



AGENDA

Special Meeting of Council

Wednesday, April 23, 2025, 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=84871343229>
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. Personnel

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:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
3. **Reporting out from Closed portion of Meeting**
4. **Adoption of Agenda**
Recommendation:
That the Agenda of the Special Meeting of Council, April 23, 2025 be adopted.
5. **Public Participation**
6. **Delegations**
 - 6.1 **Mary Brown and Roel Coert - Restructuring of Emergency Support Services** 4
Restructuring of Emergency Support Services Director and Emergency Program Coordinator Positions
7. **Approval of Minutes of Prior Meetings**
 - 7.1 **Regular Meeting of Council - March 18, 2025** 6
8. **Business Arising from the Minutes**
9. **Unfinished Business**

9.1	Action Items Log <i>- for information</i>	12
10.	Reports	
10.1	Staff	
10.1.1	2025 Budget for Third Reading Financial Officer J Chirkoff <i>- for decision</i>	
	Recommendation: THAT the 2025 Budget be read a third time.	
10.1.2	Development Variance Permit 25-02 335 Oceanview Road Chief Administrative Officer, R Blackwell <i>- for ratification</i>	13
10.2	Committees <i>- none</i>	
10.3	Mayor and Council <i>- none</i>	
10.4	Emergency <i>- none</i>	
11.	Resolutions <i>- none</i>	
12.	Bylaws	
12.1	Zoning and Development Bylaw No.520, 2017, Amendment Bylaw No.641, 2025 Chief Administrative Officer, R Blackwell <i>- for decision</i>	19
	Recommendation: THAT the <i>Zoning and Development Bylaw No.520, 2017, Amendment Bylaw No.641, 2025</i> be read a first and second time.	
12.2	Water Rates and Regulations Bylaw No.2, 1971, Amendment Bylaw 642, 2025 Financial Officer, J Chirkoff <i>- for decision</i>	62
	Recommendation: THAT the <i>Water Rates and Regulations Bylaw No.2, 1971, Amendment Bylaw No.642, 2025</i> be read a first time.	
12.3	Sewer User Rates Bylaw No.122, 1984, Amendment Bylaw No.643	81

Financial Officer, J Chirkoff

- for decision

Recommendation:

THAT the *Sewer User Rates Bylaw No.122, 1984, Amendment Bylaw No.643 be read a first time.*

12.4 Garbage and Recycling Collection Bylaw No.455, 2013, Amendment Bylaw No.644, 2025

88

Financial Officer, J Chirkoff

- for decision

Recommendation:

THAT the *Garbage and Recycling Collection Bylaw No.455, 2013, Amendment Bylaw No.644, 2025 be read a first time.*

13. Correspondence

100

- for information

14. New Business

15. Public Questions and Comments

16. Adjournment

Recommendation:

THAT the Council 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)
Tuesday April 15, 2025	April 10, 2025

APPLICANT NAME & CONTACT INFORMATION

Last Name Brown	First Name Mary
Street Address	Apartment/Unit N/A
City Lions Bay	Province BC
Primary Contact No.	FAX: N/A
Email Address	

NAME OF PRESENTER(S)/ORGANIZATION

1. Mary Brown, ESSD, Emergency Support Services (ESS), Village of Lions Bay
2. Roel Coert, ESS volunteer, Village of Lions Bay

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:

<p>Restructuring of ESSD and EPC positions:</p> <ol style="list-style-type: none"> 1) Director of ESS has assumed many roles of the Emergency Programs Coordinator (EPC) in the last 11 month that the position has been vacant 2) Village will need someone to manage the \$90K in grant funds and write new grant applications 3) EPC salary has already been allocated for 2024-2025 4) ESS volunteer, Roel Coert to assume role of ESSD and implement training and recruitment of volunteers 5) Roel has worked in project management and training for decades <p>Requested Action:</p> <ol style="list-style-type: none"> 1) ESSD to assume acting EPC role with commensurate salary 2) Roel to assume the role of ESSD with monthly honorarium 3) Request council to direct CAO to put this into effect by April 30, 2025



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 Mary P. M. Brown	DATE April 10, 2025
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Office Use Only:

<input checked="" type="checkbox"/> APPROVED for Council meeting on: April 16, 2025	<input type="checkbox"/> DECLINED
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MINUTES

REGULAR MEETING OF COUNCIL

VILLAGE OF LIONS BAY

March 18, 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

Staff In Attendance: Chief Administrative Officer, Ross Blackwell
Deputy Corporate Officer, Kristal Kenna
Financial Officer, Joe Chirkoff
Karl Buhr, Director of Operations

1. **Call to Order**

Mayor Berry called the meeting to order at 6:01 PM.

The open session of the meeting resumed at 7:07 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:

(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;

90 (2) (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

CARRIED

3. Reporting out from Closed portion of Meeting

There was nothing to report out from the Closed Meeting.

4. Adoption of Agenda

Moved by: Councillor Broughton

Seconded by: Councillor Abbott

That the Agenda of March 18, 2025, be adopted.

CARRIED

5. Public Participation

- Russ Meiklejohn - Item 10.1.1 Provided comment on alternatives for emergency access.
- Ron McLaughlin - Provided comment on the naming of a municipal waterfront property at Magnesia Creek and would like to nominate the trailblazers and historical society in the naming and have an epitaph at the shore of Magnesia Creek.

6. Delegations

- none

7. Approval of Minutes of Prior Meetings

7.1 Regular Meeting of Council - February 18, 2025

- Amendments - Remove closure of meeting as closure did not occur.
- Item 6.1.2 Budget 2025 for Second Reading - amended resolution to correctly reflect that this item was tabled.

Moved by: Councillor Broughton

Seconded by: Councillor Abbott

THAT the Regular Meeting of Council Minutes of February 18, 2025 be approved.

CARRIED

7.2 Special Meeting of Council- March 4, 2025

Amendments: That the financial statements be added to the open minutes.

Moved by: Councillor Broughton

Seconded by: Councillor Abbott

THAT the Regular Meeting of Council Minutes of March 4, 2025 be approved.

CARRIED

8. Business Arising from the Minutes

- Regular Meeting of Council Minutes of February 18, 2025, section 7.1 Union of BC Municipalities and Lower Mainland Local Government Association conference attendance and allocation of funds: to further discuss the budgeted amount for the conferences during the 2025 Budget discussion.
- Regarding the Portable Water Treatment Plant. Chief Administrative Officer to draft a resolution for the Union of BC Municipalities and send to Infrastructure Committee for review.

9. Unfinished Business

9.1 Action Items Log

10. Reports

10.1 Staff, CAO-2025-001

10.1.1 Emergency Marine Access Study, CAO-2025-001

Staff presented a report highlighting marine access opportunities for emergency purposes at the Brunswick Beach municipal road end adjacent to Magnesia Creek. Staff proposed a feasibility study to be conducted on the viability of the emergency access opportunities.

Discussion: Preference is to prioritize other projects at this time, and to continue to use the highlighted areas as a recreational. Defer this discussion to the Emergency Program Coordinator.

Tabled to a CotW for a future discussion.

10.1.2 2025 Budget Second Reading

Staff presented the budget for second reading with updates, including:

- loan proceeds for CUBB (including interest costs)
- adjustment in budget relative to requests from Lions Bay Fire Rescue

- suggestion for nature-based solutions when it comes to capital projects
- discussion pertaining to tree removal budget
- remove pH water adjustment line item

Moved by: Councillor Broughton
 Seconded by: Mayor Berry

THAT the 2025 Budget be read a second time as amended.

Opposed (2): Councillor Abbott, and Councillor Cunliffe

DEFEATED (2 to 2)

10.2 Committees

- none

10.3 Mayor and Council

- none

10.4 Emergency Services

- none

11. Resolutions

11.1 Draft Lower Mainland Government Association Letter of Support

Staff presented a letter to solicit support (from member municipalities) for resolutions being presented to the LMLGA.

Moved by: Councillor Broughton
 Seconded by: Councillor Abbott

THAT the letter to member municipalities of the Lower Mainland Government Association in support of Strengthening Regional Emergency Management Capacity be approved.

CARRIED

12. Bylaws

- none

13. Correspondence

- Letter of response from Councillor Broughton to the Squamish Nation regarding the Climate Legacy Strategy. The matter has been referred to the Climate Action Committee.
- Ron McLaughlin, representing the Lions Bay Historical Society has requested use of the Village Flag or Coat of Arms for use in promotional materials regarding the naming of the official Village Bird initiative.

Moved by: Councillor Broughton

Seconded by: Councillor Abbott

THAT the Historical Society be given permission to use either the Village Flag or Coat of Arms on promotional materials for the Lions Bay Bird Friendly naming of the official Village bird initiative.

CARRIED

14. New Business

- none

15. Public Questions and Comments

- Resident: Questioned why has the Jetty been removed from the grant budget if it was deemed a high-priority project. What is the current cost (evolved scope), compared to what was originally budgeted in the grant?

16. Closure of Council Meeting

The Closed session resumed at 8:12 PM

Moved by: Councillor Abbott

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:

(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;

90 (2) (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

(g) litigation or potential litigation affecting the municipality;

CARRIED

17. Reporting out from Closed

There was nothing to report out.

The closed meeting concluded at 10:30 PM

18. Adjournment

Moved by: Councillor Abbott

Seconded by: Councillor Broughton

THAT the Open Council Meeting be adjourned at 8:12 PM.

