



AGENDA

Regular Meeting of Council

Tuesday, April 21, 2026, 6:00 p.m.
Council Chambers, 400 Centre Road, Lions Bay
And Via Zoom Video Conference

Zoom Invite Link: <https://us02web.zoom.us/j/2780145720?omn=83832214008>
To join via phone, dial 778-907-2071 | Meeting ID: 278 014 5720

We are privileged to be meeting and doing work on behalf of the residents of Lions Bay on the traditional unceded territory of the Squamish and Musqueam Nations.

Pages

1. **Call to Order**
2. **Closure of Council Meeting**
Proposed topics for discussion in the absence of the public:
 1. Contract Award

Recommendation:
THAT the meeting be closed to the public on the basis of matters to be considered under the following sections of the Community Charter and where required, the Council does consider that the matters could reasonably be expected to harm the interests of the municipality if they were held in public:

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
3. **Reporting out from Closed portion of Meeting**
4. **Adoption of Agenda**
Recommendation:
THAT the Agenda of April 21, 2026, be adopted.
5. **Public Participation**
6. **Delegations**
 - 6.1 **Hanna Bartholomew** 5
Ms. Bartholomew will be speaking to concerns pertaining to a temporary driveway access permit.

- For information
7. **Approval of Minutes of Prior Meetings**
 - 7.1 **Regular Meeting of Council - April 7, 2026** 9
Recommendation:

THAT the Regular Meeting of Council Minutes of April 7, 2026, be approved.

8.	Business Arising from the Minutes	
9.	Unfinished Business	
9.1	Alternative Means of Publication Bylaw No.648, 2026	18
	A new bylaw to establish compliant alternative means of publishing statutory public notices and to provide for optional and emergency notification methods in accordance with the <i>Community Charter</i> presented by Deputy Corporate Officer Kristal Kenna. For adoption.	
	- For decision	
	Recommendation: THAT <i>Alternative Means of Publication Bylaw No.648, 2026</i> , be adopted.	
9.2	Bylaw 640 - Bylaw-Notice Enforcement Bylaw, 2006, Amendment Bylaw 640, 2026	25
	Amendments to the water-use Bylaws fines & fees and changes to the indexing for new <i>Building Bylaw No. 649, 2026</i> .	
	- For adoption	
	Recommendation: THAT <i>Bylaw Enforcement Notice Bylaw No. 385, 2006, Amendment Bylaw 640, 2026</i> , be adopted.	
9.3	Kelvin Grove Temporary Access Permit	
	A discussion on the Temporary Access Permit in Kelvin Grove and subdivision application.	
	- For discussion	
9.4	Action Items Log	60
	A list of ongoing action items.	
	- For information	
10.	Reports	
10.1	Staff	
10.1.1	2026 Budget	61
	2026-2030 Five Year Financial Plan for adoption.	
	- For adoption	
	Recommendation: THAT the <i>2026 – 2030 Five Year Financial Plan Bylaw No. 655, 2026</i> , be adopted.	
10.1.2	Tax Rates 2026	67
	2026 Tax rates for First, Second, and Third Reading.	
	- For decision	

Recommendation:
THAT *Tax Rates Bylaw No. 664, 2026*, be granted First, Second, and Third reading.

10.2 Committees

10.2.1 Climate Action Committee

- *None*

10.2.2 Infrastructure Committee

10.2.2.1 Recommendations: Well Water Study

Recommendation from the Infrastructure Committee pertaining to a well water study.

71

- *For information*

10.2.3 Finance Committee

- *None*

10.3 Mayor and Councillors

10.3.1 Continuing On-Table Items

A report and recommendation by Councillor Mclaughlin to reaffirm Council's shared commitment to established meeting procedures, specifically with respect to the introduction of on-table materials.

86

- *For information*

10.4 Emergency

- *None*

11. Resolutions

11.1 FireSmart Initiatives Funding

A resolution to action funding for FireSmart initiatives.

- *For decision*

Recommendation:

THAT Council authorize the submission of the *2026 Community Resiliency Investment FireSmart Community Funding and Supports* application to the Union of British Columbia Municipalities, for funding up to \$150,000 for FireSmart activities, emergency planning, and the development of a Community Wildfire Resiliency Plan, and;

Recommendation:

THAT the Municipality will administer the investment from the *Community Resiliency Investment FireSmart Community Funding and Supports* program, and commits to ensuring that all activities will be completed within two years of the funding approval date.

12. Bylaws

- *None*

13. Correspondence: received from April 3-16, 2026

- *For information*

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14. New Business

15. Public Questions and Comments

16. Adjournment

Recommendation:

THAT the Regular Meeting of Council of April 21, 2026, Meeting be adjourned.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

DELEGATION REQUEST FORM

Please forward the Delegation Request Form to the Village Office by 12:00PM, the Thursday prior to the regular Council meeting. Delegations may speak for a maximum of 10 minutes total

PREFERRED COUNCIL MEETING DATE ([Click Here for Calendar](#))

DATE RECEIVED BY OFFICE (Office Use)

April 21, 2026	April 15, 2026
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APPLICANT NAME & CONTACT INFORMATION

Last Name	BARTHOLOMEW	First Name	HANNA
Street Address	[REDACTED]	Apartment/Unit	
City	LIONS BAY	Province	BC
		Postal Code	VON2E0
Primary Contact No.		FAX:	
Email Address	[REDACTED]		

NAME OF PRESENTER(S)/ORGANIZATION

1.	BARTHOLOMEW HANNA
2.	

Supporting Documentation (optional): Any visual presentation or supporting material (handouts, notes, etc.) must be submitted by 12pm on the Thursday prior to your requested meeting date.

SUBJECT OF PRESENTATION and REQUESTED ACTION:

Please see the attachment



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

COUNCIL DELEGATION INFORMATION

COUNCIL PROCEDURES BYLAW No. 476, 2015, as amended

- Council meeting dates can be found by visiting our website ([click here](#))
- Subject to Council dispensation, speakers will be limited to the subject matter and to a total of 10 minutes, regardless of the number of speakers
- Delegations concerning a bylaw where a public hearing has been held will not be permitted
- Subject to Council dispensation, the maximum number of delegations per meeting is three (3)
- The Corporate Officer may schedule delegations to another Council meeting or advisory body, as deemed appropriate, according to the subject matter of the delegation
- The Corporate Officer may refuse a delegation if the issue is not considered to fall within the jurisdiction of Council

OTHER IMPORTANT REQUIREMENTS

- This application will be published in the agenda - available to the public and on the internet
- Please provide the Municipal Coordinator with any relevant notes, if not handed out or published in the agenda
- Council may not provide an immediate answer, especially if the subject matter requires further consideration

HELPFUL APPLICATION AND PRESENTATION SUGGESTIONS

- Notify the Municipal Coordinator in writing seven days prior to the requested meeting date: office@lionsbay.ca
- Please arrive early. Delegations are scheduled at the start of the meeting
- Presentations are directed to Council and communication is made through the Chair (Mayor)
- Be concise. It is highly recommended to leave room for questions within the 10 minutes
- Support your position with facts and be prepared to answer questions from Council
- A respectful approach is appreciated, and debates are generally not permitted during the presentation

SUBMIT APPLICATION BY ONE OF THE FOLLOWING METHODS

MAIL: Village of Lions Bay, PO BOX 141, 400 Centre Road, Lions Bay, BC V0N 2E0
IN PERSON: Village of Lions Bay, 400 Centre Road, Lions Bay, BC V0N 2E0
FAX: 604.921.6643
EMAIL: office@lionsbay.ca

Village Office hours are Monday to Friday, 10:00 a.m. to 4:00 p.m., excluding Wednesdays.
General inquiries: 604.921.9333

For more information, contact Karla Duarte, Municipal Coordinator at 604.921.9333 or office@lionsbay.ca

APPLICANT'S DECLARATION

I understand and agree to these procedures for delegations

SIGNATURE	[Redacted Signature]	DATE	April 14 / 2026
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Office Use Only:

<input checked="" type="checkbox"/> APPROVED for Council meeting on: April 21, 2026	<input type="checkbox"/> DECLINED
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**ATTACHMENT to THE VILLAGE OF LIONS BAY
DELEGATION REQUEST FORM**

Subject of Presentation and Requested Action

Proposed Subdivision – 250 Oceanview Road, Lions Bay

I wish to bring forward serious concerns regarding the proposed subdivision of the property located at **250 Oceanview Road** and request formal review and action by Council.

Concerns

1. Lack of Notification by Property Owner

I have received no notification from the property owner, [REDACTED] regarding the proposed subdivision, despite the requirements under **Section 73 of the Land Title Act (RSBC 1996, c. 250)**, which mandates lawful access as a condition for subdivision approval.

2. Lack of Notification by the village of Lions Bay

I have not received any communication from the Village of Lions Bay regarding this project, as would be expected under provisions of the **Local Government Act (RSBC 2015, c. 1)** governing subdivision servicing and public safety obligations.

3. Serious Safety Concerns – Driveway Access

The existing driveway is extremely steep, with limited visibility and a curved alignment. Emergency services have previously been unable to access my residence. Any increase in traffic or modification to access raises significant safety risks and appears inconsistent with **Lions Bay Bylaw No. 521 (2017)** requiring safe and sufficient sightlines.

4. Risk of Landslide and Slope Instability

The removal of vegetation in the area significantly increases the risk of slope instability due to loss of root reinforcement and reduced water absorption. These concerns are supported by:

- o **Tree Bylaw No. 393**
- o **Official Community Plan (OCP) Bylaw No. 525 (2018)**
- o **Good Neighbour Bylaw No. 412 (2009)**

5. Proposed Access Route Impacting My Property

The proposed plan appears to involve constructing a new access road from the cul-de-sac, potentially utilizing or impacting the upper portion of driveway to access in conjunction my residence and the subdivided

property. This raises serious concerns regarding safety to everybody using this planned road.

Requested Actions

I respectfully request that Council:

- Conduct a **formal and comprehensive review** of the proposed subdivision, including:
 - Driveway safety and emergency access
 - Traffic impact and increased usage
 - Geotechnical and slope stability risks
- Require **independent geotechnical and engineering assessments**, supported by detailed site plans
- Ensure full compliance with all applicable bylaws and provincial legislation
- Confirm that **no access affecting my private property is approved without my explicit consent**



MINUTES

REGULAR MEETING OF COUNCIL

VILLAGE OF LIONS BAY

April 7, 2026, 6:00 p.m.

Council Chambers, 400 Centre Road, Lions Bay
And Via Zoom Video Conference

In Attendance: Mayor Ken Berry
Councillor Neville Abbott
Councillor Michael Broughton
Councillor Jaime Cunliffe
Councillor Ron McLaughlin

Staff In Attendance: Chief Administrative Officer, Ross Blackwell
Deputy Corporate Officer, Kristal Kenna (Recorder)
Director of Operations, Eric Villeneuve

1. Call to Order

Mayor Berry called the meeting to order at 6:00 PM

2. Closure of Council Meeting

Moved by: Councillor Broughton

Seconded by: Councillor Abbott

THAT the meeting be closed to the public on the basis of matters to be considered under the following sections of the Community Charter and where required, the Council does consider that the matters could reasonably be expected to harm the interests of the municipality if they were held in public:

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could

reasonably be expected to harm the interests of the municipality if they were held in public;

CARRIED

3. Reporting out from Closed portion of Meeting

The Open session resumed at 7:00 PM

Council resolved to report out that a contract award was discussed, and once finalized, the details will be reported out.

4. Adoption of Agenda

Moved by: Councillor McLaughlin
Seconded by: Councillor Broughton

THAT the Agenda of April 7, 2026, be adopted, with Item No. 6.1 *MLA Jeremy Valeriote* to be the first order of business.

CARRIED

5. Delegations

5.1 MLA Jeremy Valeriote

MLA Valeriote provided an update on provincial matters, including the non-renewal of the cooperation agreement with the NDP government and ongoing advocacy for regional bus transit. MLA Valeriote then addressed five specific items raised by Council, including the UBCM resolution for portable drinking water filtration units, Sea to Sky Corridor proactive slope and vegetation management, all-hazards assessment on crown lands, proposed active transportation rail corridor cycling route of the to-be-decommissioned CN Ralline. MLA Valeriote was also in support of advocating for the Municipalities' interest in acquiring the Gravel Pit for additional parking and spoke to resident's questions pertaining to highway safety and noise.

6. Public Participation

Public Questions for MLA Valeriote

Resident Tamara Leger - Posed questions about fee simple property and property rights.

Resident Vincent Reiche - Inquired if there were plans for highway development or improvement in relation to the growth of Squamish, Whistler, Pemberton to accommodate an increase in volume, also wondering if there are alternative routes for commercial transport.

The meeting recessed at 7:40 PM

Regular Public Participation

The meeting resumed at 7:46 PM

Resident Tamara Leger - Spoke to the Community House Concerts which she facilitates. Ms. Leger provided some background on the House Concert programming and appealed to Council to approve her Grant-in-Aid application and shared the benefits of the concerts for the community.

Resident Val Morton - Spoke to the state of the property at 115 Mountain Drive - Queried if there is a bylaw which would address derelict properties in the Municipality which are under construction, suggesting that there needs to be better control on on-site garbage and limits to the length which building permits are allowed to remain active.

Resident Tony Strong - Spoke to concerns pertaining to the property at 115 Mountain Drive. Mr. Strong would like to know how the Village can address unsightly premises concerns relating to properties under construction.

Resident Judith Jordan - Would like to know if the Municipal bylaws are being reviewed for changes as they relate to community growth and popularity with visitors.

Chief Administrative Officer Blackwell and Council have identified deficiencies within the Bylaws and the need for updating, more work needs to be done and is something that is being worked on.

Resident Vincent Reiche - Expressed concerns pertaining to a temporary access permit in Kelvin Grove.

7. Approval of Minutes of Prior Meetings

7.1 Regular Meeting of Council - March 3, 2026

Moved by: Councillor McLaughlin

Seconded by: Councillor Broughton

THAT the Regular Meeting of Council Minutes of March 3, 2026, be approved.

CARRIED

7.2 Regular Meeting of Council - March 17, 2026

Moved by: Councillor McLaughlin

Seconded by: Councillor Cunliffe

THAT the Regular Meeting of Council Minutes of March 17, 2026, be approved.

CARRIED

8. Business Arising from the Minutes

Regarding the March 3, 2026, meeting minutes - Item 10.2.4 *Curley Stewart Memorial Trust Fund Committee* - a re-appointment of the Chair to the Curly Stewart Trust Fund Committee which was omitted from the resolution on March 3, 2026.

Moved by: Councillor Abbott
Seconded by: Councillor McLaughlin

THAT Council reappoint Councillor Abbott as Chair of the Curly Stewart Memorial Trust Fund Award Committee for 2026.

CARRIED

9. Unfinished Business

9.1 Proposed Zoning Bylaw Amendments – RS-1 Zone and Lot Size

Moved by: Councillor McLaughlin
Seconded by: Councillor Cunliffe

THAT Staff be directed to schedule and facilitate a Public Hearing in accordance with the *Local Government Act*.

CARRIED

9.2 Alternative Means of Publication Bylaw No.648, 2026

Moved by: Councillor Abbott
Seconded by: Councillor McLaughlin

THAT *Alternative Means of Publication Bylaw No.648, 2026*, be granted Third reading.

CARRIED

9.3 Bylaw 640 - Bylaw-Notice Enforcement Bylaw, 2006, Amendment Bylaw 640, 2026

Moved by: Councillor McLaughlin
Seconded by: Councillor Cunliffe

THAT the Third reading of *Bylaw Enforcement Notice Bylaw No. 385, 2006, Amendment Bylaw 640, 2025*, on January 21, 2025, be rescinded.

CARRIED

Moved by: Councillor McLaughlin
Seconded by: Councillor Cunliffe

THAT *Bylaw Enforcement Notice Bylaw No. 385, 2006, Amendment Bylaw 640, 2026*, be granted Third reading.

CARRIED

9.4 Action Items Log

Items 370 & 371 - Director of Operations Villeneuve has a meeting with the grant writing consultant scheduled for the week of April 13, 2026.

Item 373 - Noise sensors have been ordered, 8-10 delivery timeline. Director of Operations Villeneuve has also spoken with the street light contractor who will install the devices.

Item 375 - Mayor Berry & Councillor Cunliffe will speak with the listed parties at the LMLGA in Whistler at the end of April 2026.

10. Reports

10.1 Staff

10.1.1 Parking Demand Management

Staff presented the options for parking management outlined in the report; requesting that Council resolve which of the options they would like Staff to investigate further.

More enforcement by implementing booting followed by towing was discussed along with more education on transit options on the Municipal website. Council would like to see the financials associated with parking.

ACTION: to be added to the action items log - that Staff provide parking financial figures for review.

1

Moved by: Councillor Abbott
Seconded by: Councillor Cunliffe

THAT Staff review current towing practices in consideration of increasing towing as a form of enforcement.

CARRIED

2

Moved by: Councillor Abbott
Seconded by: Mayor Berry

THAT Staff identify options for increased parking spaces.

Opposed (2): Councillor Cunliffe, and Councillor McLaughlin

CARRIED (3 to 2)

3

Moved by: Councillor McLaughlin

Seconded by: Councillor Abbott

THAT Staff investigate Parking Notice Boards.

CARRIED

4

Moved by: Councillor Abbott

Seconded by: Councillor Broughton

THAT Staff investigate the conversion of the gravel pit for additional parking.

CARRIED

10.1.2 Grant in Aid Applications

Municipal Accountant Karen Jefferey presented the report on the applications from community groups requesting in-kind and cash funding.

Beginning in 2026 and moving forward, groups will be required to provide a detailed report to Council on how funds were used.

Moved by: Councillor Abbott

Seconded by: Councillor Cunliffe

THAT the Grant-in-Aid applications be approved as presented, for a total of cash and in-kind amount of \$23,900.56.

CARRIED

10.1.3 Citizen Satisfaction Survey

Staff introduced the result of the 2026 Citizen Satisfaction Survey, for information.

Council requested a Committee of the Whole be scheduled for a fulsome review of the data.

Moved by: Councillor Abbott

Seconded by: Mayor Berry

THAT Staff schedule a Committee of the Whole to discuss the Citizen Satisfaction Survey results.

CARRIED

10.2 Committees

10.2.1 Climate Action Committee

- *None*

10.2.2 Infrastructure Committee

- *None*

10.2.3 Finance Committee

- *None*

10.3 Mayor and Council

10.3.1 Fees Bylaw Investigation and Review

Councillor McLaughlin introduced a motion to move forward on the proposed assembly of a working-group to review facility fees.

Moved by: Councillor McLaughlin
Seconded by: Councillor Broughton

THAT Council action the review of the *Fees Bylaw*, specifically the costs of facility rentals, in consultation with resident users.

CARRIED

10.3.2 CAO Review Hand-Off

Councillor Mclaughlin introduced a motion for Council to execute a review of the CAO to share with the incoming Council in fall 2026. Some of Council expressed that a review was not necessary as one was recently conducted.

Moved by: Councillor McLaughlin
Seconded by: Councillor Cunliffe

THAT a review of the Chief Administrative Officer be completed by Council prior to the Regular Closed Meeting of Council on July 7, 2026, and, that a review with the CAO be scheduled for the Regular Closed Meeting of Council of July 21, 2026.

CARRIED

10.3.3 Councillor Report - Bear Smart

10.4 Emergency

- None

11. Resolutions

11.1 Noise Relaxation Request

Moved by: Councillor Broughton

Seconded by: Councillor Cunliffe

THAT an exemption to *Noise Bylaw No. 283, 1998*, be granted to "Lions Bay House Concerts" to permit events with amplified sound between the hours of 8:00 am and 11:00 pm at Broughton Hall for the remainder of 2026.

CARRIED

12. Bylaws

- None

13. Correspondence

13.1 Correspondence

Council received for information.

14. New Business

A temporary access permit in Kelvin Grove was discussed.

Staff encouraged Council to direct any questions that residents may have to the Director of Operations to ensure that the technical information pertaining to the permit are delivered consistently and correctly.

Staff reminded Council that it is illegal for Council to interfere with the subdivision process.

Moved by: Councillor McLaughlin

Seconded by: Councillor Broughton

THAT a discussion of the temporary access permit in Kelvin Grove related to a subdivision application be Tabled until the next Regular Meeting of Council.

CARRIED

15. Public Questions and Comments

Resident Deidre Baine - Inquired as to when Utility bills would be mailed out.

16. Adjournment

Moved by: Councillor McLaughlin

Seconded by: Councillor Abbott

THAT the Regular Meeting of Council of April 7, 2026, be adjourned.

The meeting concluded at 9:48 PM.

CARRIED

Mayor

Corporate Officer

Date Adopted by Council:

DRAFT

STAFF REPORT

DATE: 2026-02-10 **FILE:** DCO-2026-001
TO: Ross Blackwell, CAO
FROM: Kristal Kenna, DCO
RE: **Alternative Means of Publication Bylaw No. 648, 2026**

PURPOSE:

The purpose of this report is to present the ***Alternative Means of Publication Bylaw No. 648, 2026*** for Council consideration, to establish compliant alternative means of publishing statutory public notices and to provide for optional and emergency notification methods in accordance with the *Community Charter*.

An alternative means of publication must be established outside of the “Public Notice Posting Places” which are defined as “notice boards at the Municipal Hall and Village post office as well as the Village Website” (*Council procedures Bylaw No.476, 2015*).

BACKGROUND:

The *Community Charter* requires municipalities to give public notice of certain bylaws, meetings, hearings, elections, and other matters. Section 94.2 of the *Community Charter* authorizes Council to adopt a bylaw that provides for alternative means of publishing statutory public notices instead of publication in a newspaper, of which Lions Bay has no local publication. Previous notices have been advertised the in North Shore News. Adopting the *Alternative Means of Publication Bylaw*, will eliminate the cost and administrative logistics associated with posting in a newspaper.

A bylaw adopted under section 94.2 must specify at least two alternative means of publication, excluding public notice posting places, and must meet the principles of reliability, suitability, and accessibility set out in the Public Notice Regulation (B.C. Reg. 52/2022).

Alternative Means of Publication Bylaw No. 648, 2026 has been drafted to meet these legislative requirements and includes provisions for optional notification methods and emergency notification where standard notice methods may be unavailable or impractical.

DISCUSSION:

Alternative Means of Publication Bylaw No. 648, 2026 establishes two alternative means of publishing statutory public notices: publication through the Village Update email newsletter and publication on an A-frame sign located in front of the Municipal Office. These methods are



intended to provide timely and accessible notice to residents while reducing reliance on traditional newspaper advertising.

The bylaw further provides authority for the Village to issue additional, non-statutory notifications using various communication tools, including direct mail, electronic communications, social media, signage, and community bulletin boards. These measures are intended to supplement, but not replace, the statutory notice requirements.

In addition, the bylaw includes an emergency notification provision that allows Council or the Corporate Officer to authorize alternate notification methods when standard notice methods are unavailable due to time sensitivity or emergency conditions. This provision supports continuity of communication during emergencies and aligns with the discretionary authority provided under section 94.3 of the *Community Charter*.

The proposed bylaw increases flexibility and modernizes communication methods, however, relying on electronic and physical visibility may not reach all residents equally. Opportunities include improved public engagement and reduced costs associated with newspaper advertising, while potential risks include misinterpretation of notice requirements if supplemental methods are mistaken for statutory notice. These risks are mitigated through clear language in the bylaw distinguishing required and optional notification methods.

Council may adopt the bylaw as a single consolidated bylaw addressing alternative, optional, and emergency notification, as drafted, or may provide direction to amend the bylaw structure if greater separation of these provisions is preferred.

OPTIONS:

- 1) Approve the recommended resolution.
- 2) Refer the matter to Staff with specific direction.
- 3) Provide no decision or direction.

