



MINUTES

REGULAR MEETING OF COUNCIL

VILLAGE OF LIONS BAY

**December 9, 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 Ron McLaughlin

Members Absent: Councillor Jaime Cunliffe (with regrets)

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

1. Call to Order

Mayor Berry called the meeting to order at 6:02 PM.

2. Closure of Council Meeting

Addition of *Community Charter* clause (g) litigation affecting the municipality.

Moved by: Councillor McLaughlin

Seconded by: Councillor Broughton

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:

(g) litigation or potential litigation affecting the municipality;

(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 7:02 PM.

The Mayor advised that there was nothing to report out.

4. Adoption of Agenda

Moved by: Councillor Abbott

Seconded by: Councillor McLaughlin

That the Agenda of December 9, 2025, be adopted.

CARRIED

5. Public Participation

Norma Rodgers spoke to the draft Building Bylaw and suggests that Staff consider including bear-friendly accommodations specifically relating to waste storage (secure and insulated structures and garages).

6. Delegations

6.1 Charlie Bradbury - Draft Building Bylaw and Bird Friendly Provisions

Ms. Bradbury summarized a recent meeting with staff regarding the draft Building Bylaw and the recommendation that bird-friendly glass be required for new construction and renovations. Ms. Bradbury spoke to the benefits of birds in the community and bird collision-mitigation-strategies. Additionally, Ms. Nelson made requests that bird-friendly and the management of light-pollution be considered in the Bylaw.

7. Approval of Minutes of Prior Meetings

7.1 Regular Meeting of Council - December 2, 2025

Moved by: Councillor McLaughlin

Seconded by: Councillor Abbott

THAT the Regular Meeting of Council Minutes of December 2, 2025, be approved.

CARRIED

8. Business Arising from the Minutes

- None

9. Unfinished Business

9.1 Building Bylaw No. 649, 2025

Staff presented the draft Building Bylaw for Third reading.

Discussion ensued as to whether the suggestions from the Bird Friendly and Bear Smart groups should be added to the draft prior to the Third reading versus moving forward and considering the accommodations prior to adoption. Should the wildlife accommodations not be incorporated, Councillor Abbott would like an explanation as to why.

Council would also like an update on the report from the Building Inspector post-meeting with the Bird Friendly group.

Moved by: Councillor Broughton

Seconded by: Councillor Abbott

THAT *Building Bylaw No. 649, 2025*, be granted Third reading.

Amendment:

1

Moved by: Councillor Abbott

Seconded by: Councillor McLaughlin

THAT the Third reading of the draft *Building Bylaw* be tabled until January 2026, to receive additional input regarding wildlife accommodations from the Building Official, Bird Friendly, and Bear Smart groups.

Opposed (2): Mayor Berry, and Councillor Broughton

DEFEATED (2 to 2)

Amendment:

2

Moved by: Councillor Broughton

Seconded by: Councillor McLaughlin

THAT the matter of the draft *Building Bylaw* be referred to Staff.

CARRIED

9.2 Fees Bylaw No.497, 2016, Amendment Bylaw No.656, 2025

Staff presented the *Fees Bylaw* for adoption.

Council requested consideration of lower "day-rates" for resident users.
Councillor Broughton to investigate forming a Broughton Hall user task-force with residents to evaluate rental fees, financial accessibility and community use.

Moved by: Councillor Broughton
Seconded by: Councillor McLaughlin

THAT Fees Bylaw No. 497, 2016, Amendment Bylaw No. 656, 2025 be adopted.

CARRIED

9.3 Action Items Log

A list of ongoing action items was reviewed.

Councillor McLaughlin suggested that No. 311 regarding wayfinding signage is not a priority at this time and should be removed from the list as it has not been actioned in 2 years.

Councillor Abbott would like an update on No. 339 regarding a proposed trail race, specifically that Lions Bay Search and Rescue is contacted.

10. Reports

10.1 Staff

10.1.1 Development Variance Permit Application 25-04

Staff presented the Development Variance Permit for approval.

Council had questions regarding neighbour feedback, staff confirmed that no neighbour responses were received.

Moved by: Councillor McLaughlin
Seconded by: Councillor Broughton

THAT Council approve the issuance of Development Variance Permit No. DVP 25-04 to vary Section 7.8.1 of Zoning and Development Bylaw No. 520, 2017 to permit the maximum permitted height for a flat roof to be varied from 7.5 metres to 8.7 metres for the property located at 242 Panorama Place, as generally in accordance with the plans attached to this report.

CARRIED

10.1.2 Solid Waste Collection

Staff introduced a report outlining a proposed optional bearcart solution for waste management and necessary changes to collection as a result. Specifics

discussed included greenwaste collection, cost and size of bear carts, garbage pickup timeslots and equitable service.

Concern was expressed regarding the concession of limiting of curbside greenwaste pickup in the context of Fire Smart initiatives.

Council agreed to further discussion on waste control and the Ombudsperson's Office in a Closed session at the conclusion of the Open session. Staff urged Council to move forward with the *Waste Bylaw* amendments due to their time sensitive nature.

Moved by: Councillor Abbott

Seconded by: Councillor McLaughlin

THAT Council endorse the Bearcart Optional approach for inclusion in the draft *Solid Waste and Recycling Collection Bylaw No.455, 2013, Amendment Bylaw No.652, 2025*.

Opposed (2): Mayor Berry, and Councillor Broughton

DEFEATED (2 to 2)

10.1.3 Community Amenity Contributions - Zoning Bylaw

Staff provided a report on technical planning, and legal analysis of the minimum parcel size provisions within the Single Family Residential (RS-1) Zone, and the references to Community Amenity Contributions (CACs) in *Zoning and Development Bylaw*.

Councillor Abbott expressed concerns that the change is premature in advance of the Official Community Plan (OCP) update. Would like to seek resident input prior to such a change.

Staff reminded Council that changes to the Zoning Bylaw do require a Public Hearing and that the change in the motion is technical in nature and not part of the OCP.

Moved by: Councillor McLaughlin

Seconded by: Councillor Broughton

THAT Council direct Staff to bring forward, for Council consideration, an amendment to Section 7.2 of *Zoning and Development Bylaw No. 520, 2017* to establish a uniform minimum parcel size of 700 m² in the RS-1 Zone.

Opposed (1): Councillor Abbott

CARRIED (3 to 1)

10.1.4 Snow and Ice Policy Reassurance Report

The Director of Operations discussed his report, in which he reiterates that the snow clearing policy is unchanged in execution.

Councillor Abbott had concerns about the use of "resources permitting" language, however, Staff confirmed that this phrasing ensures that the Municipality is not liable should events beyond the Municipality's control affect staffing or equipment.

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 Councillors

- None

10.4 Emergency

- None

11. Resolutions

- None

12. Bylaws

- None

13. Correspondence

Councillor Abbott spoke to the letters from the Union of BC Municipalities regarding the proposed resolutions; specifically the Emergency Water Treatment Plants resolution which was endorsed. Councillor Abbott spoke to next steps and how the Infrastructure Committee would be involved.

14. New Business

- None

15. Public Questions and Comments

- None

16. Recess to Closed

Moved by: Councillor McLaughlin

Seconded by: Councillor Abbott

THAT the Open session recess to the Closed session.

The meeting recessed at 8:07 PM

CARRIED

17. Reporting out of Closed

The Open session resumed at 8:29 PM

The Mayor reported that there was nothing to report out.

18. Adjournment

Moved by: Councillor McLaughlin

Seconded by: Councillor Broughton

THAT the Council Meeting be adjourned.

The meeting adjourned at 8:30 PM

CARRIED

Mayor

Corporate Officer