CARRIED

Mayor

Corporate Officer

Date Adopted by Council:

VILLAGE OF LIONS BAY FOLLOW-UP ACTION ITEM LIST				
ACTION NO.	DATE	ITEM/ACTION/DESCRIPTION	PERSON	STATUS
297	Sept 19, 2023	CAO to complete a cost-benefit analysis on document storage options	CAO	On-Going
310	Nov 7, 2023	CAO to rescope connector project and bring back to Council	CAO/Public Works	On-Going
311	Nov 7, 2023	Proceed with wayfinding signage project subject to community input		Deferred
315	Feb 20, 2024	Firefighting Reserve Water Policy referred to Infrastructure Committee	DO	In Draft
316	Feb 20, 2024	Water Shortage Policy	DO	In Draft
321	June 18, 2024	Staff to investigate whether the Village of Lions Bay can apply for grants and funding as a rural community.	CAO	On-going
326	December 3, 2024	Ministry of Municipal Affairs has requested an update on the steps that the Village is taking regarding to the Provincial Advisor's Report. CAO R Blackwell offered to draft a response letter for Council approval or suggested that Council appoint someone to draft a response. An update to the Ministry is pending a meeting with Don Lidstone who has prepared a review of the report and will walk Council through the steps. Once this is complete, Council may detail the steps, in response to the Ministry's request for an update. Councillor Cunliffe to follow up with Don Lidstone to arrange meeting.	CAO & Councillor Cunliffe	Complete
328	December 3, 2024	Provide council with a working document of council duties (tasks, responsibilities and status).	CAO	On-going
330	January 7, 2025	Chief Administrative Officer, Ross Blackwell, will compile topic recommendations for the Union of BC Municipalities Meeting and provide to Council.	CAO	On-going

STAFF REPORT

DATE: March 25, 2025 **FILE:** CAO-2025-003
TO: Council
FROM: Ross Blackwell, MAP, MCIP, RPP, CAO
RE: **DVP 25-02**

PURPOSE: The Applicant is requesting a variance to **Section 7.5(2)** of *Zoning and Development Bylaw No. 520, 2017* to decrease the minimum permitted front-yard setback for a structure from 7.5 metres (24.6') to 5.8 metres (19'), (as shown on in the attached sketch plan). The purpose of the variance is to allow the expansion of a 4.3m wide x 6.7m deep (14'w x 22'd) carport to a 6.1m wide by 6.7m deep (20'w by 22' deep) enclosed garage.

OWNER: Norman Barmeier

LOCATION: 335 Oceanview Road

LEGAL DESCRIPTION: LOT 35, BLOCK8, D.L. 6748, PLAN 13843 (PID: 008-006-717)

ZONING: RS-1 (Residential - Single Detached)

BACKGROUND:

The applicant has submitted a request for a variance to Section 7.5(2) of *Zoning and Development Bylaw No. 520, 2017*, seeking to reduce the minimum permitted front-yard setback for a structure from 7.5 metres (24.6 feet) to 5.8 metres (19 feet). The purpose of this variance is to allow for the expansion of an existing carport, which currently measures 4.3 metres wide by 6.7 metres deep (14 feet by 22 feet), into a fully enclosed garage with dimensions of 6.1 metres wide by 6.7 metres deep (20 feet by 22 feet).

The subject property is located within a residential zone where the standard front-yard setback of 7.5 metres is intended to provide consistent streetscape setbacks, maintain adequate spatial separation between structures, and allow sufficient room for on-site parking without encroachment onto municipal roadways. The existing carport complies with Zoning regulations. The requested variance would allow for the enclosure and moderate expansion of the structure while maintaining compatibility with adjacent properties.

All public notification requirements have been met.

DISCUSSION:

The requested variance represents a minor reduction to the front-yard setback, amounting to 1.7 metres (5.6 feet). Given that the proposed garage will be accessed from the side rather

than the front, the typical consideration for maintaining a 7.5-metre setback to accommodate parking of a full-size light-duty truck within the driveway is not applicable in this case. The side-access design ensures that vehicle parking and maneuverability will not be impacted by the reduced setback.

From a planning perspective, the proposed setback reduction is relatively minor and would have a negligible visual impact on the streetscape. The enclosure of the existing carport into a garage is a logical extension of the existing structure, and its integration into the property is not anticipated to result in undue massing or an incompatible interface with adjacent residential properties. Furthermore, the proposed variance maintains the intent of the zoning bylaw by preserving adequate separation between structures while allowing the homeowner to improve the functionality of the property.

Planning Rationale for Front-Yard Setbacks

Front-yard setbacks serve an important role in urban design and land use planning. They contribute to maintaining a consistent streetscape, ensuring sightlines for pedestrian and vehicular safety, and providing adequate spatial separation between private and public realms. Setbacks also help manage stormwater drainage, accommodate landscaping, and prevent overcrowding of structures along the street. In residential areas, they are particularly important in maintaining the character of neighborhoods and ensuring that new development does not create negative impacts on adjacent properties.

When evaluating a variance request for a front-yard setback reduction, the following considerations are typically taken into account:

- **Impact on Streetscape:** Whether the reduced setback will be visually obtrusive or disrupt the continuity of the existing streetscape.
- **Functionality of the Property:** Whether the reduction will impair the usability of the lot, including access and circulation.
- **Parking and Traffic Considerations:** Ensuring that the reduction does not create parking conflicts or encroach on the public right-of-way.
- **Impact on Adjacent Properties:** Whether the reduction affects the privacy, access to sunlight, or general livability of neighboring properties.
- **Consistency with Zoning Intent:** Ensuring that the variance aligns with the overall objectives of the Zoning Bylaw and does not undermine its purpose.

In this case, the proposed front-yard setback reduction is minor and does not interfere with parking functionality, given the side-access garage. Additionally, it maintains compatibility with surrounding properties and does not significantly alter the streetscape. Given the modest nature of the request and the lack of significant adverse impacts on the surrounding area, the proposed variance is considered reasonable and supportable from a planning perspective.

OPTIONS:

- (1) **THAT** Council approve Development Variance Permit No. 25-02, to permit a reduction in the minimum required front-yard setback from 7.5 metres (24.6 feet) to 5.8 metres (19 feet) for the construction of a 6.1-metre-wide by 6.7-metre-deep (20 feet by 22 feet) enclosed garage, for a property located at **335 Oceanview Road**, legally described as **LOT 35, BLOCK8, D.L. 6748, PLAN 13843 (PID: 008-006-717)**.
- (2) Do not approve Development Variance Permit No. 25-02.
- (3) Refer the matter to staff with specific direction.

RECOMMENDATION:

Based on the analysis provided, it is recommended that Council approve the requested variance to reduce the front-yard setback from 7.5 metres to 5.8 metres, as it meets the intent of the Zoning Bylaw and maintains the character and functionality of the surrounding neighborhood. The proposed variance is minor in nature, does not negatively impact adjacent properties or streetscape aesthetics, and remains consistent with sound planning principles. Approval of this variance will allow the property owner to enhance the usability of their site without compromising community planning objectives.

FINANCIAL CONSIDERATIONS:

None

LEGAL CONSIDERATIONS:

None.

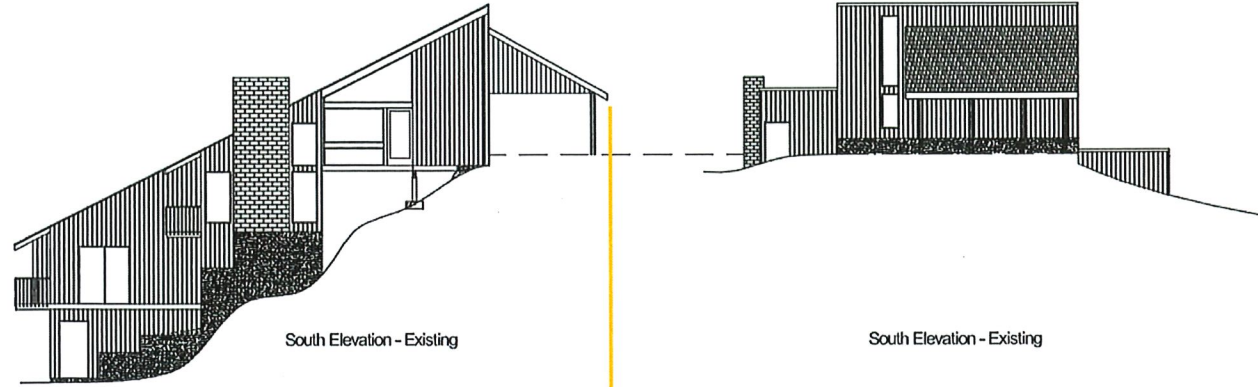
Respectfully submitted,



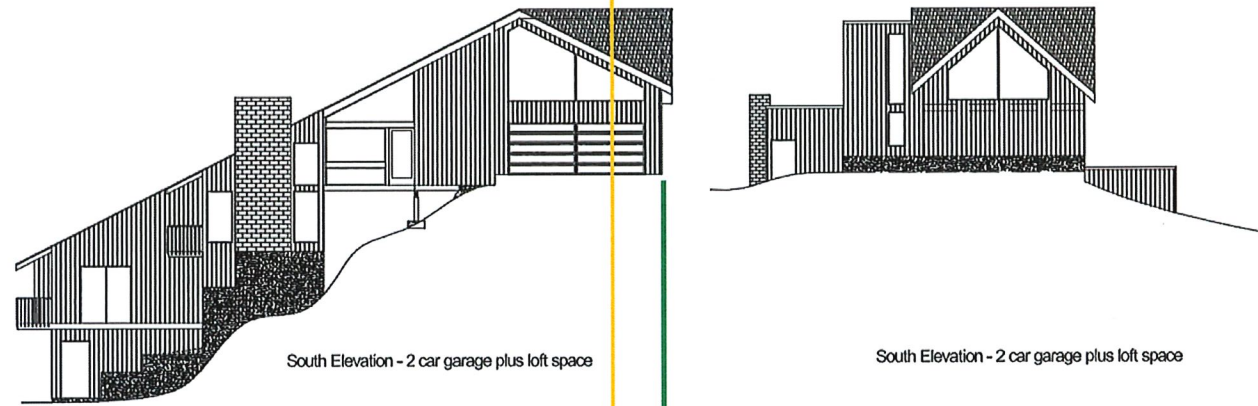
Ross Blackwell, CAO

Attachments:

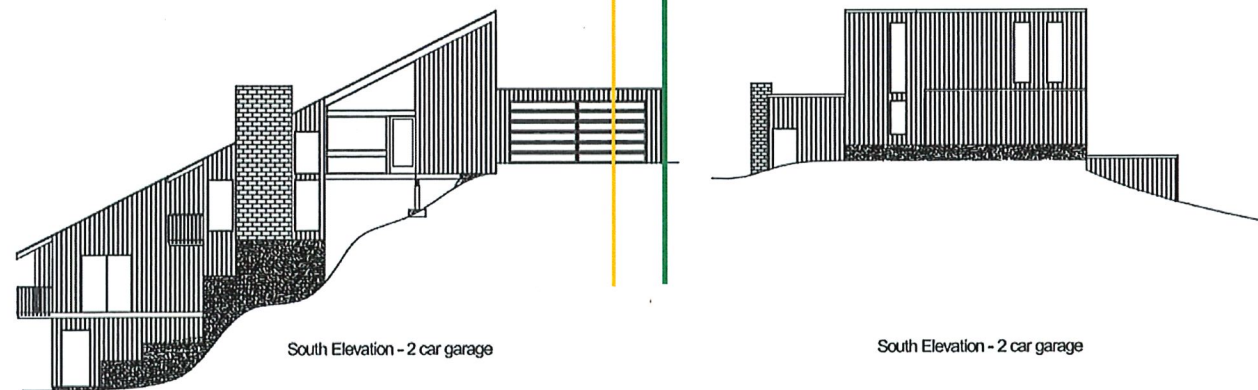
- (1) Sketch Plans



Current set back line at 25ft



Proposed set back line at 19ft



Project Owners:

Norman Barmeier & Dejan Grubic

Project Address:

335 Oceanview Road, Lions Bay

Project Scope:

Expand 14 ft wide by 22 ft deep carport to a 20 ft wide by 22 ft deep garage with optional loft.

Hardship:

1. Geographically constrained site, steep slope limited parking options
2. Encumbrance of frontage by neighbor's driveway.
3. Wildlife attractant management difficult in open car port.
4. Increase in petty theft throughout neighborhood during COVID; open car port offers no safe storage.

Key clarifications:

1. Scope of variance applications that go before council versus BOV.
2. Level of detail required for BOV application and ruling.
3. Trigger for geohazard assessment.
4. Does the loft change the application complexity.



BC LAND SURVEYOR'S SITE PLAN

ON LOT 35, BLOCK 8, DISTRICT LOT 6748, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN 13843.

335 Oceanview Road, The Municipality of the Village of Lions Bay, BC

(PID 008-006-717)

SCALE 1"=6'

IMPERIAL

All distances horizontal ground-level
distances in metres and decimals
thereof, unless otherwise noted.

The intended plot size is 34' in
width by 22' in height (D size) when
plotted to scale.

The UTM coordinates are derived from static GNSS
observations utilizing HxGN SmartNet Station BCSQ,
with coordinates transformed to NAD83(CSR) 2002.0
Used UTM Zone 10:
Northing: 5505199.488 Easting: 488894.354

Elevations derived from static GNSS observations
utilizing HxGN SmartNet Station BCSQ, Datum CGVD28.
Used 11.308 metres.

Contour Interval is 2 feet

Denotes Tree with
Ground Elevation

Denotes Existing
Ground Elevation

RECEIVED

FEB 19 2025

Calculated Lot Area = 11246 ft²
Building Area = 1921 ft²
Site Coverage = 17%

Site coverage calculation includes
floor overhangs, decks.

Site coverage calculation includes
carport, entry, fireplace, stairs.

Dimensions of and offsets shown to
structures are measured to the
exterior of siding.

Lot is Zoned RS-1

Property line dimensions are derived
from Plan 13843.

This document was prepared for mortgage
and municipal/regional district purposes and
is for the exclusive use of our client,
Norman Barneier.

This document shows the surveyed structures
and features with respect to the boundaries
of the parcel described above. This document
shall not be used to define property lines or
property corners.

The signatory accepts no responsibility or
liability for any damages that may be
suffered by a third party as a result of
any decisions made, or actions taken
based on this document.

The subject property is affected by the following
non-financial charges and interests which may
affect positioning of structures on the property:

Statutory Building Scheme:
518154M.

TREE DETAILS

TREE NUMBER	TREE TYPE	DIAMETER (inch)
494	CEDAR	18
495	FIR	24
496	CEDAR	26
497	FIR	22
498	FIR	26
499	FIR	10
500	FIR	16
501	FIR	20
502	CEDAR	16
503	CEDAR	20
530	FIR	34
531	FIR	20
532	FIR	20
533	FIR	32
539	FIR	34
546	FIR	24
547	CEDAR	10
548	FIR	26
549	FIR	28
550	FIR	30
551	CEDAR	20
552	CEDAR	22
553	FIR	20
554	FIR	32
555	CEDAR	14
556	CEDAR	14
557	FIR	12
558	FIR	34
559	FIR	24
560	FIR	20
561	FIR	20
569	FIR	20
570	FIR	26
571	FIR	28
572	CEDAR	12
573	CEDAR	12
574	FIR	16

Certified Correct this

4th day of March, 2024.

Martin R. Jones, BCLS #762

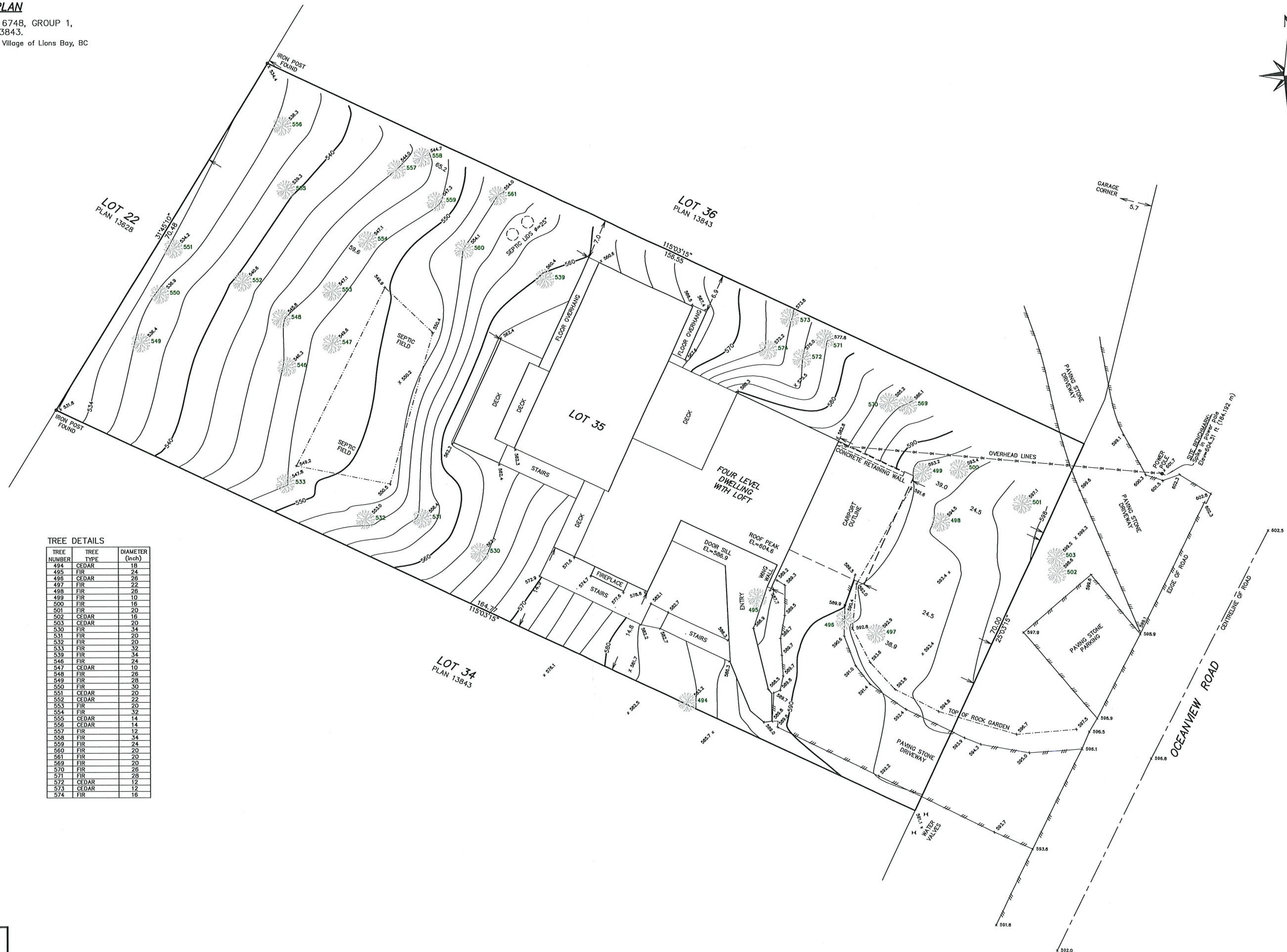
Martin Jones Digitally signed by Martin Jones AUWUWD