RECOMMENDED OPTION:

That Council approve Option 1, as the proposed bylaw establishes alternative means of publication in accordance with the *Community Charter* and provides clear authority for optional and emergency notifications.

FINANCIAL CONSIDERATIONS:

None.

LEGAL CONSIDERATIONS:

Alternative Means of Publication Bylaw No. 648, 2026 is intended to comply with sections 94.2 and 94.3 of the *Community Charter* and the *Public Notice Regulation*. Council must be satisfied that the alternative publication methods are reliable, suitable, and accessible, and that they do not include designated “Public Notice Posting Places” as defined in *Council procedures Bylaw No.476, 2015*.

RECOMMENDED RESOLUTION:

THAT *Alternative Means of Publication Bylaw No. 648, 2026* be granted First, Second and Third Reading.

Respectfully submitted,

Report Approved By,



Kristal Kenna, B.A.
Deputy Corporate Officer

Ross Blackwell, CAO
Chief Administrative Officer



Alternative Means of Publication Bylaw No. 648, 2026

Adopted: [DATE]

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0
Phone: 604-921-9333 Fax: 604-921-6643
Email: office@lionsbay.ca Web: www.lionsbay.ca

**Village of Lions Bay
Alternative Means of Publication Bylaw No. 648, 2026**

A Bylaw to Establish Alternative Means of Publication

WHEREAS Council must give notice of certain bylaws, public meetings, elections, public hearings, disposition of land or other things by advertising, if the *Community Charter* or another enactment requires notice to be given or published;

AND WHEREAS section 94.2(1) of the *Community Charter* authorizes Council to adopt a bylaw to provide for alternative means of publishing a notice instead of publishing the notice in a newspaper in accordance with section 94.1(1);

AND WHEREAS pursuant to section 94.2(2) a bylaw adopted under this section must specify at least two means of publication by which a notice is to be published, not including posting in the public notice posting places;

AND WHEREAS Council is satisfied that the advertising methods set out in this Bylaw are likely to bring matters advertised by that method to the attention of substantially all residents in the area to which the bylaw, resolution, or other thing relates, or in which the meeting or hearing is to be held;

AND WHEREAS Council considers that the advertising methods set out in this Bylaw are reliable, suitable for providing notices, and accessible, within the meaning of the *Public Notice Regulation* B.C. Reg. 52/2022;

AND WHEREAS section 94.3 of the *Community Charter* authorizes Council to provide any additional notice respecting a matter that it considers appropriate, including by the internet or other electronic means;

NOW THEREFORE, the Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

1. Title

This Bylaw may be cited as “Alternative Means of Publication *No. 648, 2026.*”

2. Definitions

In this Bylaw:

Council: means the Council of the Village of Lions Bay.

Emergency means an event that has occurred, is ongoing or appears imminent that may harm the health, safety or well-being of persons or the safety of property or objects.

Village means the Village of Lions Bay.

Village Office means the office of the Village, located at 400 Centre Road, Lions Bay, BC.

3. Alternative Means of Publication

Unless otherwise provided by legislation, any notice required by to be given or published in accordance with s. 94(1) of the *Community Charter* shall be given by the following methods:

a) Online Publication

Notice may be published in the *Village Update* email newsletter.

b) Municipal Facebook page

Notice may be published on the Municipality's Facebook page .

4. Additional Notification Methods (Optional)

The Village may supplement the required public notice with any of the following, as deemed appropriate by the Corporate Officer:

- a) Direct mail to affected property owners or residents
- b) Email newsletters or subscriber lists
- c) Facebook social media postings
- d) Temporary on-site signage throughout the Village
- e) Community bulletin boards

These optional measures are for information purposes only and do not replace the statutory methods required under this Bylaw.

For clarity, this section does not replace the methods of publication for public notices that are required by legislation.

5. Emergency Notification Provision

In the event of an emergency or when standard notice methods are unavailable, alternate notice methods may be authorized by Council or the Corporate Officer, including but not limited to:

- a) Radio,
- b) mobile alerts
- c) Public address announcements
- d) Door-to-door flyers or signage throughout the Village.

All such alternative means must be documented in the municipal record. For clarity, this section is in addition to and does not replace the methods of publication for public notices that are required by legislation

6. Severability

If any portion of this Bylaw is found to be invalid by a court of competent jurisdiction, the invalid section shall be severed, and the remainder of the bylaw shall remain in effect.

7. Review and Administration

This Bylaw shall be reviewed at least once every three years, or sooner if necessitated by changes in technology or legislation.

READINGS AND ADOPTION

Read a First Time this 17 day of February, 2026

Read a Second Time this 17 day of February, 2026

Read a Third Time this 7 day of April, 2026

Adopted this ___ day of _____, 2026

Mayor: _____

Corporate Officer: _____

STAFF REPORT

DATE: December 9, 2024 **FILE:** I:\electronic filing\i. legislative & regulatory services\3900 bylaws\30 drafts in process\bylaw 633 of 2025 - water\comparison report.docx

TO: Karl Buhr, Public Works Manager

FROM: Taj Bindra, Bylaw Enforcement Officer

RE: **Neighbouring Communities: Water-Use Bylaws Fines & Fees**

RECOMMENDATION: that Council receive this report for information.

BACKGROUND: as requested by Council, collateral for deliberation of the fines associated with new Water Bylaw No. 63, is presented in this report, which lists fines associated with water uses in neighbouring communities. Many of the conservation-focused provisions of Water Bylaw 633 are not yet contemplated in other jurisdictions. In general, 633's fines reflect staff's estimate of the internal cost to remediate, or the perceived severity of the harm of, various actions the bylaw deems penalizable, namely:

- 8 Bury, cover or obstruct access to any fixture connected to Water System \$200 (plus removal)
- 10 Use non-compliant materials, sizes or installations, or non-inspection \$500
- 13 Cause or allow a cross-connection \$2000
- 16.a Allow Water Waste or Leakage \$200
- 16.b.i Use Water for power generation \$2000
- 16.b.ii Use Water for once-through cooling, heating or lubrication \$2000
- 16.b.iii, iv Use Water for once-through flow \$1000
- 16.b.v Use of Water other than Owner's own \$200
- 20.b Use unauthorized equipment or fittings with a Hydrant \$200.

ANALYSIS:

1. DISTRICT OF NORTH VANCOUVER

WATERWORKS REGULATION BYLAW NO. 2279

Section 48 Ticketing

Leaking pipe: \$200

Inaccurate water meter: \$200

Fault or use of water system that causes waste of water: \$200

Remove water meter: \$200

Fail to provide passage to water meter: \$200

Interfere with hydrant or other works: \$500

Use fire hydrant: \$500

Connect to main: \$500

Fail to maintain service pipes or fixtures: \$100

Waste water: \$100

Sell water: \$100

Install works contrary to bylaw: \$200

SCHEDULE B to Bylaw 2279 WATER USER CHARGES

- D. WATER SHUT ON/OFF Single family residences 165
- E. WATER VALVE LOCATE Single family residences \$ 165

2. DISTRICT OF WEST VANCOUVER

WATERWORKS REGULATION BYLAW NO. 5260

Schedule C- Service Charges

- 1 Water Turn On or Water Turn Off (free if at time of Water Service installation) \$150
- 2 After hours call-out charge \$450
- 3 Special Meter Reading Fee \$150
- 4 Detailed Meter Reading Fee – Urgent \$400
- 5 Detailed Meter Reading Fee – Normal \$200
- 6 Service Call Fee \$75/hour
- 7 Water Leaks Administration Fee 10% of original water charge up to \$200
- 8 Termination or Disconnection Actual Costs
- 9 Installation of Meter on new, replacement or modified Water Service Actual Costs 10
- Locate Water Service curb stop \$300 minimum – any locates beyond 4 hours will be charged an additional \$150/hour

Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5274, 2023

Description	Penalty	Early Payment	Late Payment
Failure to Provide Entry	\$300	\$280	\$320
Improper Use of Hydrants	\$500	\$475	\$500
Meter Tampering	\$500	\$475	\$500
Inaccessible Curb Stop or Meter	\$500	\$475	\$500
Watering Other Premises	\$200	\$185	\$215
Using Water for Sprinkling Streets	\$200	\$185	\$215
Selling Water	\$500	\$475	\$500
Interference with Hydrants and other Appurtenances	\$500	\$475	\$500

3. DISTRICT OF SQUAMISH

OUTDOOR WATER-USE BYLAW NO. 2254

Schedule "G"

- Unauthorized cross connection - causing \$500
- Unauthorized cross connection - allowing to remain \$500
- Failure to install Approved Backflow Prevention Assembly \$500
- Install inadequate backflow prevention system \$500
- Failure to provide Backflow Assembly Test Report \$500
- Failure to inspect or test annually \$500
- Failure to comply with notice to test \$500
- Failure to notify District of malfunctioning system \$500
- Continued use of malfunctioning system \$500



- Unauthorized connection to fire hydrant \$500
- Unauthorized connection to stand pipe \$500
- Unauthorized connection to temporary water connection of District \$500
- Auxiliary water supply system \$500
- Unauthorized use of agricultural irrigation system \$500
- Failure to test irrigation system \$500

Respectfully submitted,

Taj Bindra
Bylaw Enforcement Officer

Report Approved By,

/Karl H Buhr/
Karl Buhr
Public Works Manager

**Bylaw-Notice Enforcement Bylaw No. 385, 2006,
Amendment Bylaw No. 640, 2025**

A bylaw to amend Bylaw-Notice Enforcement Bylaw No. 385, 2006

The Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Bylaw-Notice Enforcement Bylaw No. 385, 2006, Amendment Bylaw No. 640, 2025."
2. Bylaw-Notice Enforcement Bylaw No. 385, 2006, as amended, is hereby amended as follows:
 - a) Remove table of contents
 - b) In Section 9.2.4 change "Chief Financial Officer" to "Financial Officer"
 - c) Make minor punctuation and typo fixes
 - d) Add a hyphen between Bylaw and Notice in the name of the bylaw for clarity
 - e) Replace existing Schedule A with the following Schedule A, which:
 - a. Changes the fee in Section 8.3 from \$25 to \$125
 - b. Harmonizes fees in Sections 3.5.6, 3.9.1.1 (a) and (b) and 3.9.2 (a) and (b) with the fees set out in in Trees, Views and Landscapes Bylaw No. 393 2007 as amended
 - c. Adds provisions for Water Bylaw No. 640 2025.
 - d. Building Bylaw No. 649, 2026, replaces Building Regulation Bylaw 234, 1994

Schedule A - Designated Bylaw Contraventions and Penalties

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 compliance agreement available (up to 50% reduction in penalty if "YES")
BUILDING BYLAW, NO. 649, 2026						
649	4.1 (a) (b)	Construct without a building permit	\$300	\$280	\$320	YES
649	4.5	Tamper with posted notice	\$500	\$475	\$500	NO
649	4.6	Work contrary to approved plans	\$300	\$280	\$320	YES
649	4.7	Obstruct Village officer or employee	\$500	\$475	\$500	NO
649	4.9	Fail to stop work	\$500	\$475	\$500	YES
649	4.3	Submit false information	\$500	\$475	\$500	YES
649	8.2	Unauthorized use of Village property	\$100	\$90	\$110	YES

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 compliance agreement available (up to 50% reduction in penalty if "YES")
649	7.3 (b)	Fail to post building permit	\$300	\$280	\$320	NO
649	4.2 (a) (b)	Occupy without approval	\$300	\$280	\$320	YES
NOISE CONTROL BYLAW NO. 283, 1998						
283	2	Sound which disturbs	\$110	\$100	\$120	NO
283	3	Decibel level	\$110	\$100	\$120	NO
283	4 (a)	Continuous sound	\$110	\$100	\$120	NO
283	4 (b)	Construction sound	\$220	\$200	\$240	YES
283	5 (a)	Improper use of vehicle horn	\$110	\$100	\$120	NO
283	5 (b)	Car alarm noise	\$110	\$100	\$120	NO
TREES, VIEWS AND LANDSCAPES BYLAW NO. 393, 2007, as amended						
393	3.2	Obstruct Village Official	\$300	\$250	\$350	NO
393	3.4.5	Cut tree after expiry of permit	\$400	\$350	\$450	NO
393	3.4.6	Tree cut by unqualified owner or contractor	\$475	\$450	\$500	NO
393	3.4.8	Tree cut without exemption during bird nesting period	\$475	\$450	\$500	NO
393	3.4.9	Failure to provide insurance certificate prior to commencement of work	\$475	\$450	\$500	YES
393	3.5	Tree damaging activities	\$475	\$450	\$500	YES
393	3.5.6	Sabotage a non-Significant tree	\$3000	\$3000	\$3000	NO
393	3.5.6	Sabotage a Significant tree	\$6000	\$6000	\$6000	NO
393	3.9.1.1 (a)	Wilfully damage or cut the first non-Significant Tree	\$1000	\$1000	\$1000	YES
393	3.9.1.1 (b)	Wilfully damage or cut each subsequent non-Significant Tree	\$3000	\$3000	\$3000	YES
393	3.9.1.2 (a)	Wilfully damage or cut the first Significant Tree	\$4000	\$4000	\$4000	YES
393	3.9.1.2 (b)	Wilfully damage or cut each subsequent Significant Tree	\$6000	\$6000	\$6000	YES
393	Schedules A and B	Failure to replant in accordance with approved plan and permit	\$400	\$350	\$450	YES
GOOD NEIGHBOR BYLAW NO. 412, 2009						
412	5.1.1	Create or cause a nuisance	\$200	\$185	\$215	YES
412	5.1.2	Permit a nuisance	\$200	\$185	\$215	YES
412	5.1.3	Allow unsightly parcel	\$200	\$185	\$215	YES
412	5.1.4 (a)	Allow an unsightly accumulation	\$200	\$185	\$215	YES
412	5.1.4 (b)	Permit or cause water to collect	\$200	\$185	\$215	YES
412	5.1.4 (c)	Store rubbish where visible	\$200	\$185	\$215	YES
412	5.1.4 (d)	Place graffiti	\$100	\$90	\$110	YES

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 compliance agreement available (up to 50% reduction in penalty if "YES")
412	5.1.4 (g)	Accumulate building materials	\$100	\$90	\$110	YES
412	5.1.4 (h)	Storage or accumulation of motor vehicle	\$100	\$90	\$110	YES
412	5.2.1	Fail to abate nuisance	\$100	\$90	\$110	YES
412	5.2.2 (a)	Fail to remove unsightly accumulation	\$100	\$90	\$110	YES
412	5.2.2 (b)	Fail to prevent or clear insect infestation	\$100	\$90	\$110	YES
412	5.2.2 (d)	Fail to clear parcel of brush, noxious weeds and grass	\$100	\$90	\$110	YES
412	5.2.2 (e)	Fail to shield or deflect outdoor light	\$100	\$90	\$110	YES
412	5.2.2 (f)	Fail to repair or remove fence	\$200	\$185	\$215	YES
412	7.3.2	Interfere with, resist or obstruct authorized person	\$500	\$475	\$500	NO
TRAFFIC AND PARKING BYLAW NO. 413, 2009						
413	8 (1)	Fail to obey traffic control device	\$100	\$90	\$110	NO
413	8 (2)	Interfere with traffic control device	\$300	\$200	\$400	NO
413	8 (3)	Plant interferes with traffic control device	\$45	\$35	\$55	YES
413	8 (4)	Illegal traffic control device	\$45	\$35	\$55	YES
413	10 (a)	Park in contravention of a traffic control device	\$195	\$100	\$240	YES
413	10 (b)	Fail to display insurance decal	\$135	\$65	\$165	YES
413	10 (c)	Park on or too near crosswalk	\$135	\$65	\$165	YES
413	10 (d)	Park near traffic control device	\$135	\$65	\$165	YES
413	10 (e)	Park on bridge	\$135	\$65	\$165	YES
413	10 (f)	Park near fire hydrant/equipment	\$240	\$120	\$270	YES
413	10 (g)	Park to obstruct or interfere with traffic/maintenance	\$240	\$120	\$270	YES
413	10 (h)	Park without permit for zone	\$195	\$100	\$240	YES
413	10 (i)	Park too near driveway	\$135	\$65	\$165	YES
413	10 (j)	Park more than 72 hours	\$165	\$80	\$210	YES
413	10 (k)	Park more than 24 hours in snow	\$135	\$65	\$165	YES
413	10 (l)	Park in intersection	\$135	\$65	\$165	YES
413	11 (1)	Park extraordinary vehicle overnight	\$100	\$90	\$110	YES
413	11 (2)	Unattached trailer	\$100	\$90	\$110	YES
413	12	Park near school	\$135	\$65	\$165	NO
413	16	Fail to comply with direction of enforcement officer	\$100	\$90	\$110	NO

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 compliance agreement available (up to 50% reduction in penalty if "YES")
413	17	Hinder, obstruct or delay enforcement officer	\$100	\$90	\$110	NO
413	19	Operate sound broadcasting vehicle	\$45	\$35	\$55	NO
413	20	Drive over fire hose	\$80	\$70	\$90	NO
413	21 (a)	Drop or spill on highway	\$45	\$35	\$55	NO
413	21 (b)	Noxious flow on highway	\$45	\$35	\$55	NO
413	21 (c)	Damage plants/grass on highway	\$100	\$90	\$110	NO
413	21 (d)	Damage or deface highway	\$100	\$90	\$110	NO
413	21 (e)	Dead animal on highway	\$45	\$35	\$55	NO
413	21 (f)	Camp on highway	\$45	\$35	\$55	NO
413	21 (g)	Make fire on highway	\$100	\$90	\$110	NO
413	21 (h)	Unsecure load	\$100	\$90	\$110	NO
413	21 (i)	Urinate/defecate on highway	\$100	\$90	\$110	NO
413	21 (j)	Overweight vehicle on highway	\$100	\$90	\$110	NO
413	21 (k)	Operate vehicle with lugged wheels	\$100	\$90	\$110	NO
413	21 (l)	Camp, loiter, imbibe alcohol in parking lot	\$100	\$90	\$110	No
413	24	Sell/display goods/services on highway	\$100	\$90	\$110	YES
413	25	Chattel/structure on highway	\$100	\$90	\$110	YES
413	26	Dumpster on highway	\$100	\$90	\$110	YES
413	27	Accumulations on highway	\$100	\$90	\$110	YES
413	28	Unfenced excavation near highway	\$100	\$90	\$110	YES
413	29	Construction obstructing highway	\$100	\$90	\$110	YES
413	31	Fail to disperse on highway when directed	\$100	\$90	\$110	NO
413	32	Skate/blade/scoot without helmet	\$45	\$35	\$55	NO
ANTI-IDLING BYLAW NO. 416, 2010						
416	3	Unlawful idling	\$100	\$90	\$110	YES
FIRE BYLAW NO. 428, 2011						
428	27	Unauthorized entry to area limited for Fire Rescue purposes	\$100	\$80	\$120	NO
428	28	Hinder Fire Rescue operations	\$450	\$425	\$475	NO
428	29	Damage or destroy Fire Rescue apparatus or equipment	\$450	\$425	\$475	NO

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 compliance agreement available (up to 50% reduction in penalty if "YES")
428	30	Drive vehicle over Fire Rescue equipment without permission	\$100	\$80	\$120	NO
428	31	Falsely represent to be Fire Rescue member	\$100	\$80	\$120	NO
428	32	Obstruct/interfere with approach to Fire Rescue incident	\$200	\$180	\$220	NO
428	33	Interfere with fire hydrant	\$450	\$425	\$475	NO
428	34	Fail to maintain clearance around fire hydrant	\$50	\$40	\$60	YES
428	35	Fail to address fire hazard when ordered	\$450	\$425	\$475	YES
428	36	Construct fire pit or fire ring	\$100	\$80	\$120	YES
428	37	Burn wood outside a building	\$100	\$80	\$120	NO
428	38	Open burning	\$100	\$80	\$120	NO
428	39	Drop burning substance into or near combustible material	\$100	\$80	\$120	NO
428	40	Burn or use combustion device outside when banned	\$100	\$80	\$120	YES
428	41	Burn unauthorized material inside or outside a building	\$100	\$80	\$120	NO
428	42	Use water contrary to designated purpose, hours or methods	\$100	\$80	\$120	NO
428	44	Fail to install sprinklers in new residence	\$450	\$425	\$475	YES
428	45	Fail to install sprinklers during alteration to residence	\$450	\$425	\$475	YES
428	46	Fail to install fire extinguisher	\$100	\$80	\$120	YES
428	47	Fail to install smoke alarms	\$100	\$80	\$120	YES
428	48	Use fireworks when under age 18	\$50	\$40	\$60	NO
428	49	Use unauthorized Consumer Fireworks	\$100	\$80	\$120	NO
428	50	Use High Hazard Fireworks	\$200	\$180	\$220	NO
428	52	Fail to comply with order to address violations, requiring re-inspection	\$450	\$425	\$475	YES
PESTICIDES BYLAW NO. 430, 2011						
430	3	Use of pesticide for cosmetic purposes	\$250	\$225	\$275	NO
430	4	Use of non-permitted pesticide	\$250	\$225	\$275	NO
PARKS REGULATIONS BYLAW NO. 448, 2012						
448	5.1	Damage park	\$500	\$475	\$500	YES

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 compliance agreement available (up to 50% reduction in penalty if "YES")
448	5.2	Molest animals or birds	\$100	\$90	\$100	NO
448	5.3	Contaminate water in park	\$500	\$465	\$500	NO
448	5.4	Release water in park	\$500	\$465	\$500	NO
448	5.5	Improper climbing on structure	\$100	\$90	\$110	NO
448	5.6	Litter in park	\$100	\$90	\$110	NO
448	5.7	Unlawful waste in park receptacle	\$100	\$90	\$110	NO
448	6.1	Fireworks in park	\$250	\$230	\$270	NO
448	6.2	Make fire in park	\$100	\$90	\$110	NO
448	6.3	Improper barbecue in park	\$100	\$90	\$110	NO
448	6.5	Place burning substance in park	\$250	\$230	\$270	NO
448	6.6	Enter park at fire risk	\$250	\$230	\$270	NO
448	7.1	Sell/display goods/services in park	\$100	\$90	\$110	YES
448	7.2	Advertise in park	\$100	\$90	\$110	YES
448	7.3	Amplified noise in park	\$100	\$90	\$110	NO
448	8.1	Organized activity in park with no contract	\$100	\$90	\$110	NO
448	9.1	Operate motorized watercraft near beach	\$250	\$230	\$270	NO
448	9.2	Motorized vehicle or device in park	\$250	\$230	\$270	NO
448	9.3	Unauthorized entry to closed park	\$250	\$200	\$300	NO
448	10.1	In park outside open hours	\$250	\$200	\$300	NO
448	10.3	Enter or remain in closed or restricted park	\$450	\$400	\$500	NO
448	11.1	Create a nuisance in park	\$250	\$200	\$300	NO
448	11.2	Obstruct use and enjoyment of park	\$250	\$200	\$300	NO
448	11.3	Fail to comply with direction of enforcement officer	\$250	\$200	\$300	NO
448	11.4	Obstruct or delay enforcement officer	\$250	\$200	\$300	NO
448	11.5	Urinate/defecate in park	\$250	\$200	\$300	NO
448	12.1	Store watercraft on beach	\$100	\$90	\$100	YES
448	12.2	Camp in park	\$250	\$200	\$300	NO
448	12.3	Prohibited sport in park	\$100	\$90	\$110	NO
WASTE COLLECTION BYLAW NO. 455, 2013						
455	5	Excess garbage	\$60	\$50	\$70	NO
455	6	Fail to securely house wildlife attractants	\$300	\$280	\$320	YES
455	7a	Waste receptacle placement requirements	\$60	\$50	\$70	NO

