

**COMMITTEE OF THE WHOLE MEETING
OF THE COUNCIL OF THE VILLAGE OF LIONS BAY
HELD ON MONDAY, SEPTEMBER 20, 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
Accounting Clerk Hayley Cook (recording)

Regrets: Public Works Manager Chuck Partridge

1. Call to Order

Mayor Broughton called the Committee of the Whole Meeting of September 20, 2010 to order at 1:00pm.

2. Approval of Agenda

Resolution

Moved by Councillor Ronsley
Seconded by Councillor Akerhielm

Resolved that: Council approve the Agenda of the Committee of the Whole of September 20, 2010 with the following changes:

- 5C January Council Meeting Dates Discussion for Resolution – move to Regular Meeting
- 5H Backyard Burning Bylaw Amendment – Move to Regular Meeting
- 5N Questions to Residents
- 5O Kids Mural Painting
- 5P Zoning Bylaw Merger
- 5Q Bear Smart Management Plan

Carried...

3. Adoption of Minutes of the Committee of the Whole Meeting of September 7, 2010

Resolution

Moved by Councillor Akerhielm
Seconded by Councillor Ronsley

Resolved that: Council adopt the Minutes of the Committee of the Whole Meeting of September 7, 2010 with the following changes:

Page 2, 5A Add to the end of paragraph “A speed-zone sign is currently in place on the railroad track on Lions Bay Avenue heading west.”

Page 2, 5B should say “Council discussed the issue and suggested Village Manager Mandryk obtain the bylaw from the City of Vancouver, for Council to review.”

Page 3, 5D, add “Treasurer Koiner will present a report on the Tennis Fund at the Regular Council Meeting.”

Page 4, 5G, add “...Thursday September 9, 2010...”

4. Unfinished Business

A. Secondary Suites

i) Enforcement for Secondary Suites

Council discussed the Enforcement for Secondary Suites document. The document has been reviewed with Office Staff and has been updated. A couple of minor grammatical changes were suggested and a couple of changes were made for clarity.

Once the document is accepted, staff, the Building Inspector and the Board of Variance are to be trained on it. The Board of Variance will still be involved in recommendations for parking space issues.

It was noted that a home owner is still considered eligible to apply for the Home Owner Grant, even if they do not receive any money from the government due to the value of their home being over the threshold.

It was re-iterated by Council that no action will be taken against a Secondary Suite without a written complaint regarding such issues as parking and noise.

ii) Information Guide Review

Council discussed the Information Guide and a couple of minor changes are to be made by Village Manager Dann.

5. New Business

A. Comprehensive Economic and Trade Agreement

Council discussed the Comprehensive Economic and Trade Agreement and whether or not it should be added to the October 4, 2010 agenda. It was deemed to be an individual, not Council item and as such, will not be included.

B. Village of Lions Bay 40th Anniversary Celebration: Seals

The Village of Lions Bay 40th Anniversary was discussed and a design for a seal was presented. Office Manager Dann is to look at designing an electronic version that can be included with mailings in the anniversary year.

Tuesday October 12, 2010 was set for a meeting regarding the anniversary, open to the residents. The Events Committee and Historical Society will be invited for their input and involvement. The date is to be added to the calendar and Village Update.

C. January Council Meeting Dates Discussion for Resolution – move to tonight

D. The Draft Emergency Plan & Fall Meeting Date

The next meeting will take place at the end of November.

E. Strategic Planning/Budget Day October 4th – Planning and Agenda

Council discussed the objectives for the Strategic Planning Meeting on October 4, 2010 and what documents they require for the meeting. Village Manager Mandryk and Treasurer Koiner will be away for the meeting, Public Works Manager Partridge and Office Manager Dann will be present. The infrastructure plan and Office Priorities will have been updated for the meeting.

The Corporate Report, Master Plan, Strategic Plan, Office goals, Public Works Goals and Fire Department goals are intended to be ready for the meeting.

The committees have been asked to present their budgets on October 25th, 2010 and Treasurer Koiner has offered to assist the various committees if they wish.

F. UBCM Attendance

Council discussed their attendance at various events of the UBCM. Village Manager Mandryk is to request a meeting with the Minister of Agriculture, Steve Thompson.

G. Question for Treasurer – Waste Management contract and GHG reduction targets

The request has been sent to Smithrite for the amount of landfill use by the Village of Lions Bay. It will take about 2-3 weeks to get the figures.

The Village of Lions Bay has set a 50% reduction target. A request to join a Waste Reduction Week is on the agenda for the Regular Council meeting.

H. Backyard Burning Bylaw Amendment – Move to Regular Meeting

I. Correspondence – Letter from Mr. Denef

Council discussed the correspondence from a resident and drafted their responses to the questions raised. Village Manager Mandryk will reply to the resident on behalf of Council by saying that the Lions Bay Beach Park has always been owned by the Village. The Marina is private property. The Lions Bay Beach Park is open to visitors and is a public area. Lions Bay has never taken any money from Metro for the maintenance of the park.

J. Water Conservation

Village Manager reported back regarding Water Conservation after meeting with Public Works Manager Mandryk and Fire Chief Oliver.