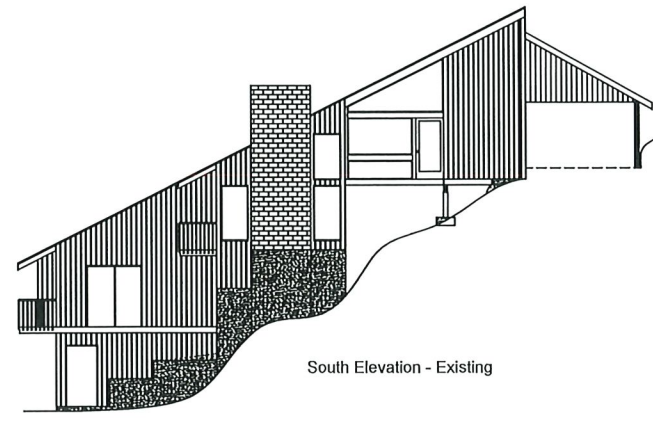
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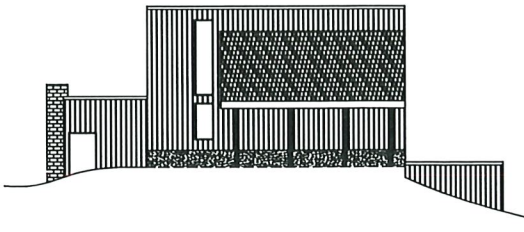
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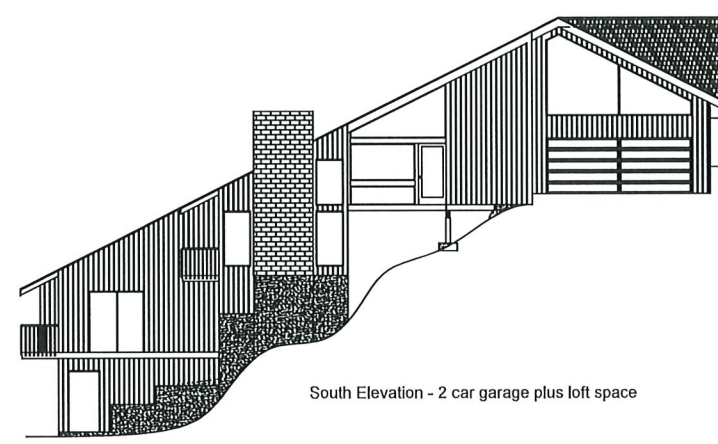
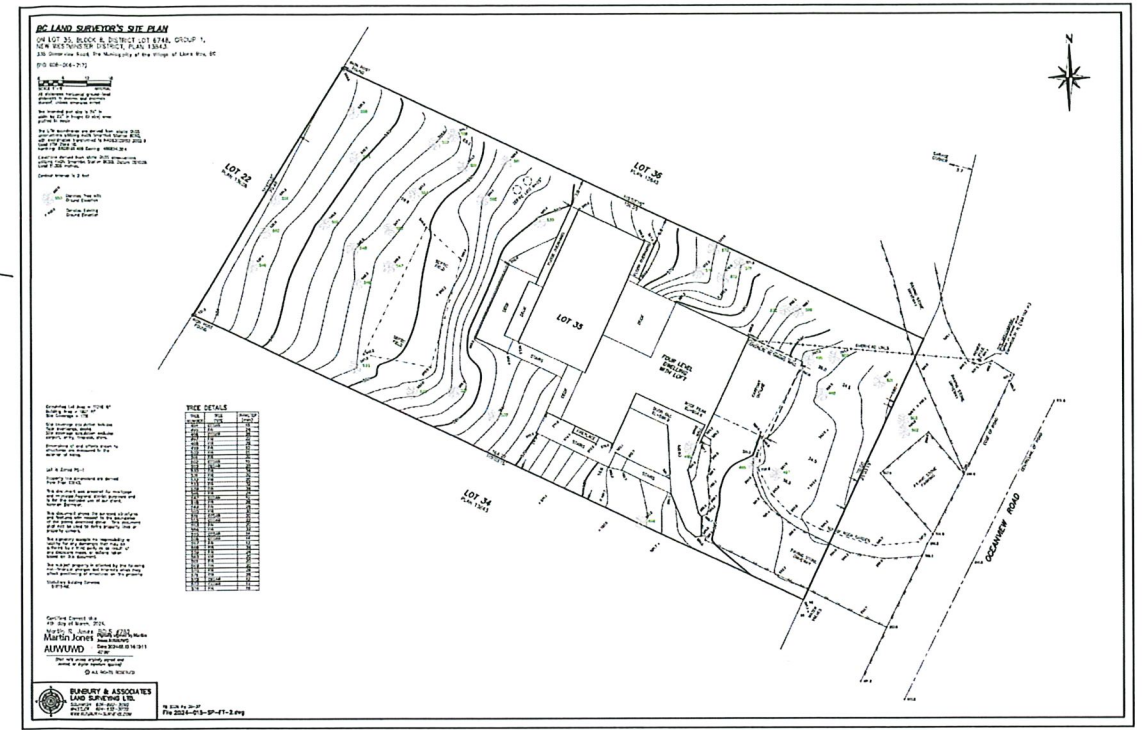




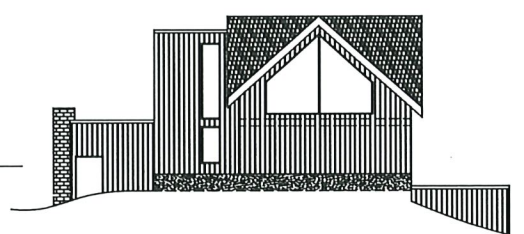
South Elevation - Existing



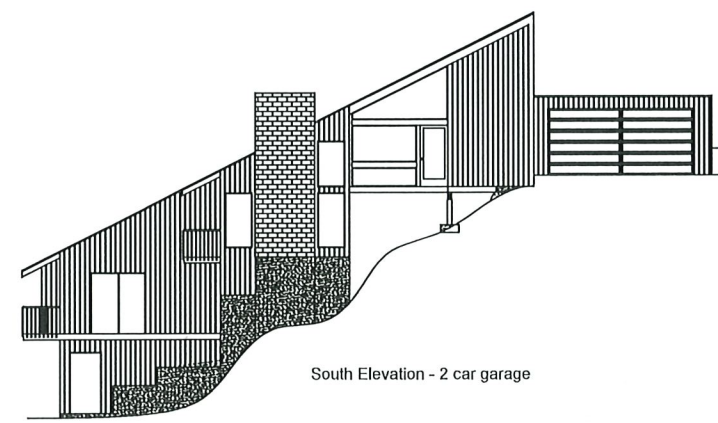
South Elevation - Existing



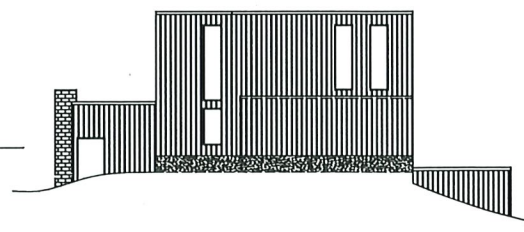
South Elevation - 2 car garage plus loft space



South Elevation - 2 car garage plus loft space



South Elevation - 2 car garage



South Elevation - 2 car garage

General Notes

Project Scope:
Replace existing 14ft wide by 22ft deep car port with a 20 ft wide by 22 ft deep enclosed garage with an optional loft.

The loft would be considered unless it encumbers the project with geohazard assessments, or other constraints identified in preliminary discussions with staff.

Relocate main power supply distribution panel and meter to street facing elevation of renovated structure.

Upgrade BC Hydro service from 100 amp to 200 amp.

The site was surveyed on March 4th, 2024.

The garage would extend visually to the green line shown in the photo.

The current car port meets the 25 ft front yard set back requirements.

This project seeks a variance of 6 ft reducing the front yard set back to 19 ft.

RECEIVED
FEB 19 2025

No.	Revision/Issue	Date

Firm Name and Address

Owner Undertaking:
Norman Barmeier & Dejan Grubic
335 Oceanview Road
Lions Bay

Project Name and Address

Car port conversion
Norman Barmeier & Dejan Grubic
335 Oceanview Road
Lions Bay

Project	Sheet
Date	
Scale	



Zoning and Development Bylaw No. 520, 2017, Amendment Bylaw No. 641, 2025

Adopted: xxx

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

Zoning and Development Bylaw No. 520, 2017, Amendment Bylaw No. 641, 2025

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

GENERAL

1. This Bylaw may be cited as “Zoning and Development Bylaw No. 520, 2017, Amendment Bylaw No. 641, 2025”.
2. 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.