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 compliance agreement available (up to 50% reduction in penalty if "YES")
455	7b	Solid Waste out before 5 am	80	70	90	NO
455	7c	Waste receptacle removal requirements	60	50	70	NO
455	8	Recycling requirements	\$60	\$50	\$70	YES
455	9	Green Waste requirements	\$60	\$50	\$70	YES
455	10	No liquids	\$60	\$50	\$70	NO
455	11	Prohibited Waste	\$150	\$120	\$180	YES
455	12	Placing for collection inappropriate substance	\$60	\$50	\$70	NO
455	20	Storage not wildlife resistant, single family residential	\$150	\$120	\$180	YES
455	21	Storage not wildlife resistant, multi-family and commercial	\$150	\$120	\$180	YES
455	23a	Fail to keep wildlife resistant container closed and secure	\$80	\$70	\$90	NO
455	23b	Fail to repair wildlife resistant container	\$60	\$50	\$70	NO
455	24	Feeding or attracting dangerous wildlife	\$300	\$280	\$320	YES
455	25	Bird feeders accessible to dangerous wildlife	\$150	\$120	\$180	YES
455	26	Beehives unprotected from dangerous wildlife	\$150	\$120	\$180	YES
455	27	Outdoor fridge or freezer accessible to dangerous wildlife	\$150	\$120	\$180	YES
455	28	Prohibited materials in compost	\$150	\$120	\$180	YES
ANIMAL CONTROL & LICENSING BYLAW NO. 461, 2014						
461	5.1	No dog license	\$85	\$75	\$95	YES
461	5.5	No dog tag	\$40	\$30	\$50	YES
461	6.3	Fail to remove dog waste	\$60	\$50	\$70	NO
461	6.6.1	Dog at large	\$85	\$75	\$95	NO
461	6.6.5	Allow dog barking	\$85	\$75	\$95	NO
461	6.6.6	Keep more than three dogs	\$110	\$100	\$120	YES
461	6.7.1	Dog in prohibited area	\$60	\$50	\$70	NO
461	7.1(a)	Fail to provide food or water	\$60	\$50	\$70	NO
461	7.1(c)	Fail to exercise dog	\$60	\$50	\$70	NO
461	7.1(e)	Fail to provide medical care for dog	\$60	\$50	\$70	NO
461	7.2	Fail to provide proper shelter for dog	\$60	\$50	\$70	NO
461	7.4	Choke collar/neck cord used to tether	\$60	\$50	\$70	NO
OUTDOOR WATER USE BYLAW NO. 484, 2015						

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 compliance agreement available (up to 50% reduction in penalty if "YES")
484	4.1 a)	Use Municipal Water not in accordance with bylaw	\$100	\$75	\$125	YES
484	4.1 b)	Waste Municipal Water	\$200	\$150	\$250	NO
484	6.1	Fail to follow Water Conservation Level 1	\$100	\$75	\$125	NO
484	6.1	Fail to follow Water Conservation Level 2	\$150	\$125	\$175	NO
484	6.1	Fail to follow Water Conservation Level 3	\$200	\$175	\$225	NO
ZONING AND DEVELOPMENT BYLAW NO. 520, 2017						
520	3.2	Non-compliance with bylaw	\$300	\$250	\$350	NO
520	4.3	Use prohibited in all zones	\$475	\$450	\$500	NO
520	4.3.7	Short-term rental without a Temporary Use Permit	\$475	\$450	\$500	NO
520	4.5	Accessory building, structure or use not permitted	\$400	\$350	\$450	NO
520	4.10	Fence or retaining wall contrary to bylaw	\$300	\$250	\$350	NO
520	4.11	Visibility obstruction contrary to bylaw	\$250	\$200	\$300	NO
520	4.12	Home-based business contrary to conditions	\$300	\$250	\$350	YES
520	4.13-4.14	Off-street parking requirements not met	\$350	\$300	\$400	YES
520	4.15	Parking and storage of commercial or industrial vehicles, equipment, or materials contrary to bylaw	\$475	\$450	\$500	NO
520	4.16	Temporary structure without valid permit	\$250	\$200	\$300	NO
520	4.17	Metal shipping container contrary to permitted uses	\$250	\$200	\$300	NO
520	4.18	Solar energy device not installed per requirements of bylaw	\$150	\$100	\$200	NO
520	4.19	Building or structure contrary to flood protection provisions	\$450	\$400	\$500	YES
520	7.1-7.11	Use, siting, setback, height, size or density not permitted in RS-1 Zone	\$450	\$400	\$500	YES
520	8.1-8.6	Use, siting, setback, height, size or density not permitted in RM-1 Zone	\$450	\$400	\$500	YES
520	9.1-9.5	Use, siting, setback, height, size or density not permitted in C-1 Zone	\$450	\$400	\$500	YES

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 compliance agreement available (up to 50% reduction in penalty if "YES")
520	10.1-10.5	Use, siting, setback, height, size or density not permitted in C-2 Zone	\$450	\$400	\$500	YES
520	11.1-11.2	Use, siting, setback, height, size or density not permitted in C-3 Zone	\$450	\$400	\$500	YES
520	12.1-12.2	Use, siting, setback, height, size or density not permitted in W-1 Zone	\$450	\$400	\$500	YES
520	13.1-13.2	Use, siting, setback, height, size or density not permitted in W-2 Zone	\$450	\$400	\$500	YES
520	14.1-14.5	Use, siting, setback, height, size or density not permitted in CU-1 Zone	\$450	\$400	\$500	YES
520	15.1-15.2	Use, siting, setback, height, size or density not permitted in RU-1 Zone	\$450	\$400	\$500	YES
520	16.1-16.2	Use, siting, setback, height, size or density not permitted in RS-1 Zone	\$450	\$400	\$500	YES
WATER BYLAW NO. 633, 2025						
633	8	Bury, cover or obstruct access to any fixture connected to Water System	\$200	-5%	+25%	
633	10	Use non-compliant materials, sizes or installations, or non-inspection	\$500	-5%	+25%	NO
633	13	Cause or allow a cross-connection	\$2000	-5%	+25%	NO
633	16a	Allow Water Waste or Leakage	\$200	-5%	+25%	NO
633	16.b.i	Use Water for power generation	\$2000	-5%	+25%	NO
633	16.b.ii	Use Water for once-through cooling, heating or lubrication	\$2000	-5%	+25%	NO
633	16.b.iii, iv	Use Water for once-through flow	\$1000	-5%	+25%	NO
633	16.b.v	Use of Water other than Owner's own	\$200	-5%	+25%	NO
633	20.b	Use unauthorized equipment or fittings with a Hydrant	\$200	-5%	+25%	NO

READ A FIRST TIME: 10 Dec. 2024

READ A SECOND TIME: 10 Dec. 2024

READ A THIRD TIME: 21 January 2025

ADOPTED:

Mayor

Corporate Officer

Certified a true copy of Bylaw-Notice Enforcement No. 385 2006, Amendment Bylaw No. 640, 2025, as adopted.

Corporate Officer



**Bylaw Notice Enforcement Bylaw
No. 385, 2006**
Office Consolidation

This document is an office consolidation of Bylaw Notice Enforcement Bylaw No. 385, 2006 with subsequent amendments adopted by the Village of Lions Bay.

All persons making use of this consolidation are reminded that it has no Council sanction, that amendments have been incorporated only for convenience of reference, and that for all purposes of interpretation and application, the original bylaws should be consulted. The Village of Lions Bay will, in no event, be liable or responsible for damages of any kind arising out of the use of this consolidation.

This is not the official version of Bylaw Notice Enforcement By-law No. 385, 2006 as amended, nor is it admissible in a court of law. For such purposes, official certified copies of the original bylaws can be obtained from the Village Office or by contacting us at: admin@lionsbay.ca



[PO Box 141, 400 Centre Road](#)
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List of Amending Bylaws

Bylaw No.	Section	Description	Adopted
415	1 2 3	Amends s.9.2 re. designated classes of persons that may be appointed as screening officers Amends s.11.1 re. RCMP as police force Replaces Schedule A	July 21, 2009
434	Sched A	Replaces Schedule A	June 20, 2011
492	Sched A	Replaces Schedule A	June 2, 2015
495	Sched A	Replaces Schedule A	July 7, 2015
507	2(a) 2(b)	Amends penalties under Bylaw No. 428 (Fire), Sections 32, 33, 35 and 52. Adds penalties for Bylaw No. 393 (Trees)	July 19, 2016
533	2(a) 2(b) 2(c)	Adds penalties for Secondary Suite contraventions per s.10.1 of Bylaw No. 234 Amends penalties for provisions re. ss. 8(2), 10(a), 10(h), and 10(k) of Bylaw No. 413 Deletes penalties for Bylaw No. 362 and substitutes penalties for Bylaw No. 520	November 7, 2017
555	2(a)	Deletes and replaces section 8.2	January 22, 2019
577	2(a)	Amends penalty description for s.10.3 of Bylaw No. 448 & amends penalty amounts for various sections of Bylaw No. 448	March 26, 2020
580	2(a) 2(b) 2(c)	Amends subsection to reflect amendment bylaw 528 Amends references to subsections Inserts subsection 21(l)	April 21, 2020
582	Sched A	Amends penalties under <u>Parking</u> Bylaw no No. 413 (Parking) sections 10(a) to 10(l) and section 12	May 21, 2020
594	Sched A	Amends penalties under <u>Parking</u> Bylaw no No. 413 (Parking) sections 10(a) to 10(l) and section 12	March 30, 2021
592	9.2	Amends Screening Officer designations	May 25, 2021
611	Sched A	Amends penalties under <u>Garbage and Recycling Collection</u> Bylaw No. 455	April 5, 2022
[]	8.3	<u>Increases fee from \$25 to \$125.</u>	[Date]
	<u>Sched A</u>	<u>In section for Trees, Views and Landscapes Bylaw No. 393, harmonises penalties with bylaw; in section for new Water Bylaw No. 633 lays out penalties.</u>	

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VILLAGE OF LIONS BAY

BYLAW NO. 385, 2006

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Village of Lions Bay

**Bylaw Notice Enforcement
Bylaw No. 385, 2006**

A bylaw respecting the enforcement of bylaw notices in conjunction with the
North Shore Bylaw Adjudication Registry

The Council of the Municipality of Village of Lions Bay enacts as follows:

Part 1 Citation

- 1.1 This Bylaw may be cited as Bylaw Notice Enforcement Bylaw No. 385, 2006 (North Shore Bylaw Notice Dispute Adjudication Registry).

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Definitions

- 3.1 In this bylaw:

"**Act**" means the *Local Government Bylaw Notice Enforcement Act*;

"**Municipality**" means the Municipality of the Village of Lions Bay;

"**Registry**" means the North Shore Bylaw Notice Adjudication Registry established pursuant to Part 8 of this Bylaw.

Part 4 Terms

- 4.1 The terms in this bylaw have the same meaning as the terms defined in the Act.

Part 5 Bylaw Contraventions

- 5.1 The bylaw and bylaw contraventions designated in Schedule A may be dealt with by bylaw notice.

Part 6 Offence and Penalty

- 6.1 The penalty for a contravention referred to in Part 5 is as follows:

6.1.1 subject to subsection 6.1.2 and 6.1.3, is the Penalty amount set out in column A1 of

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Schedule A,

- 6.1.2 if received by the Municipality within 14 days of the person receiving or being presumed to have received the notice, is the Early Payment Penalty set out in column A2 of Schedule A,
- 6.1.3 if more than 28 days after the person received or is presumed to have received the bylaw notice, is subject to a late payment surcharge in addition to the penalty under subsection 6.1.1, and is the Late Payment Penalty set out in column A3 of Schedule A,

Part 7 Period for Paying a Disputed Notice

- 7.1. A person who receives a bylaw notice must, within 14 days of the date on which the person received or is presumed to have received the bylaw notice:
 - 7.1.1 pay the penalty, or
 - 7.1.2 request dispute adjudication by filling in the appropriate portion of the bylaw notice indicating either a payment or a dispute and delivering it, either in person during regular office hours, or by mail, to the Village of Lions Bay Village Office.
- 7.2 A person may pay the indicated penalty after 14 days of receiving the notice, subject to the applicable surcharge for late payment accordance with subsection 6.1.3, but no person may dispute the notice after 14 days of receiving the bylaw notice.
- 7.3 Pursuant to the requirements of section 25 of the Act, where a person was not served personally with a bylaw notice and advises the Municipality that they did not receive a copy of the original notice, the time limits for responding to a bylaw notice under Part 6 and section 7.1 of this bylaw do not begin to run until a copy of the bylaw notice is re-delivered to them in accordance with the Act.

Part 8 Bylaw Notice Dispute Adjudication Registry

- 8.1 The Registry is established as a bylaw notice dispute adjudication system in accordance with the Act to resolve disputes in relation to bylaw notices.
- 8.2 The Municipality is authorized to enter into, and the Mayor and Administrator are authorized to execute, a dispute adjudication system agreement or amended agreement with the District of North Vancouver and such other neighbouring jurisdictions as may wish to be a part of the Registry, such agreement to be attached to this bylaw as the new Schedule B upon execution by the Municipality.

[Amended by Bylaw No. 555]

- 8.3 Every person who is unsuccessful in a dispute adjudication in relation to a bylaw notice or a compliance agreement under the dispute adjudication system established under this section must pay the Municipality an additional fee of ~~\$25,125~~ for the purpose of the Municipality recovering the costs of the adjudication system.

[Amended by Bylaw No. _____, 2024]

Part 9 Screening Officers

- 9.1 The position of screening officer is established.

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9.2 The following are designated classes of persons that may be appointed as screening officers:

- 9.2.1 Chief Administrative Officer
- 9.2.2 Corporate Officer
- 9.2.3 Municipal Coordinator
- 9.2.4 ~~Chief~~ Financial Officer
- 9.2.5 Bylaw Enforcement Officer

[Amended by Bylaw No. 415, 2009]

[Amended by Bylaw No. 592, 2021]

and Council may appoint screening officers from these classes of persons by name of office or otherwise.

Part 10 Powers, Duties and Functions of Screening Officers

10.1 The powers, duties and functions of screening officers are as set out in the Act, and include the following powers:

10.1.1 Where requested by the person against whom a contravention is alleged, communicate information respecting the nature of the contravention, the provision of the bylaw contravened, the facts on which the contravention allegation is based, the penalty for a contravention, the opportunity to enter into a compliance agreement, the opportunity to proceed to the bylaw notice dispute adjudication system and the fee or fees payable in relation to the bylaw notice enforcement process;

10.1.2 To communicate with any or all of the following for the purposes of performing their functions under this bylaw or the Act:

- (a) the person against whom a contravention is alleged or their representative;
- (b) the officer issuing the notice;
- (c) the complainant or their representative;
- (d) the Municipality's staff and records regarding the disputant's history of bylaw compliance.

10.1.3 To prepare and enter into compliance agreements under the Act with persons who dispute bylaw notices, including to establish terms and conditions for compliance that the Screening Officer considers necessary or advisable, including time periods for payment of penalties and compliance with the bylaw;

10.1.4 To provide for payment of a reduced penalty if a compliance agreement is entered into, as provided in column A4 of Schedule A; and

10.1.5 To cancel bylaw notices in accordance with the Act or Municipal policies and guidelines.

10.2 The bylaw contraventions in relation to which a Screening Officer may enter into a compliance agreement are indicated in column A4 of Schedule A.

10.3 The maximum duration of a compliance agreement is one year.

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Part 11 Bylaw Enforcement Officers

11.1 Persons acting as any of the following are designated as bylaw Enforcement Officers for the purposes of this bylaw and the Act:

11.1.1 Special constables, officers, members or constables of:

(a) The provincial police force as defined in section 1 of the *Police Act*, or

(b) The Royal Canadian Mounted Police;

[Amended by Bylaw No. 415, 2009]

11.1.2 Bylaw enforcement officers appointed pursuant to the *Police Act* and *Community Charter*;

11.1.3 Local assistants to the fire commissioner under section 6 of the *Fire Services Act*;

11.1.4 Bylaw enforcement officers, licensing inspectors, building inspectors, animal control officers or other persons acting in another capacity on behalf of a municipality, regional district or local trust committee for the purpose of enforcement of one or more of its bylaws.

Part 12 Form of Bylaw Notice

12.1 The Municipality may from time to time provide for the form or forms of the bylaw notice, provided the bylaw notice complies with section 4 of the Act.

Schedules

Schedule A - Designated Bylaw Contraventions and Penalties

Schedule B – North Shore Bylaw Dispute Adjudication Registry Agreement

READ A FIRST TIME this 5th of September, 2006

READ A SECOND TIME this 5th of September, 2006

READ A THIRD TIME this 5th of September, 2006

ADOPTED this 19th of September, 2006

Mayor

Administrator

Certified a true copy of
By-law No. 385, 2006
as adopted.

Administrator

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393	3.9.1.2 (b)	Wilfully damage or cut each subsequent Significant Tree	\$6000	\$6000	\$6000	YES
393	Schedules A and B	Failure to replant in accordance with approved plan and permit	\$400	\$350	\$450	YES
GOOD NEIGHBOR BYLAW NO. 412, 2009						
412	5.1.1	Create or cause a nuisance	\$200	\$185	\$215	YES
412	5.1.2	Permit a nuisance	\$200	\$185	\$215	YES
412	5.1.3	Allow unsightly parcel	\$200	\$185	\$215	YES
412	5.1.4 (a)	Allow an unsightly accumulation	\$200	\$185	\$215	YES
412	5.1.4 (b)	Permit or cause water to collect	\$200	\$185	\$215	YES
412	5.1.4 (c)	Store rubbish where visible	\$200	\$185	\$215	YES
412	5.1.4 (d)	Place graffiti	\$100	\$90	\$110	YES
412	5.1.4 (g)	Accumulate building materials	\$100	\$90	\$110	YES
412	5.1.4 (h)	Storage or accumulation of motor vehicle	\$100	\$90	\$110	YES
412	5.2.1	Fail to abate nuisance	\$100	\$90	\$110	YES
412	5.2.2 (a)	Fail to remove unsightly accumulation	\$100	\$90	\$110	YES
412	5.2.2 (b)	Fail to prevent or clear insect infestation	\$100	\$90	\$110	YES
412	5.2.2 (d)	Fail to clear parcel of brush, noxious weeds and grass	\$100	\$90	\$110	YES
412	5.2.2 (e)	Fail to shield or deflect outdoor light	\$100	\$90	\$110	YES
412	5.2.2 (f)	Fail to repair or remove fence	\$200	\$185	\$215	YES
412	7.3.2	Interfere with, resist or obstruct authorized person	\$500	\$475	\$500	NO
TRAFFIC AND PARKING BYLAW NO. 413, 2009						
413	8 (1)	Fail to obey traffic control device	\$100	\$90	\$110	NO
413	8 (2)	Interfere with traffic control device	\$300	\$200	\$400	NO
413	8 (3)	Plant interferes with traffic control device	\$45	\$35	\$55	YES
413	8 (4)	Illegal traffic control device	\$45	\$35	\$55	YES
413	10 (a)	Park in contravention of a traffic control device	\$195	\$100	\$240	YES
413	10 (b)	Fail to display insurance decal	\$135	\$65	\$165	YES
413	10 (c)	Park on or too near crosswalk	\$135	\$65	\$165	YES
413	10 (d)	Park near traffic control device	\$135	\$65	\$165	YES
413	10 (e)	Park on bridge	\$135	\$65	\$165	YES
413	10 (f)	Park near fire hydrant/equipment	\$240	\$120	\$270	YES
413	10 (g)	Park to obstruct or interfere with traffic/maintenance	\$240	\$120	\$270	YES
413	10 (h)	Park without permit for zone	\$195	\$100	\$240	YES
413	10 (i)	Park too near driveway	\$135	\$65	\$165	YES
413	10 (j)	Park more than 72 hours	\$165	\$80	\$210	YES
413	10 (k)	Park more than 24 hours in snow	\$135	\$65	\$165	YES
413	10 (l)	Park in intersection	\$135	\$65	\$165	YES
413	11 (1)	Park extraordinary vehicle overnight	\$100	\$90	\$110	YES
413	11 (2)	Unattached trailer	\$100	\$90	\$110	YES
413	12	Park near school	\$135	\$65	\$165	NO
413	16	Fail to comply with direction of enforcement officer	\$100	\$90	\$110	NO
413	17	Hinder, obstruct or delay enforcement officer	\$100	\$90	\$110	NO
413	19	Operate sound broadcasting vehicle	\$45	\$35	\$55	NO
413	20	Drive over fire hose	\$80	\$70	\$90	NO

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413	21 (a)	Drop or spill on highway	\$45	\$35	\$55	NO
413	21 (b)	Noxious flow on highway	\$45	\$35	\$55	NO
413	21 (c)	Damage plants/grass on highway	\$100	\$90	\$110	NO
413	21 (d)	Damage or deface highway	\$100	\$90	\$110	NO
413	21 (e)	Dead animal on highway	\$45	\$35	\$55	NO
413	21 (f)	Camp on highway	\$45	\$35	\$55	NO
413	21 (g)	Make fire on highway	\$100	\$90	\$110	NO
413	21 (h)	Unsecure load	\$100	\$90	\$110	NO
413	21 (i)	Urinate/defecate on highway	\$100	\$90	\$110	NO
413	21 (j)	Overweight vehicle on highway	\$100	\$90	\$110	NO
413	21 (k)	Operate vehicle with lugged wheels	\$100	\$90	\$110	NO
413	21 (l)	Camp, loiter, imbibe alcohol in parking lot	\$100	\$90	\$110	No
413	24	Sell/display goods/services on highway	\$100	\$90	\$110	YES
413	25	Chattel/structure on highway	\$100	\$90	\$110	YES
413	26	Dumpster on highway	\$100	\$90	\$110	YES
413	27	Accumulations on highway	\$100	\$90	\$110	YES
413	28	Unfenced excavation near highway	\$100	\$90	\$110	YES
413	29	Construction obstructing highway	\$100	\$90	\$110	YES
413	31	Fail to disperse on highway when directed	\$100	\$90	\$110	NO
413	32	Skate/blade/scoot without helmet	\$45	\$35	\$55	NO
ANTI-IDLING BYLAW NO. 416, 2010						
416	3	Unlawful idling	\$100	\$90	\$110	YES
FIRE BYLAW NO. 428, 2011						
428	27	Unauthorized entry to area limited for Fire Rescue purposes	\$100	\$80	\$120	NO
428	28	Hinder Fire Rescue operations	\$450	\$425	\$475	NO
428	29	Damage or destroy Fire Rescue apparatus or equipment	\$450	\$425	\$475	NO
428	30	Drive vehicle over Fire Rescue equipment without permission	\$100	\$80	\$120	NO
428	31	Falsely represent to be Fire Rescue member	\$100	\$80	\$120	NO
428	32	Obstruct/interfere with approach to Fire Rescue incident	\$200	\$180	\$220	NO
428	33	Interfere with fire hydrant	\$450	\$425	\$475	NO
428	34	Fail to maintain clearance around fire hydrant	\$50	\$40	\$60	YES
428	35	Fail to address fire hazard when ordered	\$450	\$425	\$475	YES
428	36	Construct fire pit or fire ring	\$100	\$80	\$120	YES
428	37	Burn wood outside a building	\$100	\$80	\$120	NO
428	38	Open burning	\$100	\$80	\$120	NO
428	39	Drop burning substance into or near combustible material	\$100	\$80	\$120	NO
428	40	Burn or use combustion device outside when banned	\$100	\$80	\$120	YES
428	41	Burn unauthorized material inside or outside a building	\$100	\$80	\$120	NO
428	42	Use water contrary to designated purpose, hours or methods	\$100	\$80	\$120	NO
428	44	Fail to install sprinklers in new residence	\$450	\$425	\$475	YES
428	45	Fail to install sprinklers during alteration to residence	\$450	\$425	\$475	YES

