the implementation date of September 7, 2010 for the new Zoning Amendment Bylaw and whether the date was included as part of the 3rd reading. It was decided that the date had been a friendly amendment; therefore the 3rd reading of the Bylaw did not need to be rescinded. Councillor Simons is to bring the issue to the Regular Council Meeting. Mayor Broughton is to review the tapes from the July 5 Council Meeting.

5. Unfinished Business

A. Secondary Suites Administrative Policy

Council discussed the changes made to the policy from the last Council Meeting and that Brunswick Beach will not be included in the policy at this time. Councillor Simons requested that the Administrative Policy make reference to this exclusion. Councillor Akerhielm confirmed that, except as stated in the policy, it is not intended to be applied to existing Secondary Suites built prior to September 7, 2010.

Council discussed making reference to the Official Community Plan on Page 3 Section E, rather than saying what residents want.

The policy on Secondary Suites Surcharge will be changed to Number 6.

Council agreed to take out the word “yes” from page 7; the Policy Summary Chart, 4th requirement - Maximum area 90 square meters for a Secondary Suite concerning Existing Secondary Suites, rather just say See Section 5 (d) of this policy.

Councillor Simons advised she will be presenting a report on the Enforcement Policy at the Regular Council Meeting.

Fines:

Councillor Simons asked if Brunswick Beach is excluded from all the new fines listed in Schedule A – Bylaw Notice Enforcement Bylaw No. 415, 2009. Councillor Akerhielm advised that fines could apply from the original Zoning Bylaw, using the old ticketing form.

B -UBCM at Whistler

The Village staff can register Council members who wish to attend. Council are to decide who wants to go and to which seminars.

6. New Business

A. Communication, Re: Housing

Mayor Broughton advised she will be publishing an article in the next Village Update regarding the Council’s position on new housing, and will give feedback about the results of the Age-Friendly Housing Survey.

Mayor Broughton advised that Council should have a goal to get some land in the bank, whether or not they use the land for building on or not and that Council should use their strong relationship with the Ministry right now to help with this process.

Mayor Broughton asked Council to give their thoughts on housing for the article. Councillor Simons suggested that “density” is the keyword that concerns residents when talking about new housing. Councillor Akerhielm advised addressing some of these fears in the Mayor’s article, and suggested that any further talks regarding housing be pushed back until spring at the earliest. Council discussed the estimated increase in the population of Lions Bay and agreed that the article should be high level and alleviate fears that Council intends to take any action in the near future.

B. Art and Garden Show

Councillor Simons advised that the Art and Garden show is to take place on August 15, 2010 and brought up the potential issue with parking on that day. Bylaw Enforcement Officer Partridge brought forward that for the month of August he would increase his hours to help with the increase in visitors. Treasurer Koiner advised that this is not in the budget.

Councillor Akerhielm suggested hiring a student to sell day parking passes at the Community Hall for those visitors wishing to enjoy the Art and Garden Show. Village Manager Mandryk and Bylaw Enforcement Officer Partridge are to present some ideas on this. Councillor Simons asked that a decision be made fairly soon so the committee organising the Show can be informed and add any parking details to their posters.

C. Village Update – Conforming Articles

Mayor Broughton advised she will be writing articles on Housing, Lower Lions Bay Water Mains and the Sound Walls. Councillor Akerhielm suggested some article be held back for the September edition. Councillor Simons advised that there is a LionsBay.net Newsletter going out in September.

Councillor Akerhielm advised that she has two articles regarding Secondary Suites that could go into August and September. Councillor Ronsley suggested an article regarding care in the garden during the hot, dry weather. The intent of the Task Force regarding the different zoning in Brunswick Beach was also suggested as an article.

Office Manager Dann advised that July 26, 2010 is the deadline for submissions for the August edition.

D. Hotelling

Council discussed the on table information regarding Lions Bay residences that are being rented out a vacation homes. There is currently nothing in the bylaws that opposes this. The idea of business licences was brought up as a direction to go in.

Village Manager Mandryk is to respond to the resident who wrote in and indicate that there has been discussion by Council but that rental to a single tenant is not currently disallowed under the Village's bylaws and that Council may consider a business licence system in the future. Any complaints regarding noise or neighbourhood nuisance put into writing can be looked into."

E Communication

Mayor Broughton advised that the Village had received many correspondences regarding Secondary Suites. It is all on table for the Regular Council Meeting. One article on LionsBay.net prompted the Mayor and Village Manager to invite the resident to be a delegation at the meeting. Mayor Broughton advised that Council should encourage all residents to come and participate at the Council Meetings.

Councillor Taylor advised that the LionsBay.net article had another two pages that were not included in the Correspondence and that they should be read to put it into context.

Mayor Broughton advised that when communicating it is important to explain the policy in detail as it stands currently. The impetus is to bring the issue out of the dark so people are not afraid of saying they have a Secondary Suite. Councillor Ronsley added that Council needs to speak with one voice when explaining their policy.

Councillor Akerhielm suggested that she and Councillor Ronsley should have been allowed to draft individual responses to residents' correspondence to help them understand the new Zoning Amendment Bylaw and Policy. Councillor Akerhielm advised that she had spoken to a resident this day and was able to respond by saying all the questions have been dealt with. She suggested that Council needs to look at how they deal with communication issues.

Council discussed holding another public meeting to demystify the bylaw and holding a seminar for Secondary Suite Owners.

Councillor Simons suggested that misunderstandings have happened due to the website not being updated with all the current changes to show where Council is at that time. The website is where the residents catch up to where Council is on the issue and that all the changes are not reflected on there. Mayor Broughton advised that Council can resolve on a draft to post it even if the minutes have not been accepted yet. Office Manager Dann asked for Council to be clear when they wish an article to be posted or updated on the website.

Councillor Simons suggested that taking more time could help Council be more transparent. Council discussed that people only tend to show interest in things as they happen and are going to affect them. Councillor Simons suggested that the policy is not making residents happy as 20 out of 23 individuals vocalised their concerns regarding the policy. Mayor Broughton suggested that the items have been noted as concerns and that Council has made changes to the issues they did not agree on, other than the caregiver issue. Councillor Simons suggested that there are other areas that Council does not agree on and that the policy is still in the debating phase.

7. In Camera

Resolution

Moved by Councillor Taylor
Seconded by Councillor Akerhielm

Resolved that: Council to move In Camera.

Carried...

8. Adjournment of Committee of the Whole Meeting of July 19, 2010

Resolution

Moved by Councillor Taylor
Seconded by Councillor Akerhielm

Resolved that: Council adjourn the Committee of the Whole Meeting of July 19, 2010 at 3:30pm.

Carried...

Mayor

Village Manager