AMENDMENTS

- 1.1. Section 4.6 (b) of the Zoning and Development Bylaw No. 520, 2017 is amended by deleting the “in accordance with the Short Term Rental Policy” and replacing it with “for short term rentals in accordance with section 4.6.1”.
- 1.2. Inserting immediately after section 4.6 (b) and before the heading Siting Exemptions the following:
 - “4.6.1. The CAO may grant a temporary use permit for a short term rental subject to the short term rental use complying with the regulations in section 4.6.2 and having regard to the residential character of the neighbourhood in which the short term rental is located, any objections received after notice of the proposed temporary use permit for the short term rental is given in section 4.6.3, the history of prior complaints related to prior short term rental on the parcel, and the suitability of a short term rental for the dwelling units in which the use is proposed to occur.
- 4.6.2 All of the following regulations apply to a temporary use for a short term rental:
 - (a) A maximum of one (1) short term rental is permitted on a parcel.
 - (b) A maximum of two (2) guests per bedroom that meets the minimum requirements of the BC Building Code may be allowed as part of a temporary short term rental use.
 - (c) A maximum of one (1) sign indicating a short term rental may be permitted if it does not vary the residential appearance of the land and premises where a short term rental is located.
 - (d) No short term rental is permitted as an accessory commercial use for a houseboat, secondary suite or on a parcel that contains a child home care business.
 - (e) No short term rental is permitted on a parcel with a property line that less than 50.0 metres from a school or daycare.

-
- (f) In addition to the requirements in section 4.13 for any other uses occurring on the parcel, two (2) off-street parking spaces shall be provided and maintained on the parcel for the short term rental.
 - (g) No short term rental is permitted on a parcel unless it is connected to a community sewer system or has a septic disposal system that is capable of handling the demand generated by the short term rental.
- 4.6.3 Notice of consideration of the application for a temporary use permit for a short term rental shall be given:
- (a) When being considered by the CAO, the CAO will give notice to owners and occupants of all parcels of land within 50.0 metres from the property line of the parcel on which the short term rental will be located and will allow two weeks for owners and occupants to provide comments; and
 - (b) When being considered by Council, notice shall be given in accordance with section 494 of the Local Government Act.
- 4.6.4 The CAO may specify conditions in a temporary use permit for a short term rental relating to:
- (a) the deposit of security of \$2,500 in the form of cash deposit, bond, irrevocable letter of credit or similar instrument as a guarantee the performance of the terms of the temporary use permit for the short term rental;
 - (b) safety considerations identified as impacting guests that may stay temporarily in the short term rental, including advice from a building inspector that the parcel on which the short rental use will be located is subject to or is likely to be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls, subsidence or avalanche or other considerations applicable under the BC Building Code for this type of occupancy;
 - (c) the adequacy of the water and sewage systems servicing the parcel to handle any increased demand caused by the short term rental;
 - (d) mitigation measures to reduce the impact of the short term rental on neighbouring parcels, public rights-of-way, beaches, parks and other public use areas;
 - (e) the location of the short term rental on the parcel, including the siting of the specific dwelling unit within which the short term rental will be located;
 - (f) the impact of additional traffic generated by the short term rental;
 - (g) establishment of quiet hours guests of the short term rental;
 - (h) the form of management of the short term rental or other measures to ensure that guests using the short term rental are not disruptive to neighbours; and
 - (i) any matter addressed in the secondary suite regulations.

- 4.6.5 A decision of the CAO to refuse or approve a temporary use permit for a short term rental, with or without conditions, may be reconsidered by Council if, within 30 days of the CAO's decision being conveyed to the Owner in writing via email, the Owner requests reconsideration in accordance with section 35 (5) of Council Procedures Bylaw No. 476, 2015, as amended.
- 4.6.6 The term of the first temporary use permit issued in respect of a parcel shall be no longer than one (1) year. Sixty (60) days prior to the expiry of the initial term of the temporary use permit, the Owner may apply for a one (1) year renewal term. Thereafter, any short term rental use beyond the original or the renewal term shall be prohibited unless the Owner applies for and receives a new temporary use permit for a short term rental. After the first two (2) years, the temporary use permit for a short term rental shall be issued for a term of up to three (3) years, which temporary use permit may be renewed for an additional term of up to three (3) years."

READ A FIRST TIME on
READ A SECOND TIME on
PUBLIC HEARING held on

XX, 2025
XX, 2025
XX, 2025

READ A THIRD TIME on
ADOPTED by Council on

XX, 2025
XX, 2025

Mayor

Corporate Officer

Certified a true copy of Zoning and Development
Bylaw No. 520, 2017, Amendment Bylaw No. 641, 2025
as adopted.

Corporate Officer



Zoning and Development Bylaw No. 520, 2017

Office Consolidation

This document is an office consolidation of Zoning and Development Bylaw No. 520, 2017 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 Zoning and Development Bylaw No. 520, 2017, 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

List of Amending Bylaws

Bylaw No.	Section	Description	Adopted
548	3	Replaces definition of <i>retail store, cannabis</i>	July 3, 2018
549	3	Adds subsection 6.2.3	July 3, 2018
<u>641</u>	<u>1.1 and 1.2</u>	<u>Amends section 4.6 (b) and adds subsections 4.6.1 – 4.6.6 under Temporary Use Permits</u>	<u>XX, 2025</u>

VILLAGE OF LIONS BAY

ZONING and DEVELOPMENT BYLAW NO. 520, 2017

A Bylaw to Establish Zones and Regulate the Use of Land, Buildings and Structures Within the Zones

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

PART I TITLE

1.1 This bylaw may be cited for all purposes as "Zoning and Development Bylaw No.520, 2017".

Repeal

1.2 The following bylaws are hereby repealed:

- .1 Zoning Bylaw No. 362, 2004, as amended; and
- .2 Greater Vancouver Regional District Electoral Area C Zoning Bylaw No. 785, 1995, as amended, to the extent the bylaw applied within the *Municipality*, through Supplementary Letters Patent or otherwise.

PART II INTERPRETATION

Definitions

2.1 In this bylaw:

accessory use, building or structure means a *use, building or structure* that is subordinate, incidental and exclusively devoted to a *principal use, building or structure* on the same *parcel* as the *accessory use, building or structure*, or, in the case of common property in a strata plan, a *principal use, building or structure* on a strata lot within the same strata plan;

aisle space means the area of a *parcel* which provides space for motor vehicle access and maneuvering in respect of parking and does not include space for motor vehicle parking;

apartment means a *multi-unit dwelling* which has its principal access from a common entrance;

Approving Officer means the person appointed by Council as the Approving Officer for the *Municipality*;

building means a *structure* used or intended for supporting or sheltering a *use* or occupancy;

building or structure, accessory means a building or *structure* that is subordinate to and serves a *principal building* or use;

Building Official means the *Building Official* for the *Municipality*;

building, principal means a building in which is conducted the *principal use* of the *parcel* on which it is located;

cannabis means cannabis as defined in the *Controlled Drugs and Substances Act* and includes any products containing cannabis;

CAO means the Chief Administrative Officer of the *Municipality*;

carport means a *structure* which shelters an area used for the parking of one or more motor vehicles and is open at least 50 percent on all sides;

church means an assembly *building* used for religious but not commercial or residential purposes;

civic use means a *use* providing for public functions, including but not limited to government offices, public schools, colleges, and hospitals, community centres, courts, police stations, firehalls and fire department training facilities, ambulance stations, libraries, museums, parks, playgrounds, cemeteries, and *highways*;

Community Amenity Contribution Policy means the community amenity policy in the Official Community Plan of the *Municipality*;

conservation use means the preservation and protection of natural resources and assets in their natural state including the habitat of birds, fish and other wildlife;

convenience store means a *retail store* where a range of day-to-day items such as newspapers, confections, foodstuffs, sundries and other such *household* items are sold in small quantities, and may include the retail sale of alcoholic beverages;

cottage means a *building* containing a secondary *dwelling unit*, which is separate from, and accessory to, a principal *single detached dwelling* on the same lot;

density means any of the following: the number of *dwelling units* per hectare of *parcel* area, the *floor area ratio*, or the number of *parcels* per hectare;

dwelling unit means a set of habitable rooms within a *building*, used as a residence by not more than one *household*, that contains:

- (a) a separate entrance from the outdoors; and
- (b) a gas range or stove or electric range or stove with 240 volt wiring;

dwelling, duplex means a *building* containing two *dwelling units*, neither of which is a *secondary suite*, divided horizontally or vertically, with each *dwelling unit* having a separate exterior entrance;

dwelling, multi-unit means a *building* containing three or more *dwelling units*;

dwelling, single detached means a *building* containing only one *dwelling unit*;

dwelling with secondary suite means a *building* containing two *dwelling units*, a larger principal *dwelling unit* and a smaller *secondary suite*;

emergency mooring means mooring for

- (a) safe harbour from inclement weather or marine conditions;
- (b) repairs to a vessel;
- (c) medical purposes;
- (d) overnight purposes; or
- (e) provisioning of supplies.