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428	46	Fail to install fire extinguisher	\$100	\$80	\$120	YES
428	47	Fail to install smoke alarms	\$100	\$80	\$120	YES
428	48	Use fireworks when under age 18	\$50	\$40	\$60	NO
428	49	Use unauthorized Consumer Fireworks	\$100	\$80	\$120	NO
428	50	Use High Hazard Fireworks	\$200	\$180	\$220	NO
428	52	Fail to comply with order to address violations, requiring re-inspection	\$450	\$425	\$475	YES
PESTICIDES BYLAW NO. 430, 2011						
430	3	Use of pesticide for cosmetic purposes	\$250	\$225	\$275	NO
430	4	Use of non-permitted pesticide	\$250	\$225	\$275	NO
PARKS REGULATIONS BYLAW NO. 448, 2012						
448	5.1	Damage park	\$500	\$475	\$500	YES
448	5.2	Molest animals or birds	\$100	\$90	\$100	NO
448	5.3	Contaminate water in park	\$500	\$465	\$500	NO
448	5.4	Release water in park	\$500	\$465	\$500	NO
448	5.5	Improper climbing on structure	\$100	\$90	\$110	NO
448	5.6	Litter in park	\$100	\$90	\$110	NO
448	5.7	Unlawful waste in park receptacle	\$100	\$90	\$110	NO
448	6.1	Fireworks in park	\$250	\$230	\$270	NO
448	6.2	Make fire in park	\$100	\$90	\$110	NO
448	6.3	Improper barbecue in park	\$100	\$90	\$110	NO
448	6.5	Place burning substance in park	\$250	\$230	\$270	NO
448	6.6	Enter park at fire risk	\$250	\$230	\$270	NO
448	7.1	Sell/display goods/services in park	\$100	\$90	\$110	YES
448	7.2	Advertise in park	\$100	\$90	\$110	YES
448	7.3	Amplified noise in park	\$100	\$90	\$110	NO
448	8.1	Organized activity in park with no contract	\$100	\$90	\$110	NO
448	9.1	Operate motorized watercraft near beach	\$250	\$230	\$270	NO
448	9.2	Motorized vehicle or device in park	\$250	\$230	\$270	NO
448	9.3	Unauthorized entry to closed park	\$250	\$200	\$300	NO
448	10.1	In park outside open hours	\$250	\$200	\$300	NO
448	10.3	Enter or remain in closed or restricted park	\$450	\$400	\$500	NO
448	11.1	Create a nuisance in park	\$250	\$200	\$300	NO
448	11.2	Obstruct use and enjoyment of park	\$250	\$200	\$300	NO
448	11.3	Fail to comply with direction of enforcement officer	\$250	\$200	\$300	NO
448	11.4	Obstruct or delay enforcement officer	\$250	\$200	\$300	NO
448	11.5	Urinate/defecate in park	\$250	\$200	\$300	NO
448	12.1	Store watercraft on beach	\$100	\$90	\$100	YES
448	12.2	Camp in park	\$250	\$200	\$300	NO
448	12.3	Prohibited sport in park	\$100	\$90	\$110	NO
WASTE COLLECTION BYLAW NO. 455, 2013						
455	5	Excess garbage	\$60	\$50	\$70	NO
455	6	Fail to securely house wildlife attractants	\$300	\$280	\$320	YES
455	7a	Waste receptacle placement requirements	\$60	\$50	\$70	NO
455	7b	Solid Waste out before 5 am	80	70	90	NO
455	7c	Waste receptacle removal requirements	60	50	70	NO
455	8	Recycling requirements	\$60	\$50	\$70	YES
455	9	Green Waste requirements	\$60	\$50	\$70	YES
455	10	No liquids	\$60	\$50	\$70	NO

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455	11	Prohibited Waste	\$150	\$120	\$180	YES
455	12	Placing for collection inappropriate substance	\$60	\$50	\$70	NO
455	20	Storage not wildlife resistant, single family residential	\$150	\$120	\$180	YES
455	21	Storage not wildlife resistant, multi-family and commercial	\$150	\$120	\$180	YES
455	23a	Fail to keep wildlife resistant container closed and secure	\$80	\$70	\$90	NO
455	23b	Fail to repair wildlife resistant container	\$60	\$50	\$70	NO
455	24	Feeding or attracting dangerous wildlife	\$300	\$280	\$320	YES
455	25	Bird feeders accessible to dangerous wildlife	\$150	\$120	\$180	YES
455	26	Beehives unprotected from dangerous wildlife	\$150	\$120	\$180	YES
455	27	Outdoor fridge or freezer accessible to dangerous wildlife	\$150	\$120	\$180	YES
455	28	Prohibited materials in compost	\$150	\$120	\$180	YES
ANIMAL CONTROL & LICENSING BYLAW NO. 461, 2014						
461	5.1	No dog license	\$85	\$75	\$95	YES
461	5.5	No dog tag	\$40	\$30	\$50	YES
461	6.3	Fail to remove dog waste	\$60	\$50	\$70	NO
461	6.6.1	Dog at large	\$85	\$75	\$95	NO
461	6.6.5	Allow dog barking	\$85	\$75	\$95	NO
461	6.6.6	Keep more than three dogs	\$110	\$100	\$120	YES
461	6.7.1	Dog in prohibited area	\$60	\$50	\$70	NO
461	7.1(a)	Fail to provide food or water	\$60	\$50	\$70	NO
461	7.1(c)	Fail to exercise dog	\$60	\$50	\$70	NO
461	7.1(e)	Fail to provide medical care for dog	\$60	\$50	\$70	NO
461	7.2	Fail to provide proper shelter for dog	\$60	\$50	\$70	NO
461	7.4	Choke collar/neck cord used to tether	\$60	\$50	\$70	NO
OUTDOOR WATER USE BYLAW NO. 484, 2015						
484	4.1 a)	Use Municipal Water not in accordance with bylaw	\$100	\$75	\$125	YES
484	4.1 b)	Waste Municipal Water	\$200	\$150	\$250	NO
484	6.1	Fail to Follow-follow Water Conservation Level 1	\$100	\$75	\$125	NO
484	6.1	Fail to Follow-follow Water Conservation Level 2	\$150	\$125	\$175	NO
484	6.1	Fail to Follow-follow Water Conservation Level 3	\$200	\$175	\$225	NO
ZONING AND DEVELOPMENT BYLAW NO. 520, 2017						
520	3.2	Non-compliance with bylaw	\$300	\$250	\$350	NO
520	4.3	Use prohibited in all zones	\$475	\$450	\$500	NO
520	4.3.7	Short-term rental without a Temporary Use Permit	\$475	\$450	\$500	NO
520	4.5	Accessory building, structure or use not permitted	\$400	\$350	\$450	NO
520	4.10	Fence or retaining wall contrary to bylaw	\$300	\$250	\$350	NO
520	4.11	Visibility obstruction contrary to bylaw	\$250	\$200	\$300	NO
520	4.12	Home-based business contrary to conditions	\$300	\$250	\$350	YES
520	4.13-4.14	Off-street parking requirements not met	\$350	\$300	\$400	YES

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[Amended by Bylaw No. 533, 2017]
[Amended by Bylaw No. 555, 2019]
[Amended by Bylaw No. 577, 2020]
[Amended by Bylaw No. 580, 2020]
[Amended by Bylaw No. 594, 2021]
[Amended by Bylaw No. 592, 2021]
[Amended by Bylaw No. , 2025]

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Schedule B

NORTH SHORE BYLAW NOTICE DISPUTE ADJUDICATION REGISTRY AGREEMENT

This Agreement, dated the _____ day of _____, 2019

BETWEEN:

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER, 355 West Queens Road,
North Vancouver, BC, V7N 4N5

("DNV")

AND:

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER, 750-17th Street, West
Vancouver, British Columbia, V7V 3T3

("DWV")

AND:

BOWEN ISLAND MUNICIPALITY, Box 279, 981 Artisan Lane, Bowen Island, British Columbia,
V0N 1G0

("BIM")

AND:

THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY, Box 141, 400 Centre Road, Lions
Bay, British Columbia, V0N 2E0

("VLB")

Witnesses that Whereas:

- A. Local governments have the authority under the Act to adopt a bylaw designating certain bylaw contraventions that can be enforced by way of bylaw notice as an alternative to traditional bylaw enforcement mechanisms; and,
- B. Two or more local governments may enter into an agreement, adopted by a bylaw of each local government that is party to it, to provide for the joint administration of a local government bylaw notice dispute adjudication system; and,
- C. The Parties have established the Registry pursuant to the Act and they jointly administer and share the costs the Registry; and,
- D. The Parties have agreed to administer the Registry in accordance with the terms and conditions set out in this Agreement;

Document: 3917541

NOW THEREFORE, in consideration of the mutual promises contained herein, the Parties agree as follows:

Definitions

1. In this Agreement:

“**Act**” means the *Local Government Bylaw Notice Enforcement Act*;

“**Agreement**” means this Agreement;

“**Authorizing Bylaws**” means the bylaws adopted by the Councils of each of the Parties authorizing this Agreement;

“**Bylaw Notice**” has the meaning given to it in the Act;

“**Oversight Committee**” means the North Shore Bylaw Notice Dispute Adjudication Registry’s Oversight Committee;

“**Parties**” means all of the signatories to this Agreement and any other local authorities which may become signatories to this Agreement from time to time;

“**Party**” means any one of the Parties;

“**Registry**” means the North Shore Bylaw Notice Dispute Adjudication Registry established by this Agreement;

Joint Registry

2. The Parties to this Agreement agree to jointly operate a local government bylaw notice dispute adjudication system to be known as the North Shore Bylaw Notice Dispute Adjudication Registry. It is further agreed that the DNV will operate the Registry on behalf of the Parties.

Operating Concept

3. The DNV will establish, fund and operate the Registry. The DNV will recover its costs of operating the Registry by charging the other Parties on a per-adjudication basis for their proportional use of the Registry’s services.

Registry Oversight

4. The Parties agree to establish the Oversight Committee. Each Party will appoint one representative to serve on the Oversight Committee. The Parties agree that representatives will be paid employees of their respective local governments and will not be remunerated by the Registry.

5. The Parties agree that the purpose of the Oversight Committee is to ensure that:
- a) the Registry is operating in compliance with the Act and Authorizing Bylaws;
 - b) the operation of the Registry is meeting the needs of the Parties; and,
 - c) the expenses of the Registry remain reasonable and the per-adjudication cost recovery mechanism remains fair.

Operations and Logistics

6. The Parties agree that:
- a) the Registry will be located in the municipal offices of the DNV, 355 West Queens Rd, North Vancouver, B.C., V7N 4N5;
 - b) the Registry will administer the bylaw notice dispute adjudication system;
 - c) disputes will be heard by an adjudicator in the circumstances prescribed in the Act and Authorizing Bylaws;
 - d) the DNV will select the adjudicators who may hear and determine disputes from the provincial roster of adjudicators established by the Attorney General pursuant to the Act;
 - e) adjudicators will be assigned to individual disputes in the manner prescribed by the applicable regulation pursuant to the Act or policy established by the Oversight Committee;
 - f) responsibility for the appointment, administration and funding of the position of screening officer will reside with each Party individually and will not in any way be a function of the Registry; and,
 - g) The DNV will provide and supervise all administrative services required by the Registry, subject to the following:
 - i) the collection of any fees, fines or penalties levied against an unsuccessful party in the dispute adjudication process will be the responsibility of the relevant Party if not collected by the Registry immediately following the adjudication; and,
 - ii) any penalty arising directly out of the bylaw notice itself may be paid to the relevant Party or to the Registry,

and any amounts collected by or paid to the Registry pursuant to (i) and (ii) will be credited to the relevant Party and subtracted from the amount owing by that Party for their proportional use of the dispute adjudication system.

Finance, Invoicing and Reporting

7. Each Party is responsible for its own start-up and any other costs with respect to its participation in the Registry.
8. The budget year of the Registry is the calendar year.
9. The DNV will prepare an annual operating budget for the Registry within the DNV corporate budgeting process and will fund the operation of the Registry from this budget. The DNV will recover its costs of operating the Registry, plus an administrative fee for establishing, funding and administering the Registry, from the other Parties.
10. The Registry operating budget will be based on the annual number of adjudications anticipated from each Party. The budget will set out the operational funds required by the Registry for the carrying out of its mandate and responsibilities, including:
 - a) the estimated operational expenditures for:
 - i) office and administration including financial reporting and administrative services;
 - ii) bylaw dispute adjudicators; and
 - iii) other functions of the Registry;
 - b) the anticipated revenues (if any) of the Registry;
 - c) the difference between estimated revenues and operational expenditures for the Registry; and,
 - d) the anticipated cost per adjudication that will form the basis for invoicing Parties for use of the Registry's services.
11. Each Party must pay for its proportional use of the Registry's services. The DNV will issue an invoice for such costs (less any amounts collected directly by the Registry and deducted in accordance with section 6(g)) following each day of adjudication. The Party will pay the DNV the amount in the invoice within thirty (30) days of receipt of such invoice.
12. The Parties agree that all costs relating to legal services, witnesses, screening officers and bylaw enforcement officers as they pertain to the dispute adjudication process, and to the activities of the Registry more generally, will be borne by the relevant Party which issued the bylaw notice in question and will not be borne by the Registry or by the DNV on behalf of the Registry.
13. No Party, nor the DNV in the name of the Registry, shall incur expenses or indebtedness on behalf of, or in the name of, the Registry outside of those in the approved DNV annual operating budget for the Registry. Requests for additional expenditure or the incurring of indebtedness must be made to the Oversight Committee. If supported by the Oversight Committee, the request will be forwarded to the DNV. The Chief Financial Officer for the DNV

shall review all such requests that are additional to the approved annual operating budget for the Registry and has sole discretion to approve, subject to adhering to DNV budget approval processes and timeframes, or to reject such requests.

14. The DNV will ensure that its General Manager of Finance conducts and oversees the financial reporting and record keeping of the Registry based on normal municipal finance procedures, subject to the requirements outlined in this Agreement. With respect to financial administration of the Registry, the Chief Financial Officer for the DNV will:
- a) exercise the duties and powers of the officer responsible for financial administration as provided in the *Community Charter* in maintaining the financial records for the Registry on behalf of the Parties;
 - b) ensure that accounting and payroll records of the Registry are properly prepared and maintained, such records to include payroll, accounts payable, cash receipts and disbursements, accounts receivable, general ledger, subsidiary cost ledger, financial statements and reports and supporting documents to the foregoing;
 - c) provide, when possible, any additional financial reports or analysis that the Oversight Committee may request; and,
 - d) direct employees and officers of the Registry to the extent necessary to ensure that the systems and procedures established for financial controls are in effect and are in accordance with the *Community Charter*.
15. The DNV will cooperate with any reasonable request by a Chief Financial Officer for a Party for access to financial records, user statistics and other information of the Registry. The Chief Financial Officer of a Party may, acting reasonably, with a view to minimizing the administrative burden on the DNV and no more than once per year of the term of this Agreement, conduct audits or examinations to obtain information or determine that adequate financial controls are being maintained for the Registry.

Indemnity and Insurance

16. The Parties agree that in the event that the DNV is named in a legal action arising in any way, directly or indirectly, from the operation or administration of the Registry or any adjudication conducted pursuant to this Agreement, then the Party who issued the Bylaw Notice associated with or giving rise to the legal action will indemnify the DNV for all of its costs, including staff time and solicitors and professional fees and disbursements, for responding to and defending against such legal action except in the case of dishonesty, gross negligence or malicious or wilful misconduct by the DNV. Such costs will be paid within 30 days of receipt of an invoice for same from the DNV.
17. Each Party is responsible for maintaining its own liability insurance in respect of its participation in this Agreement. Such insurance must cover any liability that may arise from the negligence of such Party related directly or indirectly to or arising in any way from participation in this Agreement. Each Party must immediately inform the other Parties if the insurance coverage required herein is cancelled, expired or has otherwise lapsed.

General Provisions

18. The Parties will negotiate in good faith any proposed amendment(s) to this Agreement upon request by any Party. All amendments to this Agreement must be in writing and executed by each Party.

19. The Parties will submit any dispute arising out of the interpretation or application of this Agreement:

- a) first, to the Oversight Committee to resolve the dispute;
- b) second, if the Oversight Committee is unable to resolve the dispute within sixty (60) days, to the Chief Administrative Officers of the Parties; and,
- c) third, if the Chief Administrative Officers are unable to resolve the dispute within sixty (60) days, to the Inspector of Municipalities or, at the election of the Parties, to a commercial arbitrator appointed by agreement or, failing agreement, appointed pursuant to the *Commercial Arbitration Act*, for final determination and the determination of the Inspector or arbitrator as applicable will be final and binding upon the Parties.

20. Any Party may withdraw from this Agreement upon six (6) months' written notice to the other Parties.

21. This Agreement comes into effect on the date noted above.

**VILLAGE OF LIONS
BAY**

Bylaw No. 385, 2006

IN WITNESS WHEREOF the Parties have executed this Agreement on the date above written:

THE CORPORATE SEAL of THE)
CORPORATION OF THE DISTRICT OF)
NORTH VANCOUVER was hereunto)
affixed in the presence of:)

_____)) C/S
Mayor)

_____))
Municipal Clerk)

THE CORPORATE SEAL of THE)
CORPORATION OF THE DISTRICT OF)
WEST VANCOUVER was hereunto affixed in)
the presence of:)

_____)) C/S
Mayor)

_____))
Municipal Clerk)

THE CORPORATE SEAL of BOWEN)
ISLAND MUNICIPALITY was hereunto)
affixed in the presence of:)

_____)) C/S
Mayor)

_____))
Municipal Clerk)

THE CORPORATE SEAL of THE)
MUNICIPALITY OF THE VILLAGE OF)
LIONS BAY was hereunto affixed in the)
presence of:)

_____)) C/S
Mayor)

_____))
Municipal Clerk)

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VILLAGE OF LIONS BAY FOLLOW-UP ACTION ITEM LIST

ACTION NO.	DATE	ITEM/ACTION/DESCRIPTION	PERSON	STATUS
361	As of February 2026	Staff to report back with proposed locations for public toilets in the centre of the Village. Beach washrooms have been designated.	DOO & CAO	Ongoing, review options for temp. facilities in summer.
364	December 2, 2025	Staff to look at completing an accessible parking audit and potential grant funding via SPARC, due March 2026	Bylaw Schedule a CotW for discussion	Deadline passed
366	January 6, 2026	CAO to share with Council the draft report from Metro Vancouver (for which he was consulted), on the topic of Emergency Management and small communities.	CAO	No update
367	December 2, 2025	Staff to develop an active transport plan to apply for / accept TransLink's contribution.	CAO	Ongoing
368	January 20, 2026	Staff to produce framework and decision points of a Parking Plan	CAO & BEO	In progress
370 & 371	February 3, 2026	Staff to apply to the Federation of Canadian Municipalities Green Municipal Fund for a Municipal Fleet Electrification Transition Study, once complete, Staff to prepare an RFP for a consultant to deliver the Municipal Fleet Electrification Transition Study	DOO	In progress
372	February 3, 2026	Strategic Priorities be brought back for revision to account for new projects.	CAO	For May 5 agenda
373	February 3, 2026	Staff execute and agreement with Elect-Tech for noise monitoring sensors and software.	DOO	In progress
374	April 7, 2026	Staff provide the parking financial figures.	CAO, FO	Complete
375				

STAFF REPORT

DATE: 2026-04-16 **FILE:** FN-2025-005
TO: Council
FROM: Joe Chirkoff, Financial Officer
RE: **2026 - 2030 Five Year Financial Plan Bylaw**

BACKGROUND:

The bylaw has been recommended to Council by the Committee of the Whole for first and second reading. As per the Community Charter section 165(1), each year Council must adopt a five-year financial plan bylaw before adoption of the tax rate bylaw and before May 15.

OPTIONS:

1) Approve the recommendation above;

FOLLOW UP ACTION:

For adoption at the April 21, 2026, regular Meeting of Council.

FINANCIAL CONSIDERATIONS:

None.

LEGAL CONSIDERATIONS:

None.

RECOMMENDED RESOLUTION:

THAT the *2026 – 2030 Five Year Financial Plan Bylaw No. 655, 2026*, be adopted.

Respectfully submitted,



Joe Chirkoff



Financial Officer

Attachments:

- (1) 2026 - 2030 Five Year Financial Plan Bylaw No. 655, 2026.
- (2) Schedule A – Consolidated Financial Plan
- (3) Schedule B – Statement of Objectives and Policies



2026 – 2030 Five Year Financial Plan Bylaw No. 655, 2026

Adopted: *, 2026**

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0
Phone: 604-921-9333 Fax: 604-921-6643
Email: office@lionsbay.ca Web: www.lionsbay.ca

**2026 – 2030 FIVE YEAR FINANCIAL PLAN
BYLAW NO. 655, 2026**

A bylaw to approve the Five Year Financial Plan for the years 2026 – 2030 inclusive

Pursuant to the provisions of section 165 (1) of the *Community Charter*, the Municipal Council caused to be prepared a Five Year Financial Plan for the period 2023 to 2027 inclusive and the Municipal Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "**2026 – 2030 Five Year Financial Plan Bylaw No. 655, 2026**".
2. The 2025 - 2029 Five Year Financial Plan Bylaw No. 646, 2025 (adopted on May 14, 2025) is hereby repealed.
3. The Council does hereby adopt the Five Year Financial Plan for the years 2026-2030 inclusive, for each year of the plan, as set out in Schedules A and B, attached to this Bylaw and forming a part thereof, as follows:

Schedule A: Consolidated Financial Plan
 Schedule B: Statement of Objectives and Policies

READ A FIRST TIME	November 18, 2025
READ A SECOND TIME	November 18, 2025
READ A THIRD TIME	December 2, 2025
ADOPTED	XXX 2025

Mayor

Corporate Officer

**Certified a true copy of
2026 – 2030 Five Year Financial Plan
Bylaw No. 655, 2026 as adopted.**

Corporate Officer

SCHEDULE B

Statement of Objectives and Policies

Funding Sources

Table 1 shows the proportion of total revenue that is proposed to come from each funding source as described in Section 165(7) of the *Community Charter*.

In 2026, property taxes include a 3.0% tax increase and \$210,372 of revenue from a 10% infrastructure levy that was initiated by Council in 2019. Grant revenue includes proceeds from infrastructure grants awarded, gas tax funding, and the small community grant. Utility fees and rates include a 5% increase in water, solid waste and wastewater user fees. The majority of fees, licenses and permits revenue comes from building permits, parking fines and parking meters. In 2021, the Village adopted a Parcel Tax Bylaw to recover the costs of a new Wastewater Treatment Plant over a ten year period.

Objective

- The municipality will continue to look for opportunities to reduce the percentage of revenue that comes from property taxation by pursuing alternate revenue sources.

Policies

- Annual user rates for water, sewer and solid waste utilities are established to cover all operating and capital costs of the utility, and where possible, a portion of amortization.
- Where feasible, the municipality charges user fees for services and reviews these fees annually.
- Apply for grant opportunities to cover the cost of infrastructure replacement.

Table 1: Sources of Revenue		
Revenue Source	% of Total Revenue	Dollar Value
Property Taxes	45.67%	2,314,087
Grants	6.51%	330,000
Utility Fees and Rates	30.70%	1,555,650
Fees, Licenses and Permits	8.93%	452,679
Other Revenue	6.24%	315,986
Parcel Taxes	1.95%	98,606
TOTAL	100.0%	5,067,009

Property Tax Distribution

Table 2 outlines the distribution of property tax revenue among the property classes. The residential property class provides the largest proportion of property tax revenue. This is appropriate because the residential property class forms the largest portion of the assessment base and consumes the majority of the municipality’s services.

Objective

- To set tax rates based on the principle of equity and responsiveness to economic goals.