- Lions Bay Water Consumption is 3-4 times more than the average in the Greater Vancouver Regional District
- The reservoir needs to maintain a certain level in order to fight fires
- Education is needed to let people know how much water they are wasting
- The water restrictions were put in place in the summer due to the water dropping below the level required

Council agreed that the Fire Chief will be responsible for issuing and lifting any water conservation restrictions due to low water levels.

K. Tennis Court Official Opening

The official opening will take place on October 2, 2010. John Weston will be attending for a formal ribbon cutting and photo opportunity. A mini tennis tournament will take place between 9:00am and 11:00am.

All work on the tennis court is complete.

L. Lower Lions Bay Water Line Replacement, Potential Underground wiring

Council discussed the clarity and transparency of the communications with residents regarding the Lower Lions Bay Water Line Replacement and potential underground wiring project. Residents had seemed surprised, at the recent public meeting, at the need to dig two trenches and that it was noted that patch paving was likely surprised that they might only get patch paving as it was noted that full paving had been completed with other water projects. It was suggested that the residents need to know what the costs will be and at what the off-switch for the project is. Council discussed what the off-switch would be and what the implication is if the Village has more than 10% saying no.

Council agreed it is time to hand the project over to the residents to find out whether they wish to go ahead.

There are 2 options for the private portion of the potential underground wiring; one that takes the wire all the way into the home and the second which would involve a 35' pole on each property line. The pole will cost \$1000 to install. It was noted that if the pole falls down in a storm or has problems, it is up to the home owner to repair it, not the utility company. If the Village chooses to go ahead with just the public portion of the project, it would mean forcing people to spend \$3000 and be responsible for their own wires.

Council discussed the importance of finding out how many residents are not interested in the project no matter what the cost, as this would save the time it will take to refine the costs.

The idea of a special tax for the residents who are not in support of the project was brought up, and whether it is ethical to force someone to pay.

Village Manager Mandryk advised that BC Hydro are not sure if they will be involved if all the wires are not put underground, as the grant they are offering is a beautification grant.

It was noted that Brunswick Beach was offered a similar opportunity a while ago and the residents there turned it down as there was no opportunity for a separate tax for the private property portion.

Clarity is needed on the two options underground, for straight or curved wiring. The curved wire cannot bend around with limits; it can only make a couple of turns. It was discussed that the modelling for the underground wiring used by BC Hydro is based on new developments. Older developments have obstacles such as trees and rocks.

30 houses were not represented at the last public meeting; there is a need to communicate clearly with all the home owners and get feedback.

The cost of re-paving the road, only aesthetically, has been quoted at \$450,000. This cost is not included in the current quote for the project.

It was suggested that the Village Manager should get a critical number from John Jessop of BC Hydro. Village Manager Mandryk advised that Mr. Jessop had said if one or two residents were opposed to the project, that would be enough to halt it. Mayor Broughton will talk to Mr. Jessop to confirm this figure.

Councillor Simons will report back by November with feedback from residents to say how many are interested and how many are against. Village Manager Mandryk is to get AECOM to put together a budget to see the costs broken down.

M. Seniors Grant Application

MP John Weston advised Council to go ahead with the Seniors Grant Application. The Village will research the costs of earphones for Public Meetings.

N. Questions to residents – Lower Lions Bay Water Line Replacement

Already addressed

O. Mural Painting

The opportunity to paint the mural at the marina is being offered to residents of the Village.

Motion: to accept the offer for residents to assist with the mural at the Marina.

Moved by Councillor Akerhielm
Seconded by Councillor Simons

Carried...

P. Zoning Bylaw Merger

Council discussed the Zoning Bylaw Merger for Brunswick Beach and whether it needed to be amended and adopted to be part of the new Zoning Bylaw. It was noted that the Village of Lions Bay Official Community Plan suggests creating an integrated bylaw including all parts of Lions Bay:

“4.3 e) Zoning Bylaw: For ease of administration of planning services, create an integrated Zoning Bylaw that consolidates the Brunswick Beach *Zoning Bylaw* with the Village *Zoning Bylaw*, recognizing and preserving the unique character of each.”

Council suggested that Secondary Suites do exist in Brunswick Beach and that they should fall under the same rules as the rest of the Village. An integrated bylaw would offer more ease for administration.

In order to amend the Brunswick Bylaw, a public Hearing would be required. A task force will be meeting on Tuesday October 5, 2010 to discuss the issue further.

Q. Bear Smart Management

A delegation is to be presented at the Regular Meeting by Norma Rodgers regarding obtaining Bear Smart status.

6. In Camera

Resolution

Moved by Councillor Taylor
Seconded by Councillor Akerhielm

Resolved that: Council to move In Camera to discuss matters.

Carried...

7. **Adjournment of Committee of the Whole Meeting of September 20, 2010**

Resolution

Moved by Councillor Simons
Seconded by Councillor Ronsley

Resolved that: Council adjourn the Committee of the Whole Meeting of September 20 2010 at 4.50pm.

Carried...

Mayor

Village Manager