environmental conservation means the preservation and protection of natural resources and assets in their natural state including the habitat of birds, fish and other wildlife;

fence includes arbor, archway, gate, pergola, screen, trellis and *wall*;

float means a buoyant platform *structure*, affixed on the surface of water by a rope, chain or wire connected to an anchor located beneath the low water mark and which is customarily used for recreational purposes such as swimming or diving;

floating dock means a platform or ramp supported by pontoons usually joined to the shore with a gangway and usually held in place by vertical pilings which are embedded in the seafloor or by anchored cables;

floor area, gross means the total floor area of all *buildings* on a *parcel* measured to the outer limits of the *buildings* including all areas giving access thereto such as corridors, hallways, landings, foyers, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas and excluding unenclosed swimming pools, balconies or sundecks, elevators, up to 40 square metres of *garage* or *carport* area, ventilating machinery;

floor area ratio means the *gross floor area* divided by the area of a *parcel*;

garage means an *accessory building* or a portion of a *principal building* that is used for the parking of one or more motor vehicles and is totally enclosed with a roof, *walls*, and one or more doors;

grade, average is measured around the perimeter of a *building* or *structure* at or directly above or below the outermost projection of the exterior *walls* or the posts of *carports*, as described in section 4.8. A deck attached to a *building* is not considered in determining the *building* perimeter;

grade, finished means the ground level created by human action, excluding created localized depressions such as for vehicles or pedestrian entrances;

grade, natural means the undisturbed ground level formed without human intervention;

height means the vertical distance from the *average grade* of a *structure* to the highest point of the roof surface, in the case of a *structure* without a roof, to the highest point of the *structure*;

highway includes a *street*, road, *lane*, bridge, viaduct and any other way open to public *use*, but does not include a private right of way on private property;

home-based business means an occupation, business, trade or professional practice which is carried on for remuneration or financial gain within a wholly enclosed *building* or *structure* so that the business *use* is not evident to passersby, and which is *accessory* to the principal *residential use* of the property;

home exchange for the purpose of this bylaw means the exchange of two homes, without a monetary transaction, where the residents of each home trade *use* of their homes at a time or times convenient to both parties;

household means one or more persons related by blood, marriage, common law marriage or adoption; or a group of not more than 5 unrelated persons; all of whom are living together in one dwelling using common *kitchen* facilities.

infrastructure use means a *use* providing for the servicing of all or a portion of the *Municipality* with community water or sewer systems (including pump houses and sewage treatment plants), storm drainage systems, roads, community gas, electrical, telephone, broadcast transmission and similar public service facilities and equipment where such *use* is established by the *Municipality*, by another governmental body or by a company operating under a license or permit issued by a Provincial or Federal regulatory authority, and includes *public works yard*, maintenance *buildings* and offices;

kitchen means facilities intended or used for the preparation or cooking of meals, and includes any room or portion of a room containing cooking appliances, including stove, oven, and hotplates, as well as raised counters, cabinets, or where wiring exists for the installation of such facilities;

lane means a *highway* which is greater than 3 metres and less than 10 metres in width and which provides secondary access to a *parcel*

main floor means the floor of the *storey* which is nearest to the *finished grade* of the *parcel*;

mooring system has the same meaning as in the *Navigable Waters Protection Act*, as amended;

Municipality means the municipality of the Village of Lions Bay or the area within the Lions Bay municipal boundaries as the context may require;

natural areas means land that is retained in its natural state for the purpose of protecting and preserving natural ecosystems, biological diversity, and steeply sloped lands;

natural boundary means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long

continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil;

panhandle lot means a *parcel* which gains access to a public *street* through a strip of land narrower than the typical frontage dimensions required for the *parcel*;

parcel means a lot, block, or other area in which land is held or into which land is subdivided;

parcel, through means a *parcel* that abuts two generally parallel *highways*;

parcel coverage means the total horizontal area within the outermost *walls* of the *buildings* on a *parcel*, expressed as a percentage of the *parcel* area;

parcel line, exterior side means the *parcel* line or lines not being the front or rear *parcel line*, common to the *parcel* and a *highway*;

parcel line, front means the *parcel* line common to the *parcel* and:

- (a) an abutting *highway*, and
- (b) where there is more than one *parcel* line abutting a *highway*, the shortest of these lines shall be the front;

parcel line, rear means the *parcel* line opposite to and most distant from the *front parcel line* or where the rear portion of the *parcel* is bounded by intersecting *side parcel lines*, it shall be the point of such intersection;

parcel line, side means a *parcel* line, other than a front or rear *parcel line*, common to two or more *parcels*;

parking space, off-street means an area on a *parcel* identified for the parking of one motor vehicle and does not include *aisle space*;

personal services establishment means use of a *building* or portion thereof to provide: (a) grooming services to a person including but not limited to hairstylists, aestheticians and spa services; or (b) clothing related services including shoe repairs, tailor or dressmaker and other similar services;

principal use means the main purpose for which land, *buildings* or *structures* are ordinarily used;

Public Works Manager means the Public Works Manager for the *Municipality*;

public works yard means premises operated by, or on behalf of, the *municipality*, for the storage, manufacture, maintenance or repair of *buildings*, infrastructure, materials or equipment including machine shop, paint shop, sign shop, woodworking shop, fuel storage, and repair *garage* used in connection with public works;

residential use means the occupancy or use of a *dwelling unit* for the permanent domicile of a person or persons, or the occasional or seasonal occupancy of a *dwelling unit* as a dwelling by an

owner who has a permanent domicile elsewhere, or by non-paying guests of such an owner - this *use* does not include *short term rentals*;

resource use means a *use* providing for the extraction or stockpiling of mineral and other resource materials, and in addition includes only the primary grading, cutting, crushing, pumping and filtering of such materials for shipment or distribution, and excludes all manufacturing of products, and any processing not specifically included in this definition;

retail store means a place where consumer goods are displayed for sale or rent, or sold directly to the public for the purchaser's own *use*;

retail store, cannabis means premises at which *cannabis* is packaged, stored, dispensed, distributed, traded or sold, or otherwise provided to a person with or without a medical prescription, but excludes activity or conduct that is authorized and licenced pursuant to the *Access to Cannabis for Medical Purposes Regulations*;

[Amended by Bylaw No. 548]

retaining wall means a vertical *structure* used to retain soil for the construction of an artificial grade by either excavating from or adding fill to the *natural grade*;

secondary suite means a *dwelling unit* completely contained within what would otherwise be a *single detached dwelling* and having:

- (a) a total floor area of not more than 90m² in area, and
 - (b) having a floor area less than 40 percent of the habitable floor area of the *building*,
- used only for *residential use* consistent with the provisions of the *Residential Tenancy Act*;

secondary use, building or structure means one or more *uses, buildings or structures* that are used in conjunction with a *principal use, building or structure* on the same *parcel*;

setback means the minimum permitted distance between a *building or structure* and a specified *parcel* line or *natural boundary*;

short term rental means the use of a *dwelling unit* for the temporary commercial accommodation of paying guests for a period of less than one month and excludes *home exchanges*;

street means a *highway* 10 metres or more in width;

storey means the portion of a *building* that is situated between the top of any floor and

- a) the top of the floor next above it; or
- b) if there is no floor above it, that portion between the top of such floor and the ceiling above it;

structure means any construction fixed to, supported by or sunk into land or water but excludes a *fence* less than 1.9 metres and a *retaining wall* less than 1.2 metres, and includes a *building*;

temporary structure means a *structure* which is:

- a) not a fixture fixed to or sunk into land; or
- b) not attached to land other than by its weight;

townhouse means a *multi-unit dwelling* not more than three *storeys* high with *dwelling units* located side by side under one roof, with private exits or entrances to each dwelling and with each dwelling sharing common *walls* or party *walls*;

use, includes actual *use*, intended *use* or designed for a particular *use*;

wall means any vertical *structure* used as an enclosure or screen where the thickness is greater than 8 centimetres, excluding rails and posts. Thinner *structures* are considered *fences*;

watercourse means a depression with a bed 0.6 metres or more below the average natural elevation of surrounding land:

- (a) serving to give direction to a current of water for an average of at least six months of a year according to records kept by the government of British Columbia; or
- (b) having a drainage area of 2 square kilometres or more.

Illustrations

- 2.2 Illustrations provided in this bylaw are provided for convenience only and do not form part of the bylaw. If a conflict exists between an illustration and the text, the text will prevail.

Rounding

- 2.3 Where calculation of maximum number of *dwelling units* or *parcels* per hectare, minimum number of *parking spaces* per specified *gross floor area* or similar calculation of permitted or required units results in a fraction, the required or permitted number of units shall be rounded to the next lower whole number.

PART III APPLICATION, ADMINISTRATION AND ENFORCEMENT

Application

3.1 This bylaw applies to all land within the *Municipality*, including the surface of water.

Compliance

3.2 Land shall not be used and *buildings* and *structures* shall not be constructed, altered, located or used except as specifically permitted by this bylaw.

Inspection

3.3 Officers or employees of the *Municipality*, or other persons authorized by Council, may enter on property, and enter into property, at reasonable times and in a reasonable manner, after taking reasonable steps to advise the owner or occupier before entering the property, and complying with any other requirements of the *Community Charter*, to inspect and determine whether all regulations, prohibitions and requirements are being met in relation to this bylaw.

Offence

- 3.4 .1 Any person who violates, or causes or permits an act to be done in violation of a provision of this bylaw shall be deemed to be guilty upon summary conviction of an offence under this bylaw.
- .2 Each day's continuance of an offence under Section 3.4 constitutes a new and distinct offence.
- .3 Notwithstanding the foregoing, where the *Municipality* elects enforcement under Bylaw Notice Enforcement Bylaw No. 385, 2006, as amended, any bylaw contraventions under this zoning bylaw shall not constitute the creation of an offence.

Penalty

- 3.5 Every person who contravenes this bylaw is liable:
- .1 to a penalty for contravention as set out in Bylaw Notice Enforcement Bylaw No. 385, 2006, as amended;
- .2 on summary conviction to a fine not exceeding \$10,000 and the costs of prosecution; or
- .3 to both a penalty under subsection 3.5.1 and a fine under subsection 3.5.2.