Policies

- The municipality will review and compare their distribution of property tax rates to other municipalities with similar property class compositions.
- The municipality sets the class multiple for recreation equal to residential and sets the class multiple for utilities to the maximum allowed by the Province.

Table 2: Distribution of Property Tax Rates

Property Class	% of Total Property Taxation	
	2026	2025
Residential (1)	98.40%	98.13%
Utilities (2)	1.15%	1.43%
Business (6)	0.28%	0.26%
Recreation (8)	0.17%	0.18%
TOTAL	100.00%	100.00%

Permissive Tax Exemptions

The Village of Lions Bay has no permissive tax exemptions in effect at this time as there are no qualifying organizations.

STAFF REPORT

DATE: 2026-04-16 **FILE:** FN-2026-005
TO: Council
FROM: Joe Chirkoff, Financial Officer
RE: **Tax Rates Bylaw No. 664, 2026**

RECOMMENDATION

THAT the *Tax Rates Bylaw No. 664, 2026* be given three readings.

KEY INFORMATION

As per the Community Charter section 197(1), each year Council must adopt a tax rate bylaw after adoption of the financial plan but before May 15. The financial plan has been given three readings and has been presented for adoption.

OPTIONS

- 1) Approve the recommendations above;
- 2) Amend the bylaw and direct staff to bring it back for reading at the next Council Meeting.

FOLLOW UP ACTION

Assuming the recommendation is approved, staff will recommend the Tax Rates Bylaw for adoption at the next regular council meeting.

Respectfully submitted,



Joe Chirkoff
Financial Officer

ATTACHMENTS

- (1) Tax Rates Bylaw No. 664 2026



Tax Rates Bylaw No. 664, 2026

Adopted: *

PO Box 141, 400 Centre Road, Lions Bay, BC V0N 2E0
Phone: 604-921-9333 Fax: 604-921-6643
Email: office@lionsbay.ca Web: www.lionsbay.ca

TAX RATES BYLAW NO. 664, 2026

**A bylaw for the levying of rates for
Municipal and Regional District purposes for the year 2026.**

The Council of the Village of Lions Bay, in open meeting assembled, enacts as follows:

1. The following rates are hereby imposed and levied for the year 2026 on the taxable land and improvements as set out in the assessment roll:
 - a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Column "A" of Schedule "A" attached hereto and forming a part hereof.
 - b) For all lawful infrastructure purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule "A" attached hereto and forming a part hereof.
 - c) For purposes of the Metro Vancouver Regional District on the assessed value of land and improvements taxable for regional hospital district purposes, rates appearing in Column "C" of Schedule "A" attached hereto and forming a part hereof.
2. This Bylaw may be cited as "Tax Rates Bylaw No. 664, 2026"

READ A FIRST TIME -
READ A SECOND TIME -
READ A THIRD TIME -

ADOPTED -

Mayor

Corporate Officer

**Certified a true copy of
Tax Rates Bylaw No. 664, 2026 as adopted.**

Corporate Officer

SCHEDULE "A"**Forming part of Tax Rates Bylaw No. 664, 2026****TAX RATES****(Dollars of tax per \$1,000.00 taxable value)**

Property Class	A General Municipal	B Infrastructure Levy	C Metro Vancouver Regional District
1. Residential	1.6776	0.1700	0.0628
2. Utilities	40.0000	-	0.2226
6. Business and Other	4.7642	0.1700	0.1558
8. Recreation / Non-Profit	1.6776	0.1700	0.0628

Type	Committee Recommendation		
Title	Infrastructure Report to Council.		
Author	Neville Abbott	Reviewed By:	Anthony Greville
Date	April 15, 2026	Version	
Issued for	April 21, 2026, Regular Council Meeting		

Recommendation:

THAT Council provide direction to staff with respect to the updating of the Piteau Report (2005) for well water study. As per IC recommendation in attached draft minutes.

The I.C. recommends that after approval of budget item for the updating of the Piteau Report (2005) Council direct Staff discuss the next steps at an IC meeting before actioning the resolution.

Motion:

That Council direct Staff to discuss the execution of the updating of the Piteau Report (2005) at the next IC meeting.

Key Information:

1. At June 24 2025, RCM - the IC recommended that “Council approve the inclusion of \$20k for the updating of the Piteau Report as a next step to explore the option of drilling wells for additional water in Lions Bay.
2. In the November 4, 2025, RCM – resolution “THAT Council approve the inclusion of \$20,000 for the updating of the Piteau Report (2005).”

Attachments:

- (1) Draft minutes from Infrastructure Committee meeting of April 14, 2026.
- (2) Minutes of RCM November 4, 2025.

Options to Pursue Desired Result:

- (1) Council resolve to action IC recommendations.

Communication Plan: not required.

Approval of previous minutes.

Approved minutes from Infrastructure Committee meeting of January 13, 2026



MINUTES

INFRASTRUCTURE COMMITTEE MEETING

VILLAGE OF LIONS BAY

**14 April, 2026, 6:00 p.m.
Council Chambers, 400 Centre Road, Lions Bay
And Via Zoom Video Conference**

In Attendance : Councillor Neville Abbott (NTA) – Chair.
Councillor Michael Broughton (MB)
Councillor Ron McLaughlin (RM)
Committee Member Anthony Greville (ASG)
Committee Member Hilary Monfared (HM) – via Zoom.
Committee Member Brian Ulrich (BU).

Absent : Mayor Ken Berry (KB).
Committee Member Mark Ignas (MI)

Staff In Attendance :

1. Call to Order.

The Chair called the meeting to order at 18:08.

2. Adoption of Agenda.

That the Agenda of 14 April, 2026, be adopted with one modification; Item 6.2 was moved to the end of the meeting to allow for a complete discussion.

CARRIED

3. Public Participation.

No public comments or delegation were forthcoming.

4. Approval of Minutes of Prior Meetings.

4.1 Infrastructure Committee Meeting - 13 January, 2026.

THAT the Infrastructure Committee Meeting Minutes of 13 January, 2026, be approved. The Minutes were approved; the Discussion Section requires a modification in that the Action Table was not current. The necessary change will be made as it does not affect the official recorded minutes.

CARRIED

5. Business Arising from the Minutes.

6.1 Well Water Report – It was agreed to reinforce previous discussions that the I.C. would like to request input into the scope of the Well Water Source Up-date report before Staff write/prepare the RFP and the contract awarded. The Committee recognizes the value of pursuing the Well Water option; however, it feels simply up-dating the existing reports will not serve the Village's best interests.

The geology of the mountainsides likely has not changed over the past 20 years, and what is really required is a review to highlight the two well water locations with the greatest potential to provide a meaningful supply of raw water; these sites cannot be Ranney Wells. Further, for both these best locations, a cost estimate to extract said water flow is necessary. The estimate should include road building, bridge building, site levelling, drilling operations, and subsequently supply of electrical power, pumping equipment and distribution insulated transfer lines to the existing disinfections plants within Village boundaries.

6. Unfinished Business.

6.2 Infrastructure Master Plan Review – The Committee, in the time available, reviewed the status of the 9 Highest and 24 High Priority Items from the 2016 Infrastructure Master Plan. The next meeting will be set aside to review the 15 Moderate, 9 Low and 4 Lowest items. Subsequent to this, additions will be made to the master list of project, and a complete re-prioritization conducted to help inform the next Council, who being their office term in November, 2026.

The I.C. would like to note that all 9 Highest Priority Items will be satisfied once the current Universal Water Metering project is complete, sometime in late 2026, or early 2027. This is a positive that should be recognized by the Village and staff should be publicly thanked (especially as they completed much of this work during the Covid years).

[2]

Of the 24 High Priority Items, approximately 50% have been completed, so there is still work to be pursued in this regard. It is noted that some High Priority Items appear twice, once as a survey/design/engineer requirement, and once as a construct/complete line item.

7. Reports.

- None

8. Resolutions.

The I.C. recommends that subsequent to the approval of 2026 Village budget item relating to the updating of the Piteau Associated Engineering Ltd. Report from 2005, Council direct Staff discuss the next steps at an I.C. meeting prior to actioning the tender process.

9. New Business.

10. Public Questions and Comments.

No public comments or delegation were forthcoming.

11. Adjournment.

THAT the Infrastructure Committee Meeting be adjourned at 20:07.

CARRIED

12. Next Meeting.

Next meeting of the Infrastructure Committee was scheduled for 12 May, 2026.

Chair

Corporate Officer

Date Adopted by Committee:



INFRASTRUCTURE COMMITTEE MEETING
OF THE VILLAGE OF LIONS BAY

HELD ON TUESDAY, 14 April, 2026 AT 6:00 PM
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY
AND VIA ZOOM VIDEO CONFERENCE

Discussion and Background Notes

Contribution by : Anthony Greville (ASG)

Also in attendance : Councillor Neville Abbott (NTA) – Chair
Councillor Michael Broughton (MB)
Councillor Ronald McLaughlin (RM)
Committee Member Hilary Monfared (HM)
Committee Member Brian Ulrich (BU)

Absent : Mayor Ken Berry (KB)
Committee Member Mark Ignas (MI)

Staff :

Discussion and Background Notes.

Identifier	Description	Responsible	Status
23112	Convene a February I.C. Round Table Meeting to focus on a 10 and 20 year horizon plan to identify the new	NTA/All	

	and replacement infrastructure requirements and related expenses.		
23117	BU will review the SCADA system on behalf of the I.C. and work with the PWM to up-grade the hardware and software. A Requirements Document is anticipated at mid 2024.	BU/PWM	Partial
23121	HM to assist the PWM in preparing REQ/RFP documentation for estimate and work on water main replacement Creekview Place and for the estimate for Highview Place. HM to assist the PWM and CAO in reviewing submissions once received.	HM/PWM	
24073	In light of discussion at the 03 July Finance and Audit Committee Meeting, the documents relating to asset management and asset replacement funding deficiencies need to be up-dated and presented to the F & A C, the CAO and staff and the Village as a whole. This should be an early Fall project for this group.	All	
24081	BU to set up and manage a Google Drive (or similar) to manage the water supply data as it is collected.	BU	
24112	The I.C. should provide direction and support to Staff in order for the Village to prepare an Active Transport Plan. Coordinating same with the Climate Action Committee should be evaluated.	HM	
25031	An action step resulting from the Long Term Water Supply Strategy discussions, is the I.C. is to work with staff to put forward a recommendation to Council outlining the preferred steps to determine if well water has sufficient supply, recharge capacity and quality to be considered a viable option as a water source for peak shaving application.	ASG/DOO	
25032	ASG to prepare a training package for staff relating to UVT, chlorine dosage and distribution system residual, disinfection, required Ct, and water storage times as they relate to the ENSuRe protocol (Fall 2025).	DOO/ASG/BU	
025041	The I.C. will submit a recommendation to Council to direct Staff to contact the B.C. Ministries of Health and Environment regarding information and protocols for a license to drill a test well on Crown Land, to possibly expand any suitable test well to a production well(s),	NTA	

	and to allow well water to be properly conditioned prior to addition to the municipal water supply system.		
25042	The I.C. will submit a recommendation to Council to direct Staff to engage a suitably qualified professional hydrogeologist to determine the most favourable location to drill a test well that will not compromise our existing water licenses by installing a Ranny Well.	NTA	
25061	The I.C. will begin a 10 year review of the IMP with the intention of up-dating all action items, adding in necessary new items, re-prioritizing action items, and, where possible, obtain current budget estimates for eh high priority items.	All	

NOTES :

XXX



MINUTES

REGULAR MEETING OF COUNCIL

VILLAGE OF LIONS BAY

November 4, 2025, 6:00 p.m.

**Council Chambers, 400 Centre Road, Lions Bay
And Via Zoom Video Conference**

In Attendance: Mayor Ken Berry
Councillor Neville Abbott
Councillor Michael Broughton
Councillor Jaime Cunliffe
Councillor Ron McLaughlin

Staff In Attendance: Chief Administrative Officer, Ross Blackwell
Deputy Corporate Officer, Kristal Kenna (Recorder)

1. Call to Order

Mayor Berry called the meeting to order at 6:00 PM

2. Closure of Council Meeting

Moved by: Councillor McLaughlin

Seconded by: Councillor Abbott

THAT the meeting be closed to the public on the basis of matters to be considered under the following sections of the Community Charter and where required, the Council does consider that the matters could reasonably be expected to harm the interests of the municipality if they were held in public:

(c) labour relations or other employee relations;

(g) litigation or potential litigation affecting the municipality;

CARRIED

3. Reporting out from Closed portion of Meeting

The open session of the meeting resumed at 7:00 PM

There was nothing to report out.

4. Adoption of Agenda

Moved by: Councillor McLaughlin

Seconded by: Councillor Abbott

That the Agenda of November 4, 2025, be adopted as amended.

CARRIED

Amendment:

Moved by: Councillor McLaughlin

Seconded by: Councillor Abbott

THAT The Draft Subdivision Servicing Bylaw question return for consideration for Third reading under Item No. 9.2 *Unfinished Business*.

CARRIED

Amendment:

Moved by: Councillor Broughton

Seconded by: Councillor McLaughlin

THAT the on table Item *Governance Principals* be discussed under Item 10.2 *Committees*.

CARRIED

5. Public Participation

- None

6. Delegations

- None

7. Approval of Minutes of Prior Meetings

7.1 Special Meeting of Council- October 17, 2025

Moved by: Councillor Abbott

Seconded by: Councillor Broughton

THAT the Special Meeting of Council Minutes of October 17, 2025, be approved with the addition of an adjournment timestamp.

CARRIED

7.2 Regular Meeting of Council - October 21, 2025

change "unadopted" under regional context statement

Moved by: Councillor McLaughlin

Seconded by: Councillor Abbott

THAT the Regular Meeting of Council Minutes of October 21, 2025, be approved as amended, by removing "unadopted" [2022 OCP] from Item No.8 e. *Business Arising from the Minutes*.

CARRIED

8. Business Arising from the Minutes

Councillor Abbott suggested that the Strategic Planning session minutes be reported out.

9. Unfinished Business

9.1 Action Items Log

That Item No.297 referencing storage, is complete with the 2026 budget (storage addition to Broughton Hall).

9.2 Draft Subdivision Servicing Bylaw No. 651, 2025

Council discussed a public engagement session prior to a Third reading. Staff cautioned that a technical document of this nature is should not require public participation. Suggestion that the Bylaw come to a Committee of the Whole meeting should Council have additional specific questions.

Moved by: Councillor Broughton

Seconded by: Councillor Abbott

THAT Third reading be granted to Subdivision Servicing Bylaw No.651, 2025.

CARRIED

10. Reports

10.1 Staff

10.1.1 2025 Audit Service Plan

The 2025 Audit has begun.

10.1.2 Christmas Holiday Closure Schedule

Council agreed that the Municipal Office should be closed during the main holiday period December 22 - January 5, 2026, and that Staff would be granted four holiday days during the closure period.

Moved by: Councillor Broughton

Seconded by: Councillor Abbott

THAT Council endorse the 2025 Municipal Office Christmas Closure from December 22, 2025, with the office resuming regular operations on Monday, January 5, 2026.

Opposed (5): Mayor Berry, Councillor Abbott, Councillor Broughton, Councillor Cunliffe, and Councillor McLaughlin

DEFEATED (0 to 5)

Moved by: Councillor Abbott

Seconded by: Councillor McLaughlin

THAT Council endorse the 2025 Municipal Office Christmas Closure from December 22, 2025, with the office resuming regular operations on Monday, January 5, 2026;

THAT Staff be given four holiday days during the closure period.

CARRIED

10.2 Committees

10.2.1 On-table Item - Council Advisory Committees

This Item was discussed prior to Item No. 10 Reports

Mayor Berry introduced a report outlining a legislative framework for best practices and that Council meetings should always take priority over advisory committee meetings.

Moved by: Mayor Berry

Seconded by: Councillor McLaughlin

THAT Council affirm that Council meetings and Council business take precedence over advisory committee meetings and activities at all times; and

THAT this principle be incorporated into advisory committee terms of reference and meeting schedule practices, ensuring that advisory bodies operate in a supportive role and under the direction of Council.

CARRIED

10.2.2 Climate Action Committee

10.2.2.1 Climate Action Committee Meeting Minutes - September 4, 2025

This Item was discussed after Item No. 10.2.2 Recommendations to Council for Budget 2026

On-table item from Councillor Abbott, regarding a Proposed Marine Refuge in Howe Sound. A letter to be drafted on behalf of Council to the Department of Fisheries and Oceans regarding any effects on the Municipality and the boundary of the conservation area.

- Received as information

Moved by: Councillor Abbott

Seconded by: Councillor Broughton

THAT Staff be directed to seek an extension from the Department of Fisheries and Oceans in the matter of the Proposed Marine Refuge; in the event that an extension is not granted, a Special Meeting of Council will be called prior to November 14, 2025.

CARRIED

10.2.2.2 Recommendations to Council for Budget 2026

Staff suggested that Council should consider additional information on the topic, to be presented by Staff at the next Council meeting.

1

Moved by: Councillor McLaughlin

Seconded by: Councillor Abbott

THAT Council approve the Climate Action Committee recommendation Option 2 - Vehicle Fuels and Emissions as recommended by the Climate Action Committee to replace both Bylaw Enforcement Officer vehicle and aging public works F150 Vehicle with Electric Vehicles, including required charging infrastructure at works-yard, and

Amendment:

Moved by: Councillor Broughton

Seconded by: Councillor Abbott

THAT the costs of electric vehicles and associated infrastructure be referred to Staff for a report at the next Regular Meeting of Council.

CARRIED

2

THAT additional costs over proposed Staff request for additional gasoline vehicle and costs incurred by replacement of Bylaw Enforcement Officer F150 with a small Electric Vehicle be drawn from Local Government Climate Action Program fund, and

3

Moved by: Councillor Abbott

Seconded by: Councillor McLaughlin

THAT Council direct Staff to take necessary measures to ensure all future diesel purchased is R100 including necessary documentation to confirm for Local Government Climate Action Program reporting.

CARRIED

10.2.3 Infrastructure Committee

10.2.3.1 Infrastructure Committee Meeting Minutes - June 10, 2025

- Received for information

10.2.3.2 Recommendations to Council for Budget 2026

Concerns were raised about voting on budget items individually and preference is for these items to be voted on as a whole. Desire to refer to staff for input and make up the budget discussion.

1

Moved by: Councillor Abbott

Seconded by: Councillor McLaughlin

THAT Council approve Infrastructure Committee recommendation 8.B (pH adjustment) as recommended from the Infrastructure Committee meeting of September 30, 2025, and

2

THAT Council approve Infrastructure Committee recommendations 8.D (SCADA) as recommended in the from the Infrastructure Committee meeting of September 30, 2025, and

3

THAT Council approve the inclusion of \$20,000 for the updating of the Piteau Report (2005).

4

Moved by: Councillor Broughton

Seconded by: Mayor Berry

THAT the 2026 Budget recommendations from the Infrastructure Committee be referred to the 2026 Budget (Bylaw) discussion.

CARRIED

10.2.4 Finance Committee

- None

10.2.5 Emergency Program Committee

Council extended its thanks to Emergency Program Coordinator Mary Brown for organizing the drumming workshop.

Moved by: Councillor Abbott

Seconded by: Councillor Broughton

THAT Councillor Ron McLaughlin be appointed as second Councillor on the Emergency Program Committee.

CARRIED

10.3 Mayor and Councillors

10.3.1 Ombudsperson's Recommendations for Closed Meetings to Residents

The correspondence sent to all municipalities suggests the regular release of Closed Council meeting content when legally appropriate. It was suggested that as a first step, Council provide details of the subject matter discussed when not explicitly reporting out.

Moved by: Mayor Berry

Seconded by: Councillor Broughton

THAT Staff conduct a 30-day rolling review of Closed session minutes and reports and bring forward items for public release (with redactions where lawful).

Opposed (3): Councillor Abbott, Councillor Cunliffe, and Councillor McLaughlin

10.4 Emergency

- None

11. Resolutions

- None

12. Bylaws

- None

13. Correspondence

1) Correspondence from MLA Jeremy Valeriotte regarding the Railway - Council would like more discussion on the topic.

2) Requests from the Bird friendly Group that bird and bear friendly considerations be incorporated into the draft *Building Bylaw*. Suggestion that these items be brought forth the during the *Building Bylaw* readings.

14. New Business

None.

15. Public Questions and Comments

- None

Council recessed to the Closed session at 8:42 PM

16. Reporting Out

In the second Closed session, Mayor Berry reported out that Chief Administrative Officer (CAO) Ross Blackwell will receive a cost-of-living increase.

17. Adjournment

THAT the Council Meeting be adjourned.

Mayor

Corporate Officer

Date Adopted by Council: December 2, 2025



COUNCIL REPORT

DATE: April 14, 2026
TO: Council, CAO, Deputy Corporate Officer, Regular Meeting of Council
FROM: Councillor Ron McLaughlin
RE: **Continuing placement of on-table items**

PURPOSE:

The purpose of this report is to reaffirm Council's shared commitment to established meeting procedures, specifically with respect to the introduction of on-table materials at Regular Council Meetings, and to encourage consistent adherence to these practices in the interest of effective governance, fairness, and respect for staff and fellow Council members.

BACKGROUND:

This report is intended to support continued alignment with agreed-upon Council procedures in a constructive and collaborative manner. While this matter has been discussed previously, it is being brought forward again to ensure clarity, consistency, and mutual understanding moving forward.

Adherence to established procedures is important to support effective meeting management, ensure equitable access to information for all members, and allow staff adequate opportunity to review and respond to materials that may inform Council decision-making.

By way of example, reference is made to the Regular Council Meeting of April 7, 2026:

Regular Council Meeting April 7, 2026

- **Agenda Adoption (Timestamp: 0:52):**

During the adoption of the agenda, the Chair called for any additions or changes. No additional items were proposed at that time, aside from a procedural adjustment to the order of the delegation, which was supported by Council.

- **Item 10.3.2 – CAO Review Hand-Off (Timestamp: 2:13:00):**

At the commencement of discussion, supplementary material was introduced by a member of Council that had not been previously included on the agenda.

DISCUSSION:

The introduction of on-table materials without prior inclusion on the agenda or without Council's consent at the time of agenda adoption can create challenges for meeting transparency, procedural fairness, and staff preparedness.

In the instance referenced above:

- The material introduced as an on-table report had not been identified during agenda approval.
- A formal request to introduce the material during the discussion of the item was not made.
- The material was not circulated to all members of Council or staff in advance of its use.

While the intent of providing additional context or information is understood, adherence to established protocols ensures that all members of Council and staff are equally informed and able to participate meaningfully in discussion. It also supports procedural integrity and consistency in Council operations.

This report is not intended to attribute fault, but rather to reinforce the importance of following agreed-upon processes and to support a shared commitment to respectful and effective governance practices moving forward.

FINANCIAL CONSIDERATIONS:

None.

LEGAL CONSIDERATIONS:

None.

MOTION:

THAT any materials not included in the published agenda package for a Regular Council Meeting shall only be received for consideration upon a separate resolution of Council at the time of agenda adoption;

AND THAT, in the absence of such a resolution, such materials shall not form part of the meeting record or be considered by Council.

Respectfully submitted,

Ron McLaughlin, Councillor

General Correspondence		
Date Rec'd	FROM	TOPIC
04-10-26	Metro Vancouver	2026 Metro Vancouver Housing 10-Year Plan
04-16-26	City of Langford	Permanent Daylight Savings
04-16-26	Fisheries & Oceans Canada	Glass Sponge Reef and Rockfish Conservation Area project consultations.
Resident Correspondence		
Date Rec'd	FROM	TOPIC
04-14-26	Penny Nelson	Facility Rental Fees

April 10, 2026

File: HO-02-02

Mayor Ken Berry and Council
Village of Lions Bay
400 Centre Road PO Box 141
Lions Bay, BC V0N 2E0
VIA EMAIL: council@lionsbay.ca

Dear Mayor Berry and Council:

Re: 2026 Metro Vancouver Housing 10-Year Plan

We are pleased to share the newly adopted 2026 *Metro Vancouver Housing 10-Year*. This plan sets a renewed strategic direction for Metro Vancouver Housing, outlining how it will uphold its vision and guiding principles, advance its goals, and respond to diverse and growing housing needs in a shifting political and economic landscape.