Severability

3.6 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

PART IV GENERAL REGULATIONS

Application

4.1 Except as otherwise specified in this bylaw, Part IV applies to all zones established under this bylaw.

Uses Permitted in All Zones

4.2 The following *uses* and *structures* are permitted in all zones:

.1 *Principal Uses, Buildings and Structures*

- (a) community garden;
- (b) *environmental conservation* activities;
- (c) parks, playgrounds and recreational trails;
- (d) *infrastructure use*;

.2 *Secondary Uses, Buildings and Structures*

- (a) temporary construction and project sales offices authorized by *building* permit as temporary *buildings*;

Uses Prohibited in All Zones

4.3 The following *uses* are expressly prohibited in all zones:

- .1 *residential use* of a mobile home, tent, trailer or recreation vehicle;
- .2 storage of boats exceeding 7 metres in length, except in the C-2 and C-3 Zones;
- .3 animal husbandry including the keeping of poultry, fish farming, the boarding of animals and the keeping of animals, except that *household* pets, other than poultry, may be kept;
- .4 a *use* with a drive-through service;
- .5 *cannabis retail store*.
- .6 *cannabis* production, except as permitted under Part 2 [Production for Own Medical Purposes and Production by a Designated Person] of the *Access to Cannabis for Medical Purposes Regulations*;
- .7 *short term rentals*; except where authorized under a temporary *use* permit;
- .8 any *use* not listed as a *principal* or *secondary use* in this Part or any of the zones.

Principal Uses, Buildings and Structures

4.4 Except where specifically permitted, not more than one *principal building* shall be located on a *parcel*.

Accessory Uses, Buildings and Structures

- 4.5 .1 *Principal uses* permitted by this bylaw do not include, except where specifically permitted, *accessory uses, buildings or structures*.
- .2 All *accessory buildings and structures* shall be located on the same *parcel* as the *principal building* to which it is *accessory*.
- .3 An *accessory building or structure* attached to the *principal building* shall be considered a part of the *principal building* and shall comply in all respects with the regulations of this bylaw applicable to the *principal building*.
- .4 For the purposes of section 4.5.3 “attached” means heated space with a minimum internal clear width of 860mm and a minimum finished floor area of 3.5 square metres.
- .5 An *accessory building or structure* shall not be used as a *dwelling unit*.
- .6 No *accessory building or structure* shall include *kitchen* facilities.

Temporary Use Permits

- 4.6 (a) Pursuant to the *Local Government Act*, all lands within the *Municipality* are designated as areas where temporary *uses* may be allowed under a temporary *use* permit;
- (b) Council delegates to the *CAO* the authority to grant temporary *use* permits ~~for short term rentals in accordance with section 4.6.1.~~ in accordance with the *Short Term Rental Policy*.
- 4.6 .1 The *CAO* may grant a temporary use permit for a *short term rental* subject to the short term rental use complying with the regulations in section 4.6.2 and having regard to the residential character of the neighbourhood in which the *short term rental* is located, any objections received after notice of the proposed temporary use permit for the *short term rental* is given in section 4.6.3, the history of prior complaints related to prior *short term rental* on the parcel, and the suitability of a *short term rental* for the dwelling units in which the use is proposed to occur.
- 4.6 .2 All of the following regulations apply to a temporary use for a short term rental:
- (a) A maximum of one (1) short term rental is permitted on a parcel.
- (b) A maximum of two (2) guests per bedroom that meets the minimum requirements of the BC Building Code may be allowed as part of a temporary short term rental use.
- (c) A maximum of one (1) sign indicating a short term rental may be permitted if it does not vary the residential appearance of the land and premises where a short term rental is located.
- (d) No short term rental is permitted as an accessory commercial use for a houseboat, secondary suite or on a parcel that contains a child home care business.

(e) No short term rental is permitted on a parcel with a property line that less than 50.0 metres from a school or daycare.

(f) In addition to the requirements in section 4.13 for any other uses occurring on the parcel, two (2) off-street parking spaces shall be provided and maintained on the parcel for the short term rental.

(g) No short term rental is permitted on a parcel unless it is connected to a community sewer system or has a septic disposal system that is capable of handling the demand generated by the short term rental.

4.6 .3 Notice of consideration of the application for a temporary use permit for a short term rental shall be given:

(a) When being considered by the CAO, the CAO will give notice to owners and occupants of all parcels of land within 50.0 metres from the property line of the parcel on which the short term rental will be located and will allow two weeks for owners and occupants to provide comments; and

(b) When being considered by Council, notice shall be given in accordance with section 494 of the Local Government Act.

4.6 .4 The CAO may specify conditions in a temporary use permit for a short term rental relating to:

(a) the deposit of security of \$2,500 in the form of cash deposit, bond, irrevocable letter of credit or similar instrument as a guarantee the performance of the terms of the temporary use permit for the short term rental;

(b) safety considerations identified as impacting guests that may stay temporarily in the short term rental, including advice from a building inspector that the parcel on which the short rental use will be located is subject to or is likely to be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls, subsidence or avalanche or other considerations applicable under the BC Building Code for this type of occupancy;

(c) the adequacy of the water and sewage systems servicing the parcel to handle any increased demand caused by the short term rental;

(d) mitigation measures to reduce the impact of the short term rental on neighbouring parcels, public rights-of-way, beaches, parks and other public use areas;

(e) the location of the short term rental on the parcel, including the siting of the specific dwelling unit within which the short term rental will be located;

(f) the impact of additional traffic generated by the short term rental;

(g) establishment of quiet hours guests of the short term rental;

(h) the form of management of the short term rental or other measures to ensure that guests using the short term rental are not disruptive to neighbours; and

(i) any matter addressed in the secondary suite regulations.

4.6 .5 A decision of the CAO to refuse or approve a temporary use permit for a short term rental, with or without conditions, may be reconsidered by Council if, within 30 days of the CAO's decision being conveyed to the Owner in writing via email, the Owner requests reconsideration in accordance with section 35 (5) of Council Procedures Bylaw No. 476, 2015, as amended.

4.6 .6 The term of the first temporary use permit issued in respect of a parcel shall be no longer than one (1) year. Sixty (60) days prior to the expiry of the initial term of the temporary use permit, the Owner may apply for a one (1) year renewal term. Thereafter, any short term rental use beyond the original or the renewal term shall be prohibited unless the Owner applies for and receives a new temporary use permit for a short term rental. After the first two (2) years, the temporary use permit for a short term rental shall be issued for a term of up to three (3) years, which temporary use permit may be renewed for an additional term of up to three (3) years."

Siting Exemptions

4.7 .1 Interior *side parcel line* requirements shall not apply to strata *parcels* under the *Strata Property Act* where a common *wall* is shared by two or more *dwelling units* within a *building*.

.2 The following features may project into the *setback* area required by this bylaw between a *building* and front, rear or *side parcel lines*:

(a) gutters, cornices, sills, belt courses, bay windows, chimneys, heating or ventilating equipment if the projections do not exceed 0.6 metres;

(b) eaves, porches, canopies and sunshades if the projections, measured horizontally, do not exceed:

(i) 1.5 metres for front and *rear parcel lines*, or

(ii) 0.6 metres for *side parcel lines*

provided that the foundation or supports for them do not encroach into any required front, side or rear *setback* area.

.3 The following are exempted from the siting regulations:

(a) *fences*,

(b) *retaining walls* not exceeding 1.2 metres in *height*;

(c) stairs not exceeding two metres, exclusive of necessary handrails or guards, above existing ground elevation;

- (d) free standing light poles, flag poles, warning devices, antennas, masts and clothes lines;
- (e) sidewalks, patios and hard surfacing of the ground;
- (f) uncovered swimming pools or tennis courts provided that the pool or tennis court is:
 - i. not within the required minimum siting distance from the *front parcel line*; and
 - ii. a minimum of 1.0 metre from any other *parcel line*; and
- (g) underground *structures* that do not extend above the surface of the *parcel*.

.4 In a zone in which *residential uses* are permitted, a free standing tool storage shed or greenhouse not exceeding 19 square metres in area or a combination of tool storage and greenhouse not exceeding 28 square metres in area may be placed within the *setback* area between the *principal building* and *rear parcel line*.

Calculation of Average Grade

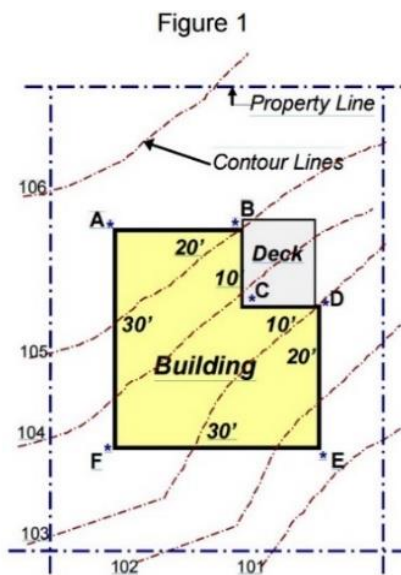
4.8 The *average grade* for a *building* or *structure* shall be calculated as follows:

- .1 (a) measure the ground elevation at each corner of the *building*; then
- (b) total the elevations of all corners; then
- (c) divide by the number of corners.

The result is *average grade* for the *building*, the reference point from which *height* will be measured.