The plan outlines how Metro Vancouver Housing will commit at least \$150 million from its reserve fund to renew and expand its portfolio over the next 10 years. Leveraged through partnerships with federal and provincial governments, member jurisdictions, utility providers, and other partners, these investments will grow the portfolio by 50 per cent, adding at least 2,000 new and redeveloped units — an average of 200 new homes each year — along with major renewal of older buildings. The plan prepares Metro Vancouver Housing for long-term growth, resilience, and continued service excellence.

The *Metro Vancouver Housing 10-Year Plan* identifies actions across four priority areas:

- **Collaborative Investment Model** — Strengthening a successful and sustainable financial model to support the next stage of affordable rental housing delivery.
- **Provide: Community and Tenant Wellbeing** — Delivering industry-leading tenant service through effective operations and community development initiatives.
- **Preserve: Asset Stewardship** — Renewing and maintaining quality, sustainable, and resilient buildings across the portfolio.
- **Expand: A Sustainable Approach to Growth** — Leveraging land holdings and financial capacity to accelerate delivery of affordable rental housing across the region.

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Additionally, the plan identifies updated targets and KPIs to guide work over the next decade:

- **New and redevelopment homes** — 2,000 units over 10 years (average 200 units per year)
- **Portfolio unit mix** — Minimum 70% two-bedroom units or larger
- **Unit mix in new buildings** — Minimum 50% two-bedroom units or larger
- **Portfolio affordability** — Minimum 30% Rent-Geared-to-Income or deeper affordability
- **Accessibility in new buildings** — Minimum 5% accessible units in all new buildings, with remaining units built to adaptability standards and common areas built for universal design
- **Facility Condition Index (portfolio-wide average, excluding near-term redevelopment sites)** — 20% or lower (fair to good condition under BC Housing’s definition)
- **Energy consumption** — 100% carbon neutral portfolio by 2050; 25% reduction in energy consumption through major retrofits

With adoption of the plan, the work will now commence to identify and advance future Metro Vancouver Housing projects, in close coordination with member jurisdictions. Staff are incorporating actions and targets into Metro Vancouver Housing’s annual work planning and budgeting processes. Progress will be reported annually to the Housing Committee and Metro Vancouver Housing Corporation Board through the *Metro Vancouver Housing Annual Impact Report*.

Metro Vancouver staff are available upon request to present the *Metro Vancouver Housing 10-Year Plan* to your Council or to meet to discuss partnership. If your jurisdiction is interested in receiving a presentation or requires further information, please contact Michael Epp, Director, Housing Planning and Development, by phone at 604-452-2628, or by email at Michael.Epp@metrovancover.org.

Yours sincerely,



Mike Hurley
Board Chair

MH/JWD/mj

cc: Ross Blackwell, Chief Administrative Officer, Village of Lions Bay
Kristal Kenna, Deputy Corporate Officer, Village of Lions Bay
Jerry W. Dobrovolsky, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: 2026 Metro Vancouver Housing 10-Year Plan

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METRO VANCOUVER HOUSING 10-YEAR PLAN

PROVIDE, PRESERVE, AND EXPAND

2026



About Metro Vancouver

Metro Vancouver is a diverse organization that plans for and delivers regional utility services, including water, sewers and wastewater treatment, and solid waste management. It also regulates air quality, plans for urban growth, manages a regional parks system, provides affordable rental housing, and serves as a regional federation. The organization is a federation of 21 municipalities, one electoral area, and one treaty First Nation located in the region of the same name. The organization is made up of four separate legal entities, each governed by its own Board of Directors. Board directors are elected officials from member jurisdictions.

Indigenous Territorial Acknowledgement

Metro Vancouver acknowledges that the region's residents live, work, and learn on the shared territories of many Indigenous peoples, including 10 local First Nations: icy (Katzie), "a:lhn (Kwantlen), k"ik"lm (Kwikwetlem), mthxwi (Matsqui), x"mhk"ym (Musqueam), qiqyt (Qayqayt), Semiahmoo, Swxw7mesh xwumixw (Squamish), scwahn msteyx" (Tsawwassen), and slilwtl (Tseil-Waututh).

Metro Vancouver respects the diverse and distinct histories, languages, and cultures of First Nations, Mtis, and Inuit, which collectively enrich our lives and the region.

4515 Central Boulevard, Burnaby, BC, V5H 0C6

metrovancover.org

January 2026

Front cover: Inlet Centre

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Plan Overview

About Metro Vancouver Housing

For more than 50 years, Metro Vancouver Housing has built and operated non-market rental housing for families, seniors, and people with disabilities with low to moderate incomes. Today, Metro Vancouver Housing is the second largest non-profit housing provider in BC with 53 sites across the region and 3,400 homes serving nearly 10,000 people — and many more on the way.

Metro Vancouver Housing offers independent living through a self-sustaining, mixed-income model that ensures every home offers some level of affordability and a dedication to community development that fosters inclusive, vibrant communities.

Metro Vancouver Housing 10-Year Plan

Affordable rental housing is more important than ever in the region. The 2026 *Metro Vancouver Housing 10-Year Plan* sets the strategic direction for the organization and outlines how it will:

- Uphold its vision and guiding principles
- Advance its goals
- Respond to diverse and growing housing needs in a changing political and economic landscape
- Grow the portfolio by 50%, adding at least 2,000 new and redeveloped units

This plan prepares Metro Vancouver Housing for growth, resilience, and continued service excellence.



Vision

Metro Vancouver Housing is a leader in providing safe, affordable rental housing that supports healthy, connected communities across the region.

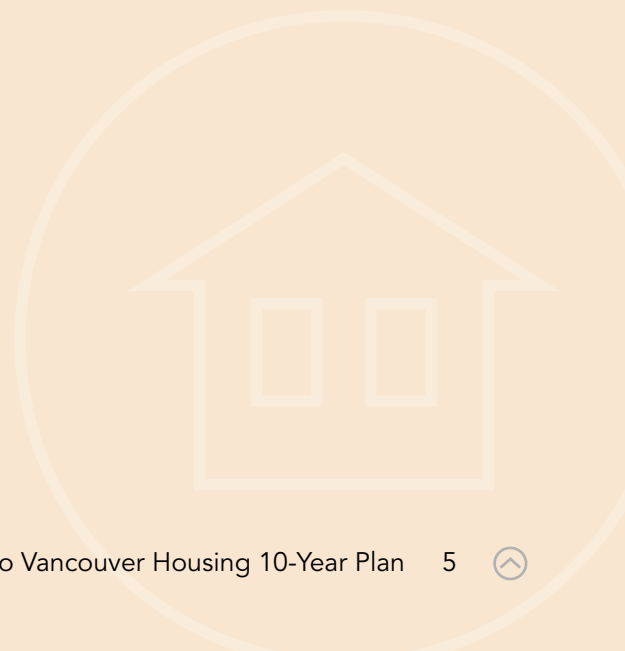
Guiding Principles

- **Social:** Support tenant well-being by providing high-quality housing and fostering inclusive, connected communities
- **Financial:** Maintain long-term affordability through sound financial management and strategic reinvestment
- **Environmental:** Enhance environmental stewardship, energy efficiency, and climate resilience.

Investing in Renewal and Growth

Over the next 10 years, Metro Vancouver Housing will commit at least \$150 million to renew and expand its portfolio. These investments will deliver at least 2,000 new and redeveloped homes, along with major renewal of older buildings.

This investment will be leveraged with partnerships with federal and provincial governments, member jurisdictions, utility providers, and other partners. With an extensive land base and the ability to contribute equity, Metro Vancouver Housing is a reliable partner for scaling affordable rental housing, backed by a proven track record in development and operations.



Summary of Priorities and Actions



Collaborative Investment Model –
Build on a successful, sustainable financial model to support a new era of affordable rental housing delivery

Metro Vancouver’s collaborative, portfolio-based model enables scaling the delivery of affordable rental housing in partnership with member jurisdictions, federal and provincial government, and other partners. Metro Vancouver will position itself as a key partner for delivering more affordable housing through a robust pipeline of shovel-ready projects and will refine its internal financing and funding strategies to better leverage existing resources.



Provide: Community and Tenant Wellbeing –
Deliver leading tenant services through effective operations and community development initiatives

Metro Vancouver Housing will continue to prioritize affordability, family-sized units, and accessibility. To support vibrant, inclusive communities, Metro Vancouver will:

- Continue advancing the Five Pillars Model for community development.
- Strengthen responsiveness to tenant needs through improved data, a customer service standard, more tenant amenities, and expanded partnerships with service providers.
- Enhance tenant interfaces through an improved online application process and a digital tenant portal.
- Ensure staffing and resources align with service needs and cost-effectiveness.



Preserve: Asset Stewardship –
Invest in renewing and maintaining high-quality, sustainable, and resilient buildings

Metro Vancouver Housing is committed to developing and maintaining high-quality, environmentally-friendly buildings. To support ongoing high-quality, resilient, and environmentally-friendly building renewal and sustainability, Metro Vancouver will:

- Maintain a pipeline of shovel-ready renewal projects and advance a five-year renewal schedule.
- Scale major renewal projects through standardization and prefabrication.
- Build to a minimum of BC Energy Step Code 3 standard in all new buildings and major renewal projects, pursue electrification in all new buildings and major renewals, explore energy generation opportunities, and adopt portfolio-wide standards for climate risks (extreme heat and wildfire air quality, etc.).
- Strengthen efficiency with centralized digital systems for work orders, maintenance, and energy management, as well as enhanced project management systems and achieving efficiencies of scale in purchasing.












Expand: A Sustainable Approach to Growth –
Leverage land holdings and financial capacity to accelerate delivery of affordable rental housing across the region

Metro Vancouver Housing has set a target to complete 2,000 new and redeveloped units over the next 10 years, averaging 200 units per year. To enable this growth, Metro Vancouver Housing will:

- Review and support internal capacity across staffing, governance, systems, technology, and expertise to enable continued growth, including reviewing enabling documents to support complex projects.
- Create a steady stream of shovel-ready projects and a prioritized pipeline advancing through design and approvals.
- Prioritize new land contributions and strategic acquisitions on projects that can be delivered quickly, with low equity requirements, and support scale and cost efficiency.
- Advance standardization and off-site construction, as well as enhanced tenant amenities.

Targets

The Metro Vancouver Housing 10-Year Plan identifies seven key portfolio targets that will guide Metro Vancouver Housing projects and investments.

MEASURE	TARGET
Average completion of new and redevelopment homes	 2,000 units over 10 years (average 200 units per year)
Unit mix (portfolio-wide)	 Minimum 70% two-bedroom units or larger
Unit mix (new buildings)	 Minimum 50% two-bedroom units or larger
Affordability (portfolio-wide)	 Minimum 30% Rent-Geared-to-Income or deeper affordability, with remaining units Low-End-of-Market
Accessibility	 Minimum 5% accessible units in all new buildings, with remaining units built to adaptability standards and common areas built for universal design
Facility Condition Index (portfolio-wide, excluding near-term redevelopment sites)	 20% or lower (fair to good condition as per BC Housing's definition of FCI)
Energy consumption and greenhouse gas emissions	 100% carbon neutral portfolio by 2050  Reduce energy consumption by 25% in major renewal projects  Reduce greenhouse gas emissions by 45% by 2030 (from 2010 levels)



Residents at community event

Introduction

Metro Vancouver Housing

For more than 50 years, Metro Vancouver Housing has built and operated non-market rental housing for families, seniors, and people with disabilities with low to moderate incomes. Today, Metro Vancouver Housing is the second largest non-profit housing provider in BC with 53 sites across the region and 3,400 homes serving nearly 10,000 people — and many more on the way.

Metro Vancouver Housing offers independent living through a self-sustaining mixed-income model that ensures every home offers some level of affordability and a dedication to community development that fosters inclusive, vibrant communities.

Recent Progress

Since the 2019 *Metro Vancouver Housing 10-Year Plan*, Metro Vancouver Housing has met or is on track to achieve its targets. During this time, the funding, planning, and economic landscape has shifted, creating new opportunities as well as emerging challenges.

Affordable rental housing is more important than ever in the region. The 2026 *Metro Vancouver Housing 10-Year Plan* sets new targets, key performance indicators, and actions for continuous improvement, helping the organization remain flexible to changing conditions and maintain its leadership in affordable housing.

Progress Since 2019

- **Initiated 11 projects for 2,000 new and redeveloped units**
 - Two completed: Heather Place B and Kingston Gardens – Phase 1
 - Four in construction: The Connection, The Steller, Heron’s Nest, and Salal Landing
 - Five in design and approvals: Malaspina Village Phases 1 & 2, Riverside Drive, Heather Place C, and Park Court
 - Added three new sites through partnerships with local governments
- **Initiated 12 major renewal projects:**
 - Three completed: Evergreen Downs, Kelly Court, and Manor House Phase 1
 - Five in progress: Manor House Phase 2, Strathearn Court, Minato West, Le Chateau, and Crown Manor
 - Four in design and planning: Meridian Apartment, Regal Hotel, Somerset Gardens, and Knightsbridge
- Entered funding agreements for deeper affordability for Kingston Gardens, Salal Landing, The Connection, and The Steller, with 42% of units in these buildings designated Rent-Geared-to-Income or Shelter Rate
- Offered 285 tenant programs as of 2025
- Reduced greenhouse gas emissions by 23% from 2010 levels and on track to surpass 45% reduction by 2030
- Increased proportion of accessible or adaptable units to 7% of portfolio
- All new homes are achieving at least an adaptable housing standard and at least 5% of units in each new building are fully accessible
- All renewal projects are designed to achieve at least 25% reduction in energy consumption



Regional Housing Need

The Metro Vancouver region faces a deep and persistent shortfall in affordable rental housing. The [Metro Vancouver Affordable Housing Gap Analysis](#) shows a need for 29,250 to 54,500 affordable rental units for low- to moderate-income households over the next five years — more than double the number initiated in the past five years. This includes housing for seniors, families, and individuals experiencing homelessness, with affordability defined using BC Housing’s Housing Income Limits. Addressing this need will require an estimated \$10.1 to \$19.3 billion investment over five years from all levels of government. More options are also needed for moderate- to middle-income households who are increasingly unable to find suitable and attainable housing options in the private market.

The consequences of inaction are significant: rising homelessness, outmigration, fewer families forming, and greater pressure on emergency services. Affordable housing is essential infrastructure, and closing the gap will require coordinated action, sustained investment, and innovative delivery models.

The role of non-market rental home providers like Metro Vancouver Housing has never been more important. As one of the region’s largest non-profit housing providers, Metro Vancouver Housing is uniquely positioned to respond through its regional scope, mixed-income model, large land base, partnerships, and proven capacity to deliver affordable, secure, and resilient rental housing.

The Next Decade

The 2026–2035 Metro Vancouver Housing Plan sets the strategic direction for the organization and outlines how it will:

- Uphold its vision and guiding principles
- Advance its goals
- Respond to diverse and growing housing needs in a changing political and economic landscape
- Grow the portfolio by 50%, adding at least 2,000 new and redeveloped units

This plan prepares Metro Vancouver Housing for growth, resilience, and continued service excellence.



Vision

Metro Vancouver Housing is a leader in providing safe, affordable rental housing that supports healthy, connected communities across the region.

Guiding Principles

- **Social:** Support tenant well-being by providing high-quality housing and fostering inclusive, connected communities
- **Financial:** Maintain long-term affordability through sound financial management and strategic reinvestment
- **Environmental:** Enhance environmental stewardship, energy efficiency, and climate resilience



Metro Vancouver Housing site community event

Key Priorities



Collaborative Investment Model – Build on a successful, sustainable financial model to support a new era of affordable rental housing delivery



Provide: Community and Tenant Wellbeing – Deliver industry-leading tenant services through effective operations and community development initiatives



Preserve: Asset Stewardship – Invest in renewing and maintaining high-quality, sustainable, and resilient buildings



Expand: A Sustainable Approach to Growth – Leverage land holdings and financial capacity to accelerate delivery of affordable rental housing across the region

Investing in Renewal and Growth

Most Metro Vancouver Housing homes were built in the 1980s, and many mortgages are now reaching maturity. This creates an opportunity: surplus revenues can be reinvested to preserve existing homes and build new non-market rental housing.

Over the next 10 years, Metro Vancouver Housing will commit at least \$150 million to renew and expand its portfolio. These investments will deliver at least 2,000 new and redeveloped homes, along with major renewals of older buildings.

To make every dollar go further, this investment will be leveraged with partnerships with federal and provincial governments and member jurisdictions. With an extensive land base and the ability to contribute equity, Metro Vancouver Housing is a reliable partner for scaling affordable rental housing, backed by a proven track record in development and operations.

Since 2023, the Memorandum of Understanding between BC Housing and Metro Vancouver has catalyzed new expansion projects, enabling more than 2,000 new and redeveloped homes over ten years. The Metro Vancouver Housing 10-Year Plan positions the organization to continue this trajectory of 200 new and redeveloped homes per year through its portfolio-based approach and strong alignment with federal and provincial priorities for scaling non-market housing supply.



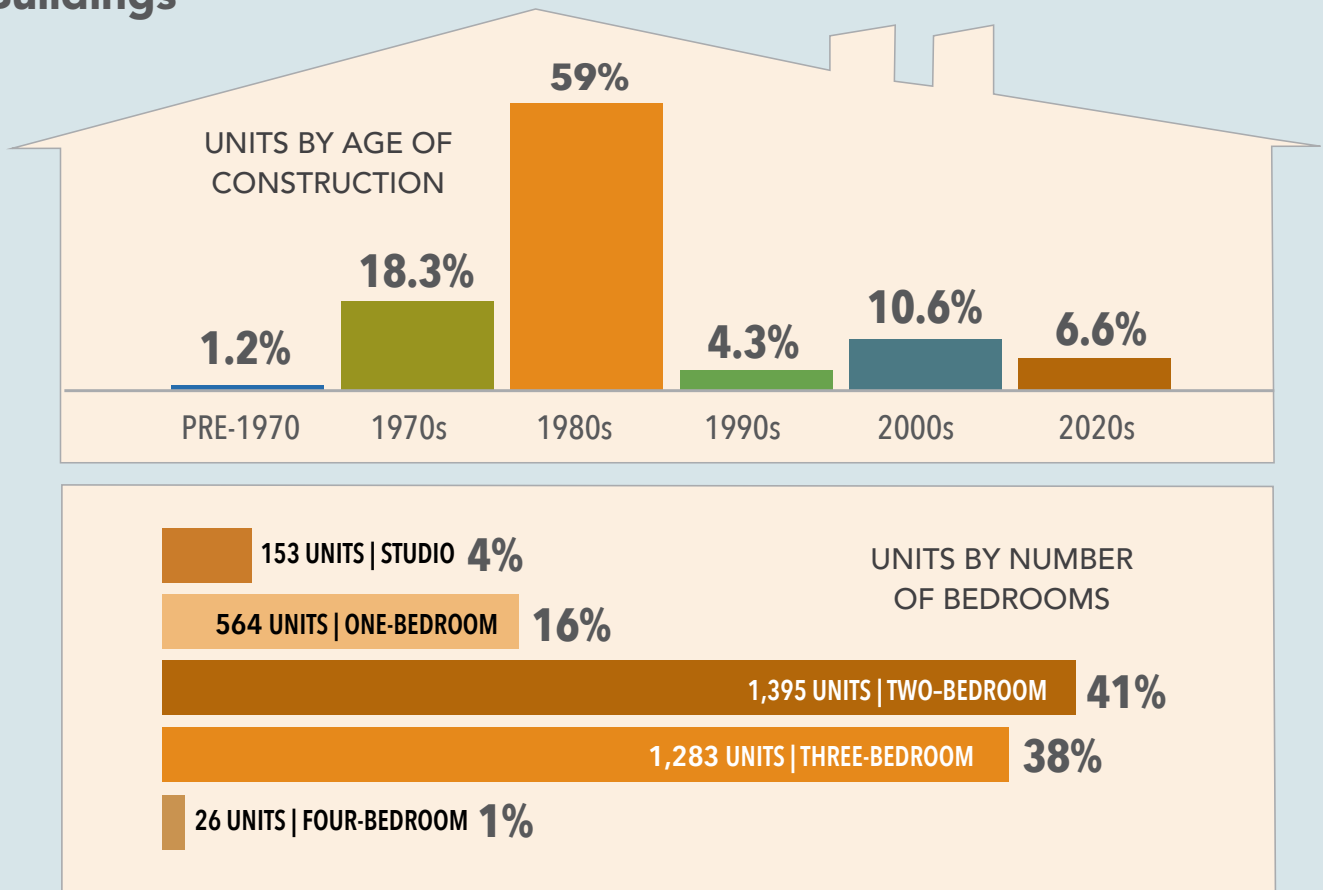
Portfolio¹

CURRENT PORTFOLIO	LAND BASE	PORTFOLIO VALUE
<p>53 sites in 13 member jurisdictions (existing and in progress), including 34 Metro Vancouver Housing-owned sites and 19 leased sites</p>	<p>678,000 square meters with significant potential for future development.</p>	<p>\$923 million</p>
<p>CURRENT STOCK & GROWTH UNDERWAY</p>		<p>By 2035, the portfolio is projected to grow to more than 5,100 homes, strengthening Metro Vancouver Housing’s role as a regional leader in affordable housing.</p>
<p>3,421 existing non-market rental homes, 474 units under construction, and nearly 1,500 net new homes planned in the coming years.</p>		

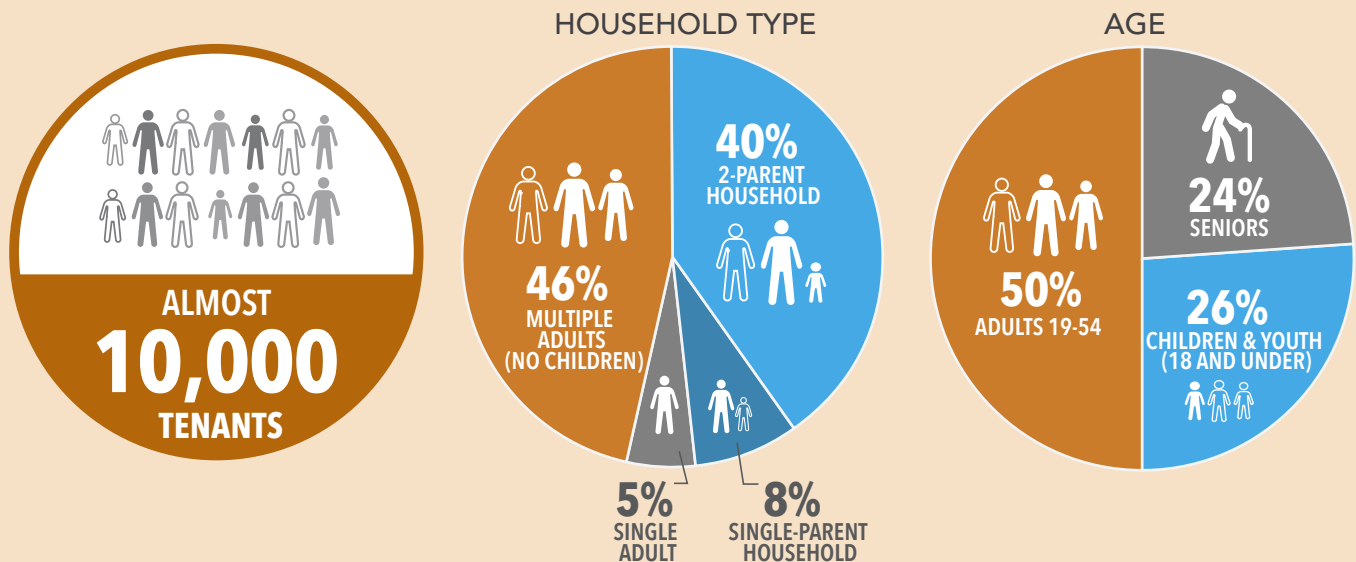
1. As of December 2025.



Buildings



Tenants

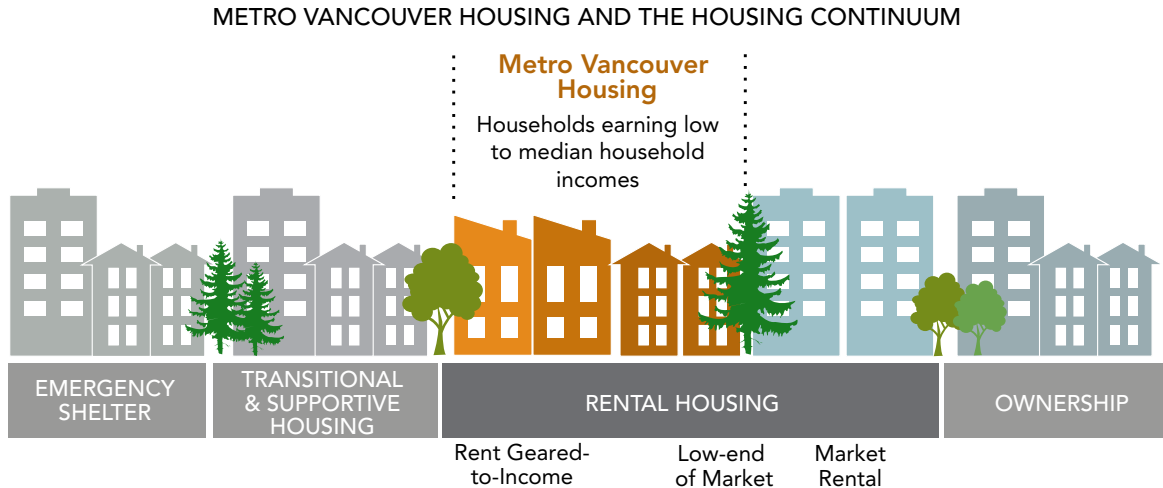


Metro Vancouver Housing serves almost 10,000 tenants across the region. Tenants include families with children, seniors, and people with disabilities. The goal is to create inclusive, healthy communities that meet a wide range of needs.



Affordability

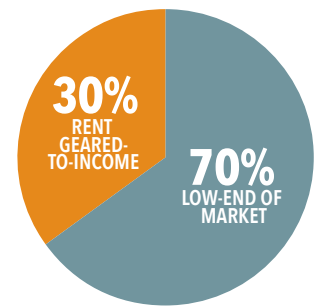
All Metro Vancouver Housing units are rented at below market rates, with varying levels of affordability to meet the needs of households with low to moderate incomes.



Metro Vancouver Housing has a portfolio target of 30% Rent-Geared-to-Income (RGI) housing and, with the remaining units Low-End-of-Market (LEM).

RGI housing is for households with lower incomes selected from the BC Housing’s Housing Registry. Rents are set at 30 per cent of a household’s gross annual income. Maximum household income limits are set by BC Housing. RGI housing includes shelter rate housing for households on Income or Persons with Disabilities Assistance.

LEM housing is for households earning low-to-moderate incomes who do not qualify for the Housing Registry but face financial challenges in the rental market. Rents are typically 10 to 20 per cent below typical market rental rates. Applicants apply directly to Metro Vancouver. Maximum household incomes are set by BC Housing.



PORTFOLIO AFFORDABILITY

Accessibility

Metro Vancouver Housing prioritizes accessibility and aging in place. As of January 2026, 235 units are accessible or adaptable, or 7 per cent of the current portfolio. By 2035, Metro Vancouver Housing is projected to include nearly 1,000 accessible and adaptable units, representing 19 per cent of the portfolio.



Community Development

The Metro Vancouver Housing Five Pillars Model for community development is a leading approach to building social cohesion and positive interactions grounded in best practices and lessons learned. It is embedded in all aspects of operations to foster social cohesion and positive interactions among tenants, staff, and neighbours.

INTEGRATING THE FIVE PILLARS INTO OUR COMMUNITIES

 <p>Spaces for joy-based connection and healing</p>	<p>Enabling joy, trust, and community cohesion by prioritizing spaces and programming that address loneliness and support emotional well-being, human connection, and overall quality of life.</p>
 <p>Community responsibility to a culture of kindness</p>	<p>Embedding kindness into the fabric of community life by creating a culture of respect and shared accountability and advancing social equity and anti-racism.</p>
 <p>Ecosystem of support</p>	<p>Creating a cohesive network of support for residents within an independent living model by aligning our approach to community development with our network of service providers and community partners.</p>
 <p>Investments in youth social capital</p>	<p>Supporting youth by prioritizing programs that cultivate connection and resilience and that bridge gaps in education, recreation, and emotional well-being, including after-school clubs, bursaries, and community gardens.</p>
 <p>Poverty alleviation and food security infrastructure</p>	<p>Reducing poverty and food insecurity through community gardens, a food rescue and food security program, financial literacy workshops, bursaries, and ongoing programs to support emotional well-being and resilience.</p>



Sustainability and Climate Resilience

Rising temperatures, wildfire, and unpredictable weather can affect tenant health and building performance. Metro Vancouver Housing is adapting to a changing climate and integrating climate mitigation and adaptation strategies into projects. This includes:

- **Building to high standards:** New buildings will meet a minimum of BC Energy Step Code 3 standards with renewable energy prioritized in new construction and major renewals.
- **Protecting health and comfort:** Designs will include heat resilience and improved air quality through heat-proofing, cooling, and better ventilation.
- **Exploring efficient heating solutions:** Cost-effective heating approaches will be used to maintain year-round comfort and energy efficiency.
- **Reducing car dependency:** Projects near transit, active transportation options, and essential amenities will be prioritized to support sustainable mobility.
- **Supporting food security and waste reduction:** Through a partnership with Food Link Society, food waste is reduced and residents receive free food.

Metro Vancouver Housing aligns with Metro Vancouver's Climate 2050 strategy, including the goal of carbon neutrality by 2050. The organization is on track to meet its 2030 target of reducing greenhouse gas emissions by 45 per cent from 2010 levels and will continue to prioritize renewable energy and explore new opportunities to further reduce emission.

Community gardens at Kingston Gardens in Surrey



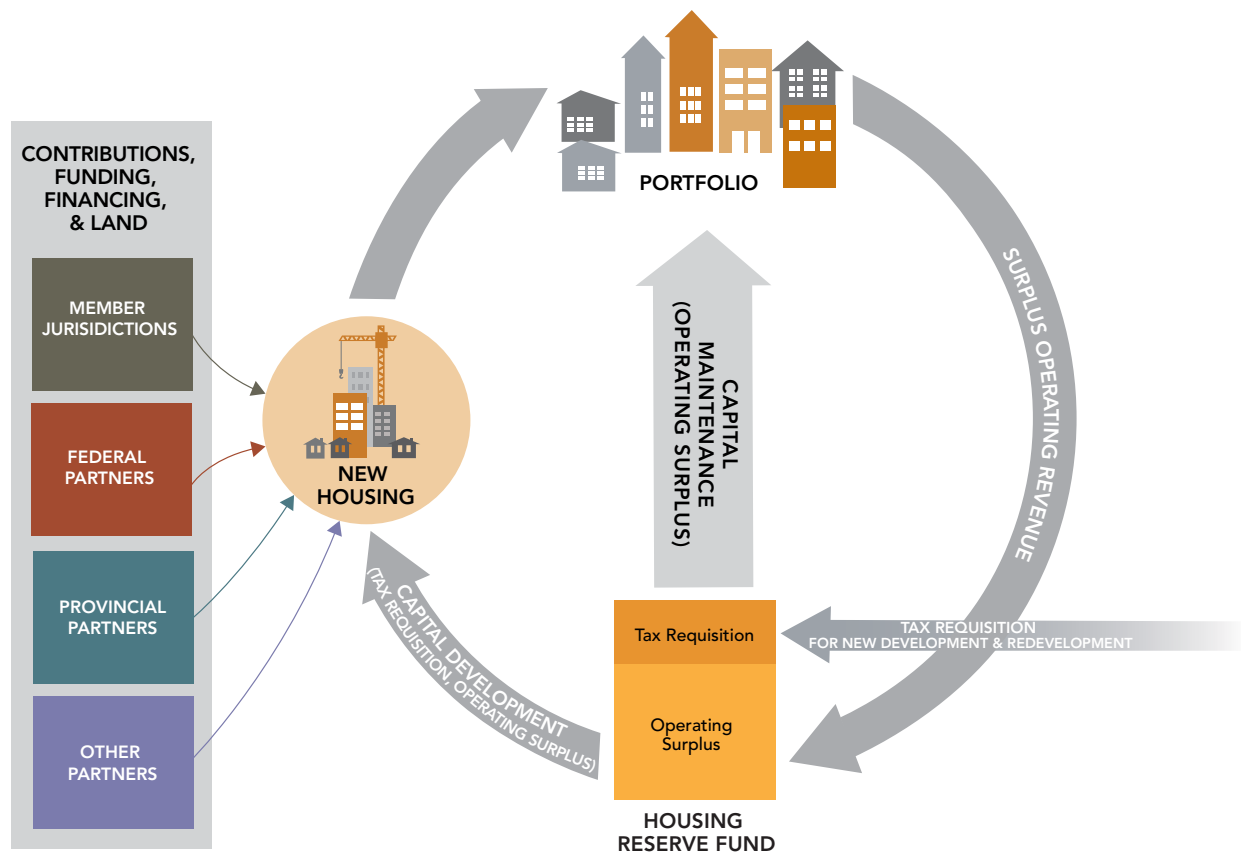


Community event

Collaborative Investment Model

Overview

Metro Vancouver Housing’s growth model combines rent surpluses, federal and provincial funding, and a modest annual tax requisition³ — about \$5 per household — to grow its portfolio. Over the past 50 years, funding programs have evolved, and Metro Vancouver Housing has adapted to leverage new opportunities while maintaining a sustainable, mixed-income approach. A collaborative, portfolio-based model enables scaling the delivery of affordable rental housing in partnership with member jurisdictions, federal and provincial government, and other partners.



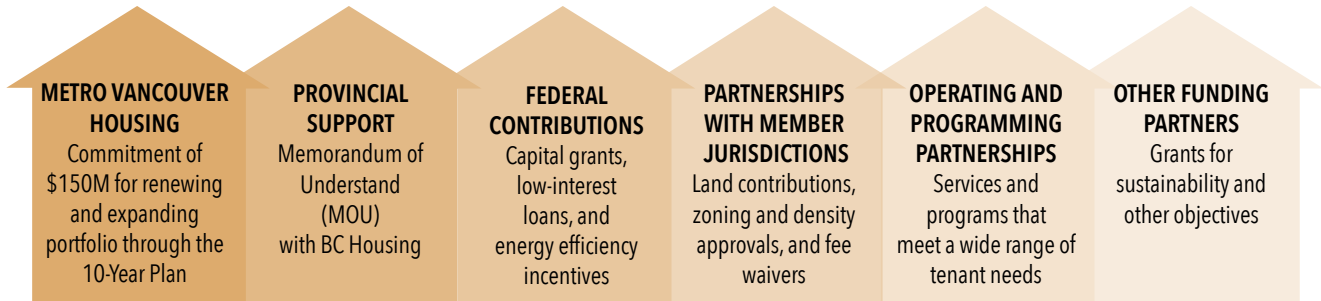
Over the next decade, Metro Vancouver Housing will focus on creating predictable and efficient mechanisms to combine investments from multiple sources — including local, provincial, and federal partners, alongside Metro Vancouver Housing equity. This approach packages and scales opportunities to deliver more affordable housing, demonstrating that more can be achieved together.

Metro Vancouver Housing will continue to strengthen its financial strategies. Financial practices will be regularly reviewed and updated to ensure efficiency and value. This includes continuing to maximize the impact of tax requisition funds to deliver more units, assessing refinancing options to identify cost savings, reviewing tax requisition levels to keep pace with population growth, and exploring philanthropic contributions to support tenant programs.

3. The annual tax requisition has historically dedicated 80 per cent of funds to expansion projects on new sites put forward by member jurisdictions and 20 per cent to redevelopment of existing Metro Vancouver Housing sites.

Partnerships

Collaboration is core to Metro Vancouver Housing’s work. Partnerships with member jurisdictions, federal and provincial agencies, community organizations, and service providers help build and operate high-quality housing.



Funding Partners

- BC Housing
- BC Hydro
- Canada Mortgage and Housing Corporation (CMHC)
- CleanBC
- FortisBC
- Federation of Canadian Municipalities (FCM)
- Natural Resources Canada

Operating Partners

- Atira Women’s Resource Society
- Aunt Leah’s Place
- BC Indigenous Housing Society (BCIHS)
- Downtown Eastside Women’s Centre
- Fraser Health
- McLaren Housing Society
- PHS Community Services Society
- Vancouver Resource Society

Programming Partners

- Food Link Society
- Family Services of Greater Vancouver
- Port Moody Seniors Friendship Society
- Seniors Services Society
- West Coast Family Centres
- West Coast Seeds

Metro Vancouver Housing works closely with member jurisdictions on land and financial contributions for new housing and tenant programming, including recreation, safety, and emergency planning.

Memorandum of Understanding with BC Housing

A memorandum of understanding (MOU) between Metro Vancouver Housing and BC Housing was signed in April 2023. It outlines a multi-year collaboration to deliver over 2,000 new and redeveloped non-market homes over ten years. Metro Vancouver Housing contributes land and cash equity and facilitates municipal partnerships, while BC Housing provides capital grant funding. The initiative emphasizes a portfolio-based approach to maximize efficiencies and affordability with targets including 30 per cent RGI homes and 70 per cent LEM homes. Projects will prioritize energy efficiency, accessibility, and may include childcare facilities.

Actions

Metro Vancouver Housing will...

1. **Position itself as a key partner in scaling affordable rental housing.** Leverage federal and provincial funding and financing through a portfolio-based approach and implement the Metro Vancouver Housing Development Plan to create a robust pipeline of viable future developments including shovel-ready projects. Bundling multiple projects will enable access to portfolio-based funding opportunities.
2. **Explore opportunities for cost savings through refinancing.** Conduct a refinancing assessment across its mortgage portfolio to identify opportunities to reduce borrowing costs and improve financial efficiency.
3. **Review funding from the annual household tax requisition by 2030.** By the end of the current financial plan (2030), present tax requisition options to the Board to support long-term growth.

Construction



4. **Combine new development and redevelopment funds into a single reserve.** Use a single reserve fund to increase flexibility in how tax requisition funds are allocated. This approach will enable more strategic investment in new projects and maximize the number of new units delivered, while balancing expansion and redevelopment priorities. Target 70 per cent of total funds to be allocated to expansion on new sites through acquisition or in partnership with member jurisdictions.

5. **Explore new funding for tenant programming.** Investigate opportunities to diversify revenue for tenant programs — including options for facilitating philanthropic contributions — and present findings to the Board for consideration.





Provide: Tenant Operations and Community Building

Overview

Metro Vancouver Housing delivers tenant services that foster healthy, connected communities and support independent living. The service model emphasizes healthy and connected communities, inclusive, family-friendly housing, and high-quality, responsive operations.

Metro Vancouver Housing has adopted a Five Pillars Model for community development to guide its approach, promoting social cohesion and positive interactions. Grounded in best practices and informed by more than 50 years of experience, the model is embedded across all aspects of operations and supports a positive overall culture for tenants and staff.



Since 2019, programs introduced to strengthen community well-being include:





- Community gardens
- Food rescue and food security programs
- Bursaries for tenants pursuing post-secondary education
- Volunteering opportunities
- Financial literacy workshops
- Organized physical activities

Social prescribing — community-based activities that complement medical treatment — is also supported, including gardening, art programs, and walking groups. Programming and partnerships continue to deliver meaningful opportunities that support independent living and vibrant communities.

Priorities for Metro Vancouver Housing operations and community development include:

- **Building strong partnerships for tenant programs.** Metro Vancouver Housing will keep working with partners to provide high-quality programs that help tenants build social connections and a sense of community in an independent, intergenerational setting. Key priorities include engaging youth, reducing social isolation, and supporting mental health. Regular tenant feedback and better data collection will help track trends and create programs that respond to tenants’ needs.
- **Maintaining affordability across the portfolio.** The region faces a significant unmet need for affordable rental housing, especially for low-income households. The mixed-income model ensures at least 30 per cent of units are Rent-Geared-to-Income (RGI), supporting deep affordability. Maintain this portfolio-wide target while allowing flexibility in individual projects to meet local needs and funder requirements. For new projects, seek opportunities that align with Metro Vancouver Housing’s affordability model to streamline administration and provide flexibility for tenants.
- **Prioritizing housing for families.** Metro Vancouver Housing will maintain its target of at least 70 per cent of units as two-bedroom or larger, supporting families while creating more options for seniors and households looking to downsize.
- **Advancing accessibility in all new buildings.** All new buildings will include at least 5 per cent fully accessible units, with all other units built to BC Building Code adaptability standards. This long-term approach supports aging in place and changing mobility needs. Dedicated resources will also be available for unit-level accessibility upgrades.
- **Continuously improving systems and service delivery.** Improvements will be made to streamline the tenant application process, digitize the work order system, and enhance tracking and reporting on key performance indicators. These improvements will help deliver better service and respond faster to inquiries and issues.

Targets

Unit mix (portfolio-wide)	 Minimum 70% two-bedroom units or larger
Unit mix (new buildings)	 Minimum 50% two-bedroom units or larger
Affordability (portfolio-wide)	 Minimum 30% Rent-Geared-to-Income or deeper affordability, with remaining units Low-End-of-Market
Accessibility	 Minimum 5% accessible units in all new buildings, with remaining units built to adaptability standards and common areas built for universal design



Actions

Metro Vancouver Housing will...

1. **Continue advancing the Five Pillars Model.** Implement the Five Pillars Model throughout operations and programming and monitor impact to inform future program decisions.
2. **Update accessibility targets.** Include at least 5 per cent fully accessible units in all new buildings, with all remaining units built to BC Building Code adaptable dwelling unit standards.
3. **Expand investment in accessibility.** Allocate program and annual capital resources for unit-level improvements that support aging-in-place and changing tenant needs (such as installing accessible plumbing fixtures, reinforcing bathtub walls for handrails, and other supports).
4. **Improve tenant data to support development and programming planning.** Use voluntary, confidential surveys at move-in and at regular intervals to better understand demographics and tenant satisfaction.
5. **Review staffing ratios periodically.** Identify opportunities for continuous improvement, ensuring staffing aligns with service needs and cost-effectiveness for scalable operations.
6. **Establish a customer service standard.** Create clear guidelines for tenant interactions.

Resident event



7. **Enhance the online application process.**

Automate document checks to help applicants submit all required documentation, improve communications to prospective tenants, and improve data collection to track trends in applications.

8. **Implement a digital tenant portal.** Enable rent payments, maintenance requests, and communication in one centralized platform.

9. **Strengthen tenant supports through partnerships.** Expand programming with service providers based on clear criteria. Engage strategically with care facilities and health agencies to support aging-in-place, mental health and substance use referrals, and transitions to assisted and independent living.

10. **Review major operating cost centres.**

Regularly assess key operating areas to identify opportunities for process improvements and efficiencies, ensuring that operating costs remain competitive with peer organizations while maintaining Metro Vancouver Housing's service standards and housing quality.

11. **Expand tenant amenities.** Integrate features such as community gardens, little libraries, and tool and equipment libraries in major renewal projects and smaller initiatives where possible.





Manor House building renewal

Preserve: Asset Stewardship

Overview

Metro Vancouver Housing is committed to developing and maintaining high-quality, sustainable, environmentally-friendly buildings. With a large and aging portfolio, this requires sustained investment, innovation, and monitoring throughout the full building lifecycle — from development to maintenance to renewal. Well-maintained buildings support tenant wellbeing, reduce long term costs, and advance Metro Vancouver’s climate and environmental goals.

A significant portion of the portfolio is approaching end-of-life and will require major investment in renewal or redevelopment. This work will be a core priority over the next decade and beyond.

Priorities for maintaining Metro Vancouver Housing assets include:





- 1. Investing in renewal and maintenance.** Investments in capital maintenance and major renewal projects will keep the portfolio in good repair (FCI of 20 per cent or lower), advance sustainability goals, and provide healthy, sustainable homes. This includes continued collaboration with partners such as CMHC, BC Housing, BC Hydro, Fortis BC, and BC Non-Profit Housing Association to move projects forward.
- 2. Increasing resiliency and efficiency in buildings through renewal projects.** Metro Vancouver Housing will continue to implement low-carbon building practices across the portfolio, pursue electrification where possible (or use Renewable Natural Gas where necessary), and adopt resilient strategies like heat-proofing, cooling, and improved ventilation to enhance building performance and tenant comfort.
- 3. Prioritizing strategic asset management.** Assets will be renewed through a long-term, portfolio-based approach that will balance building life space, performance quality, energy efficiency, and fiscal responsibility.

4. **Minimizing tenant disruption during major projects.** Metro Vancouver Housing prioritizes keeping tenants in their homes whenever possible during renewal projects and maintains clear, ongoing communication throughout renewal and renovations processes.
5. **Streamlining systems for efficiency.** This includes adopting new technologies — such as centralized work order systems, energy management platforms, and equipment controls — for operational efficiency, long-term performance, and cost control.
6. **Evolving the Metro Vancouver Housing renewal strategy.** This includes shifting toward reduced reliance on planned borrowing and increased use of reserve funds and external funding. Future projects will prioritize portfolio-based funding approaches and internal cash reserves.

Facility Condition Index

Facility Condition Index (FCI) is an industry standard asset management tool. Metro Vancouver uses FCI to monitor asset condition, using BC Housing’s condition ratings for facilities.⁴ A portfolio-wide target is set to keep FCI within a fair-to-good range, supporting effective long-term asset management.

Targets

Facility Condition Index (portfolio-wide, excluding near-term redevelopment sites) ⁵	 Fair-to-good range (FCI 20% or less)
Energy consumption and greenhouse gas emissions	 100% carbon neutral portfolio by 2050  Reduce energy consumption by 25% in major renewal projects  Reduce greenhouse gas emissions by 45% by 2030 (from 2010 levels)

4. BC Housing. (2021). *Facility Condition Index*. Retrieved from <https://www.bchousing.org/publications/Facility-Condition-Index-Asset-Management-Tool.pdf>.

5. Sites scheduled for near-term redevelopment will continue to receive life safety upgrades and regular maintenance. Tenant health and safety are never compromised.

Actions

Metro Vancouver Housing will...

- 1. Create a five-year asset renewal schedule.** Integrate the schedule into the asset management plan for better planning and delivery. Derive five-year asset renewal schedule from asset management plan for better planning and delivery. Implement triple bottom line analysis for decision-making and prioritization.
- 2. Scale major renewal projects through standardization and prefabrication.** Introduce greater standardization in renewal projects using repeatable components tailored to common building archetypes, such as side-by-side and stacked townhomes and apartments up to six storeys. Use modern, energy-efficient building components such as prefabricated panels, upgraded windows and doors, improved heating and ventilation systems, electrical upgrades, and roofs designed for future solar installations.
- 3. Provide supports for tenants during renewal projects.** Prioritize keeping tenants in their homes and maintaining early and frequent communication about projects.
- 4. Build to a minimum of BC Energy Step Code 3 standard in all new buildings and major renewal projects.**
- 5. Pursue electrification in all new buildings and major renewals.** Where electrification is not possible, invest in renewable natural gas.
- 6. Explore cost reductions.** Use bulk purchasing, maintain a pre-approved list of contractors and vendors to achieve efficiencies of scale.



7. **Explore energy generation opportunities.** Identify where on-site energy generation can be implemented.
8. **Adopt portfolio-wide standards for climate resilience, such as extreme heat and wildfire air quality.** Include measures such as mechanical and passive cooling, indoor air quality protection, and envelope upgrades to limit overheating.
9. **Enhance project management systems.** Create standards, guides, and systems to support improved processes and efficiency with delivery of capital maintenance and renewal projects.
10. **Maintain a pipeline of shovel-ready renewal projects.** Ensure readiness for advocacy and external funding opportunities.
11. **Implement a centralized digital work order system.** Use real-time dashboards to improve response times and to support continuous improvement over time.
12. **Implement an energy management system.** Improve efficiency and oversight across the portfolio.
13. **Regularly update Interior Renovation Standards.** Keep standards current and aligned with best practices and relevant for the evolving rental market.
14. **Advocate for more streamlined municipal approvals and reduced municipal fees.** Work with member jurisdictions to lower costs for building renewal projects and reduce project completion timelines.





Riverside Drive, North Vancouver

Expand: A Sustainable Approach to Growth

Overview

Affordable rental housing is a critical need for the region and a priority across all levels of government. Metro Vancouver Housing — built on regional leadership and collaboration — plays a key role in delivering affordable homes and setting a model for quality housing and communities.

With more than 50 years of experience, Metro Vancouver Housing is a trusted partner. In recent years, federal and provincial funding programs have enabled leveraging rent surpluses and the annual tax requisition to launch significant new projects and expand the portfolio.

Strategic use of current assets and exploration of new opportunities for expansion and acquisition will continue. Metro Vancouver Housing is investing in redevelopment and new sites. Continued partnership and leadership from federal and provincial governments is essential to scale this investment and meet the region’s affordable housing needs.

Tenant Relocation Strategy

Metro Vancouver Housing’s [Tenant Relocation Strategy](#) supports tenants who must relocate due to redevelopment or major renovations requiring vacant units. It complements the Residential Tenancy Act (RTA) and municipal tenant relocation policies, ensuring a consistent, equitable approach across projects. When a project requires relocation, Metro Vancouver Housing creates a detailed relocation plan, communicates early and often with tenants, offers personalized support, provides moving assistance and compensation, offers right of first refusal, and keeps units affordable. This approach aligns with efforts to prioritize tenants and create positive communities.



Priorities for the sustainable growth of Metro Vancouver Housing include:

- **Growing the housing portfolio.** Work will build on the successes since 2019 by focusing on targeted redevelopment and new construction. Key strategies include leveraging the existing land base, securing external funding, accelerating project delivery, and strengthening partnerships with member jurisdictions, the provincial government, and the federal government.
- **Advancing climate leadership.** All new buildings will meet BC Energy Step Code 3 standards. Sites near transit and active transportation will be prioritized to reduce car dependency, and adaptation strategies such as improved cooling and air quality systems will be integrated.
- **Enhancing community amenities.** Amenities like childcare and complementary services will be explored for new projects. These features provide significant community benefits but may require updates to Metro Vancouver Housing’s enabling documents to allow flexibility while maintaining the core mandate of affordable rental housing.
- **Strengthening governance and operations.** Governance, development capacity, and operational systems will be redefined to meet the needs of a larger portfolio.

- **Maximizing impact of land contributions.** The most effective contributions are zoned and approvals-ready sites with local government support and alignment with Metro Vancouver Housing priorities, such as affordability and use of standardization and prefabrication. These factors allow projects to be delivered faster and more efficiently.
- **Prioritizing tenant supports during redevelopment.** Metro Vancouver Housing’s Tenant Relocation Strategy works to support tenants during the entire redevelopment process, including providing secure, equitable, and affordable rehousing options; limiting disruption; preserving community connections; providing coordination and support; and maintaining open and ongoing communication. Most tenants who are rehoused remain within the Metro Vancouver Housing portfolio.
- **Pursuing strategic acquisitions.** Metro Vancouver Housing will continue to acquire inclusionary housing units or existing rental buildings where scale and cost efficiency are favourable, including opportunities with at least 40 units. Acquisitions will be prioritized when financially efficient, operationally viable, and strategically aligned, and do not compromise the ability to fund redevelopment and new construction on Metro Vancouver Housing’s own land base.

Targets

<p>Completions of new and redeveloped homes</p>	<p> 2,000 units over 10 years (average 200 units per year)</p>
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Actions

Metro Vancouver Housing will...

1. **Conduct a growth readiness review.** Assess organizational capacity across staffing, governance, systems, technology, and expertise to ensure anticipated growth is effectively supported.
2. **Leverage Metro Vancouver Housing's land base strategically.** Maintain a two-stream project approach to support responsiveness to new opportunities:
 - **Stream 1:** Pipeline of projects with immediate viability (completed concept plans and due diligence, supportive regulatory environment, funding opportunity, partnership, and other conditions are in place)
 - **Stream 2:** Pipeline of projects with completed concept plans and site due diligence that require additional supports to move into Stream 1 (rezoning, securing funding, favourable financing or other market conditions, etc.)
3. **Strengthen the impact of new land contributions.** Shift to a rolling intake model for new land contributions from member jurisdictions and apply clear selection criteria to prioritize sites that can be delivered faster and with low equity contributions. Metro Vancouver Housing will work with member jurisdictions on an ongoing basis to identify and advance opportunities for expansion.
4. **Enhance the rent-up program.** Support faster occupancy of new units by expanding marketing and better deploying resources during initial tenant selection and occupancy.



5. **Advance standardization and off-site construction.**

- a. Adopt the DASH (digitally accelerated standardized housing) model for wood frame housing projects to reduce costs and risks, and accelerate delivery
- b. Use standardized, pre-approved designs and Design for Manufacture and Assembly principles for modular and panelized construction
- c. Integrate DASH-ready designs into development planning
- d. Partner with manufacturers to ensure supply chain readiness

6. **Pursue strategic acquisitions.** Acquire inclusionary housing units or existing rental buildings where scale and cost efficiency are favourable, including opportunities with at least 40 units.

7. **Enhance tenant amenities.** Establish a standard amenity package for new developments.

8. **Prioritize transit-oriented projects.** Focus on sites near transit and active transportation corridors with reduced parking requirements to support sustainable living and reduce reliance on personal vehicles.

9. **Review enabling documents.** Position Metro Vancouver Housing to undertake more complex developments by reviewing and, if necessary, updating its letters patent, constating documents, and related policies. The review should clarify the extent of non-residential uses permitted and identify appropriate structures for implementation. This is particularly important for large sites that could support mixed use development with commercial components or incorporate public amenities — such as childcare — where funding opportunities align with Metro Vancouver Housing’s mission and permitted secondary uses.










Kingston Gardens construction



Tracking Progress

Targets

The *Metro Vancouver Housing 10-Year Plan* identifies seven key portfolio targets that will guide Metro Vancouver Housing projects and investments.

MEASURE	TARGET
Average completion of new and redevelopment homes	 2,000 units over 10 years (average 200 units per year)
Unit mix (portfolio-wide)	 Minimum 70% two-bedroom units or larger
Unit mix (new buildings)	 Minimum 50% two-bedroom units or larger
Affordability (portfolio-wide)	 Minimum 30% Rent-Geared-to-Income or deeper affordability, with remaining units Low-End-of-Market
Accessibility	 Minimum 5% accessible units in all new buildings, with remaining units built to adaptability standards and common areas built for universal design
Facility Condition Index (portfolio-wide, excluding near-term redevelopment sites) ⁶	 20% or lower (fair to good condition as per BC Housing's definition of FCI)
Energy consumption and greenhouse gas emissions	 100% carbon neutral portfolio by 2050  Reduce energy consumption by 25% in major renewal projects  Reduce greenhouse gas emissions by 45% by 2030 (from 2010 levels)

6. Sites scheduled for near-term redevelopment will continue to receive life safety upgrades and regular maintenance. At no time is tenant health compromised.



KINGSTON GARDENS
15245 99 AVENUE

metrovancover

Key Performance Indicators

Additional key performance indicators (KPIs) will be collected and reported on annually through the *Metro Vancouver Housing Impact Report*. KPIs will monitor trends on key priorities, track trends, and support setting future targets. Combined with reporting on completed actions, they will provide transparency and accountability for the Board, tenants, and the public.

INDICATOR
Tax requisition fund allocation
Percentage staff turnover
Total value of affordability provided across the portfolio (based on the difference between average market rents and rent levels offered by Metro Vancouver Housing)
Percentage of units by length of tenancy
Vacancy rate
Accessibility <ul style="list-style-type: none"> • Total accessible and adaptable units across portfolio • Number of tenant-requested accessibility upgrades in current year
Average monthly turnover rates by affordability level and bedroom count
Operating staff per 100 active units
Tenant reported satisfaction (survey to be completed every two years)
Number of tenant programs offered and number of participants
Number of active program partnerships
Operating expense ratio (excluding debt) – portfolio-wide and for newer buildings only
Facility Condition Index
Energy consumption across portfolio
Number of major renewal projects completed
Number and types of capital maintenance projects completed

INDICATOR
Value of Metro Vancouver Housing equity applied to expansion projects
<p>Development project pipeline (number of units at each stage):</p> <ul style="list-style-type: none"> • Stream 2: Pipeline of projects with completed concept plans and site due diligence that require additional supports to move into Stream 1 (rezoning, securing funding, favourable financing or other market conditions, etc.) • Stream 1: Pipeline of projects with immediate viability (completed concept plans and due diligence, supportive regulatory environment, funding opportunity, partnership, and other conditions are in place) • Under construction • Completions of new and redeveloped homes (handover to Operations team)
<p>Average project duration (5-year rolling average)</p> <ul style="list-style-type: none"> • Design (including rezoning if necessary) • Construction • Handover to Operations team • Rent-up (achieving full occupancy)
Pre-manufactured value (PMV) — off-site and prefabricated elements as a percentage of project hard costs



Glossary

The following terms are defined within the context of the *Metro Vancouver 10-Year Housing Plan*.

Accessible Housing

Housing with design features that accommodate persons with disabilities, including mobility constraints, a person in a wheelchair, or people with visual or hearing impairments. Accessible housing includes both units designed for accessibility and units retrofitted with accessibility features.

Adaptable Housing

Housing designed and built to allow later modification for accessibility at minimal cost to meet changing accessibility needs (e.g., wider doorways, extra reinforcement in bathroom walls to install grab bars as needed). In the context of this document, adaptable housing refers to housing built to BC Building Code adaptable dwelling unit standards.

BC Energy Step Code

The BC Energy Step Code (“Step Code”) is a component of the BC Building Code that outlines progressive steps for higher levels of energy efficiency in new construction development. Step Code 1 indicates a home performs as well as or better than minimum energy efficiency requirements in the BC Building Code and Step Code 5 indicates that the home produces as much energy as it consumes. The BC Step Code can be adopted voluntarily as a standard by local governments or used to set targets by the housing sector. Funders often indicate a minimum step that must be achieved to receive funding.

Facility Condition Index

Facility Condition Index (FCI) is an industry standard asset management tool. Metro Vancouver uses FCI to monitor asset condition, using BC Housing’s condition ratings for facilities. A portfolio-wide target is set to keep FCI within a fair-to-good range, supporting effective long-term asset management.

Housing Reserve Fund

A fund used by Metro Vancouver Housing to support capital maintenance and development. Tenant rents are used to cover operating costs; any surpluses go into the Housing Reserve Fund and are reinvested back into existing or new housing.

Inclusionary Housing Policy

Municipal housing policy that requires new developments to provide a certain amount of housing that is considered affordable (requirements vary by municipality).

Low-End-of-Market (LEM)

Metro Vancouver Housing units in which rents are set at the low end of average market rents (generally 10-20 per cent below buildings in the surrounding neighbourhood of a similar age and similar amenities). Tenants apply through Metro Vancouver Housing and submit income information at the time of placement. LEM housing is intended for moderate-income households.

Market Rent

Rent that is not subsidized and is comparable to rental buildings in the surrounding neighbourhood of a similar age and similar amenities.

Non-Market Housing (also Social Housing, Public Housing, Below market housing)

Housing managed by a public or non-profit housing provider and subsidized to provide rents below market rates. Tenants go through an application process that requires submitting their household incomes.

Rent-Geared-to-Income (RGI)

Metro Vancouver Housing units in which rents are set to 30 per cent of a tenant’s gross household income. Tenants apply through the BC Housing Registry and are selected and placed by Metro Vancouver. RGI housing is intended for very low- and low-income households and tenants must submit annual income information.

Universal Design (also called Barrier-Free Design)

A building is designed to be safe, functional, and accessible to a wide range of people, regardless of age, size, ability or disability.

2026/04/13

Sent via Email: Premier@gov.bc.ca
ECC.Minister@gov.bc.ca
TT.Minister@gov.bc.ca

David Eby, Premier of British Columbia
Honourable Lisa Beare, Minister of Education and Childcare
Honourable Mike Farnworth, Minister of Transportation and Transit

Dear Premier Eby, Minister Beare, and Minister Farnworth:

RE: City of Langford - Permanent Daylight-Saving Time and the Impacts on Safe Routes to School

At its Special Meeting held March 30, 2026, City of Langford Council passed the attached resolution that forms part of this letter. For your reference, an excerpt has been included below:

THAT Council direct staff to prepare a letter to the Minister of Education and Childcare, the Minister of Transportation and Transit, and the Premier's Office, with a copy to all local governments in British Columbia, outlining Council's concerns regarding the impacts of adopting year-round Pacific Daylight Time on children who would be required to walk to school in the dark. AND THAT the letter from the City of Langford Mayor and Council advocate for:

- *the immediate reopening of BC's Active Transportation Infrastructure Grant Program for safe routes to school projects;*
- *the establishment of a program ensuring all students have access to visibility enhancing resources such as lights and reflective gear; and*
- *the expansion of The Society for Children and Youth of BC (SCY)'s Walking School Bus program.*

On behalf of the City of Langford Council, I am writing to express the collective concerns regarding the Province of British Columbia's adoption of permanent year-round Daylight-Saving Time (DST). While Council recognizes that the decision reflects changing regional and economic considerations and does not seek to reverse that decision, it is critical to address unintended safety impacts on children and their caregivers who commute to school by walking or rolling during the darkest months of the year.

Permanent DST will result in significantly later winter sunrises across southern British Columbia. In Langford and other communities served by Sooke School District 62 (SD62), it can be reasonably estimated that many elementary students begin their commute as early as 8:00 a.m. This new prolonged period of low-light conditions coincides with the wettest and foggiest season of the year, where heavy rainfall, poor visibility, and slick surfacing further increases risk for pedestrians and cyclists of all ages and abilities. Permanent DST results in a material increase in challenging travel conditions for school-aged children.

While the City recognizes that dark commutes are more common throughout other regions of the Province, the challenges noted above are compounded by the established characteristics of existing neighbourhoods in Langford and similar communities throughout the Province. Urban streets are busy with vehicular traffic, often containing parking and other barriers that can conceal pedestrians from drivers. Older residential areas and semi-rural roads are often wide with a very slim shoulders and often, there are no sidewalks paths, or adequate street lighting available.

Mitigating these risks requires targeted infrastructure improvements such as traffic calming, pedestrian lighting, sidewalk completion, protected crossings, and other safe-route-to-school measures. Langford has successfully partnered with the Province in the past through the BC Active Transportation Infrastructure Grant Program to advance such projects. However, we are concerned that the pausing of the 2025/2026 intake of this program, pending review of the CleanBC framework, significantly limits the ability of local governments to plan, design, and implement safety improvements in time for the 2026/2027 school year.

As growth continues throughout the region, new school sites are being selected that are outside current transportation networks requiring significant investment from local governments that are not financially viable without Provincial support. The City of Langford strongly requests that the BC Active Transportation Infrastructure Grant Program be reopened and that new applications featuring projects that support safe routes to school be given preference, or, at minimum, clear communication from the Province to all local governments regarding the status and anticipated timeline of this grant program.

To further support and encourage active transportation to commute to school, the Province is encouraged to develop a program in partnership with School Districts to ensure students have

access to visibility enhancing resources such as reflective gear and lights. As mentioned above, schools opening further from established transportation networks introduce further hazards for students navigating to school. Travelling in darkness may increase interactions with other road users, and without targeted support, permanent DST may exacerbate existing inequities and disproportionately affect children from lower-income households.

Council also wishes to acknowledge and commend the Province's recent support for the Walking School Bus Program, delivered in partnership with the Society for Children and Youth of BC (SCY). In addition to improving safety during school commutes, expanding Provincial support for this program may play a critical role in assisting students during their commute to school under low-light conditions.

City of Langford Council wishes to express that the intent of this letter is to encourage early dialogue regarding proactive, collaborative steps that can be taken to ensure this transition does not compromise the safety of young commuters. Active Transportation grants that support the creation and enhancement of safe routes to school help local governments respond thoughtfully, maximize the impact of limited resources, and provide safe, healthy, and sustainable school travel across British Columbia. Early consultation and discussions can identify needs and mitigate impacts, particularly on more vulnerable groups.

Thank you for your consideration of these concerns. We would welcome the opportunity to engage further in discussions on how provincial and local governments can work together to mitigate impacts and improve outcomes for students and families.

Sincerely,



Mayor Scott Goodman
City of Langford

Attached: Certified Resolution from the Special Meeting of Council held March 30, 2026.
CC: BC Municipalities

CITY OF LANGFORD

RESOLUTION

ITEM TITLE: Notice of Motion from March 16, 2026 - Permanent Daylight-Saving Time and the Impacts on Safe Routes to School

MOVED BY: GUIRY
SECONDED: HARDER

WHEREAS the adoption of permanent, year-round daylight-saving time means that many school age children, including those in the Victoria area who begin their commute around 8:00 a.m., will be travelling to school in darkness from early November until the end of February;

AND WHEREAS many communities have older neighbourhoods with wide roadways which may cause unintended speeding, limited or non-existent sidewalks or pathways, and limited street lighting. Mitigation of these neighbourhood conditions would require significant upgrades to ensure safe travel for children during dark winter mornings;

AND WHEREAS the BC Active Transportation Infrastructure Grant 2025/2026 intake was paused pending a review in the fall of 2026, thus limiting the ability of local governments to make meaningful change and prepare for the 2026/2027 school year.

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare a letter to the Minister of Education and Childcare, the Minister of Transportation and Transit, and the Premier's Office, with a copy to all local governments in British Columbia, outlining Council's concerns regarding the impacts of adopting year-round Pacific Daylight Time on children who would be required to walk to school in the dark. AND THAT the letter from the City of Langford Mayor and Council advocate for:

- *the immediate reopening of BC's Active Transportation Infrastructure Grant Program for safe routes to school projects;*
- *the establishment of a program ensuring all students have access to visibility enhancing resources such as lights and reflective gear; and*
- *the expansion of The Society for Children and Youth of BC (SCY)'s Walking School Bus program.*

Motion CARRIED.

This is a certified resolution passed by the City of Langford at their Special Meeting of Council held on March 30, 2026.



Marie Watmough
Corporate Officer



Pacific Region
Suite 200 – 401 Burrard Street
Vancouver, British Columbia
V6C 3S4

Région du Pacifique
Pièce 200 – 401 rue Burrard
Vancouver (C.-B.)
V6C 3S4

April 16, 2026

Dear Neville,

We want to sincerely thank the Village of Lions Bay for your thorough review of the proposed marine refuges in Howe Sound and Jervis Inlet for the Glass Sponge Reef-Rockfish Conservation Area (GSR-RCA) project. We greatly appreciate your feedback and thoughtful contributions provided throughout this process. We have reviewed your feedback and are reaching out to address some of your comments.

1. We recognize your commitment to conservation and appreciate your feedback around enforcement and monitoring. DFO Conservation & Protection (C&P) is the lead agency that monitors compliance and enforces acts/regulations that protect marine refuges. Marine refuges are patrolled by local C&P Detachments and C&P is leveraging new technologies to be more effective with the time they have. C&P strategically allocates their resources in a risk-based approach to compliance monitoring that align with regional and national priorities. Ecological monitoring advice is underway for both GSRs and RCAs through DFO Science. RCA ecological monitoring surveys began in November 2025 in Southern BC, and the first GSR ecological monitoring working group meeting was held in December 2025.
2. As previously shared, installation or maintenance of mooring buoys and docks are subject to the *Fisheries Act* and this would not change because of marine refuge establishment. If a project does go to our project review team (Fish and Fish Habitat Protection Program), they consider location and scale, as well as other variables, in the review process. We will be working with the Province of BC for mitigation of risks under their jurisdiction where possible if the sites are established.
3. Thank you for the comments and recommendations around Kelvin Grove beach and the Lions Bay RCA. Based on our overlap analysis of the sites, Kelvin Grove Beach and Marine Park is contained within the proposed marine refuge. If you could please share a map of the areas that are believed to be outside of the proposed marine refuge, it would help us better understand your concern. The rationale for the proposed boundaries for Lions Bay marine refuge includes the opportunity to improve existing protections measures within the RCA given the high quality habitat surrounding the current closure and the ability to consolidate three GSRs and one RCA into a single marine refuge by extending the northern boundary of the RCA to encompass the Brunswick Point GSR, thereby reducing spillover. Where feasible, boundaries have been reduced to support continued fishing opportunities while still meeting conservation objectives. Additional details for the rationale can also be found on page 12 of the 2025 MCT-FM Information Package that was distributed in September 2025. We have received significant feedback on the Lions Bay proposed marine refuge and are currently in the process of conducting further analyses on all the feedback received.



Thank you again for your continued engagement and commitment to the GSR-RCA project.

Thank you,

Christine Martinello

A/ Regional Manager, Marine Conservation (Fisheries)
Fisheries Management branch, Pacific Region
Fisheries and Oceans Canada
Email: DFO.PACFMMCT-OCMGPPAC.MPO@dfo-mpo.gc.ca

From: [REDACTED]
To: [Michael Broughton](#)
Cc: [Ron McLaughlin](#); [Jaime Cunliffe](#); [Agenda](#)
Subject: Facility rental fees
Date: April 14, 2026 10:51:04 AM

Hello Michael,

When can those who regularly use Village facilities expect to see the promised consultation and adjustments to rental fees that Council requested?

Although staff urged Council to adopt the Fee Bylaw amendments based on the notion fees could be changed after adoption (a questionable practice), the fees Council rightly rejected still stand more than four months later.

These ignore the longstanding principal volunteer-led community events that are open to all receive a reduced rate. The old rate was \$25/day, but now it's \$100/day unless a grant in-kind is approved. This means volunteers organising events pay the same price as private events, including those for non-residents and businesses.

It should be fundamental that volunteer taxpayers who already fund our gathering spaces be given special rates for using them to provide community events/activities or for meetings. The new bylaw changes also ignore the opportunity to charge for-profit market-related fees.

It is even more important to address the issue now that staff have attached additional conditions to municipal grants, including that grants-in-kind only apply until December 31st each year, unlike in the past. This means community events taking place early in the new year before grants are available and approved will be charged at the going rate, that is, the rate applicable to non-tax paying outsiders. It also means that new opportunities arising later in the year will pay the same as non-residents and private concerns. I'm sure you'll agree this is not what Council intended.

This does not require a lengthy process, it simply requires a review of the current fees.

Please advise.

Penny