Example:

Corner	Elevation
A	105.5 m
B	105.0 m
C	104.0 m
D	103.0 m
E	101.5 m
F	104.0 m
Total	623.0 m
÷ 6	103.8 m



- .2 Where the *natural grade* cannot be ascertained because of existing landscaping, *buildings* or *structures*, and appears to have been significantly altered, the level of *natural grade*

shall be determined by the *Building Official*, who may rely on the professional opinion of a British Columbia Land Surveyor, at the cost of the property owner.

Height Exemptions

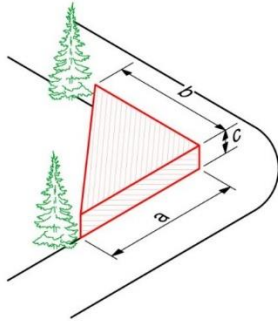
- 4.9 Any of the following may exceed the *height* limitations specified for each zone of this Bylaw provided that the *parcel coverage* of such *structures* does not exceed 1 percent or, if it is located on a *building*, the *structure* does not occupy more than 5 percent of the roof area of the *building*:
- .1 dome or cupola;
 - .2 monument;
 - .3 chimney;
 - .4 spire, belfry;
 - .5 mast or antenna for any purpose other than the domestic reception of radio and television signals;
 - .6 mechanical appurtenance screened from view from a *highway*
 - .7 observation tower; or
 - .8 flagpole.

Fences and Retaining Walls

- 4.10 Except as otherwise specifically stated in this bylaw:
- .1 the *height* of a *fence* or *wall* shall be determined by measurement from the average *finished grade* within 0.9 metres of both sides of the *fence* or *wall*;
 - .2 no *fence* shall exceed 1.9 metres in *height*;
 - .3 a site alteration permit, site plan, geotechnical report, and engineer's Letters of Assurance shall be required for *retaining walls* with *heights* greater than 1.2 metres or for any *wall* slope greater than 45 degrees. The *Building Official* may require an engineer's Letters of Assurance, for a series of terraced *retaining walls* with a combined *height* of greater than 1.2 metres;
 - .4 confirmation of siting by a British Columbia Land Surveyor (BCLS) is required where a *fence* or *wall* will be located within one metre of a property line;
 - .5 a registered professional shall supervise the design and construction of a *retaining wall* greater than or equal to 1.2 metres in *height*. Sealed copies of the design plan and field review reports prepared by the registered professional for all *retaining walls* greater than or equal to 1.2 metres in *height* shall be submitted to the *Building Official* prior to commencement of the work.

Visibility

- 4.11 Despite section 4.10.2, on a *parcel* contiguous to a *street* intersection in any zone, no *fence*, *retaining wall*, *wall*, *hedge* or other obstruction to the line of vision shall be allowed at a greater *height* than 0.9 metres above the established elevation of the centre point of the intersecting *streets*, at or within a distance of 4.5 metres from the corner of the *parcel* at the intersection of the *streets*.



a = 4.5 metres

b = 4.5 metres

c = 0.9 metres

Home-based business

- 4.12 *Home-based businesses*, where permitted as a *secondary use* in a zone, shall be subject to the following conditions:
- .1 the *home-based business* shall be carried on by persons resident on the *parcel*;
 - .2 all *home-based business* shall be conducted entirely within a completely enclosed *building* permitted under this bylaw;
 - .3 there shall be no signs or other variations from a primarily residential appearance of the land and premises where a *home-based business* is located;
 - .4 the *gross floor area* of the *home-based business* shall not exceed 100 m² or 40% of the *gross floor area* of the principal dwelling in which the *home-based business use* is located, whichever is less
 - .5 outdoor storage of materials or equipment is prohibited, except as provided for in section 4.15;
 - .6 any *use* which is or may become obnoxious, offensive, dangerous or a nuisance by reason of the presence or emission of odour, dust, smoke, noise, gas, fumes, cinders, vibration, electrical interference, refuse matter or water carried wastes is prohibited;
 - .7 for clarity, automobile body shop, automobile service, automobile salvage or wrecking yard; brewery; distillery; kennel; animal breeding; restaurant; and the parking or storage of industrial or construction equipment or materials are specifically prohibited as *home-based businesses*;

Off-street Parking

- 4.13 .1 Except as otherwise specified in this bylaw, space for the off-street parking and loading of motor vehicles for a class of *building* permitted under this bylaw shall be provided and maintained in accordance with the regulations of this section.
- .2 The number of *off-street parking spaces* for motor vehicles required for any class of *building* shall be calculated according to Table 1 of this bylaw in which Column I classifies the types of *buildings* and Column II sets out the number of required off *street* parking and loading spaces that are to be provided for each *use* in Column I.
- .3 Where a class of *building* permitted under this bylaw is not specifically referred to in Column I of Table 1, the number of *off-street parking spaces* shall be calculated using the requirements for a similar class of *building* that is listed in Table 1.
- .4 Where the calculation of the required *off-street parking space* results in a fraction, the number of required *parking spaces* shall be rounded down.
- .5 Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.4 linear metres of seating shall be deemed to be one seat.
- .6 *Off-street parking spaces* shall be located on the same *parcel* as the *building* they serve and must, except for *single detached dwellings, cottages* and duplexes, have associated *aisle space* as set out in section 4.14.

TABLE 1

COLUMN I	COLUMN II
<u><i>Building Class, Use or Type</i></u>	<u><i>Required Number of Off-Street Parking Spaces</i></u>
Single family dwelling per <i>parcel</i>	2 for each <i>Single Detached Dwelling</i> without a <i>Secondary Suite</i> and 3 for each <i>Single Detached Dwelling</i> with a <i>Secondary Suite</i>
<i>Cottage</i>	2 per <i>cottage</i>
<i>Apartment building or townhouse</i>	1.5 for each <i>dwelling unit</i>
Shopping centre and individual <i>retail store</i>	1 per 18.6 square metres of <i>gross floor area</i>

Restaurant, coffee shop, facility licensed for consumption of alcohol	1 per 4 seats of maximum seating capacity
Public assembly places, <i>churches</i> , auditoriums, community centres, meeting halls, and recreation centres	1 for each 5 seats based on maximum capacity
Marina	1 per 2 berths or 1 per 7.5 metres of moorage

Parking and Aisle Space Dimensions

- 4.14 .1 An *off street parking space* shall be not less than 2.75 metres in width and 6 metres in length with a minimum vertical clearance of 2.8 metres.
- .2 *Aisle space* shall be a minimum of:
- (a) 6 metres wide where the angle of the *parking space* to the *aisle space* is 61 degrees to 90 degrees;
 - (b) 5 metres wide where the angle of the *parking space* to the *aisle space* is 46 degrees to 60 degrees; or
 - (c) 4 metres wide where the angle of the *parking space* to the *aisle space* is 1 degree to 45 degrees.

Parking and Storage of Commercial and Industrial Vehicles and Equipment

- 4.15 .1 The outdoor storage or parking of commercial or industrial vehicles, equipment, or machinery with a primary function other than the transportation of passengers, including but not limited to excavators, dump trucks, forklifts, backhoes, tractors, trailers and similar types of vehicles, equipment or machinery is prohibited in all Residential zones.
- .2 Outdoor storage or stockpiling of any commercial, industrial or construction materials, implements or supplies is prohibited in all Residential zones.
- .3 Despite clause 4.15.1, one commercial or industrial vehicle or piece of equipment per *parcel* may be parked or stored outdoors on a lot in a Residential zone provided that the vehicle or equipment:
- (a) has a gross vehicle weight rating (or manufacturer’s specified operating weight in the case of equipment) of not more than 7,000 kilograms and
 - (b) is operated by a resident of the *parcel*.
- .4 Despite clauses 4.15.1 and 4.15.2, commercial and industrial vehicles, equipment, or machinery and commercial, industrial or construction materials, implements or supplies may be stored on a *parcel* for which the alteration of the land or the construction of a *building* or *structure* has been authorized by the Village through:

- (a) a site alteration permit, or
 - (b) a *building* permit,
- provided that all such vehicles, equipment, supplies, and materials:
- (c) can be demonstrated to the satisfaction of:
 - (i) the *Public Works Manager or the Building Official*, regarding site alteration permits, or
 - (ii) the *Building Official*, regarding *building* permits,
 to be directly related to and strictly necessary for the fulfillment of the construction so authorized by the Village, and
 - (d) are removed within 30 days of final inspection related to the site alteration permit or the *building* permit, or such earlier date as the *Public Works Manager or Building Official* determines such vehicles, equipment, supplies, and materials are no longer needed to fulfill the scope of the applicable permit.
- .5 A person may appeal the determination of the *Public Works Manager* or the *Building Official* under section 4.15.4 to the Council by submitting a request and the detailed reasons for appeal and any supporting documentation to the Corporate Officer, who shall add the matter to an upcoming Council meeting agenda.
- .6 On an appeal under section 4.15.5, the Council may uphold the determination and order of the *Public Works Manager or Building Official*, or may vary such order as it determines is reasonable in the circumstances.

Temporary Structures

- 4.16 Notwithstanding any other provision of this bylaw, a *temporary structure* is prohibited, except that:
- .1 The CAO may issue a permit for a *temporary structure* on receipt of an application in writing requesting permission for the *temporary structure*.
 - .2 The CAO shall not issue a permit for a *temporary structure* if it would obstruct a public right of way or easement; or contravene a Village bylaw.
 - .3 A *temporary structure* permit is valid for a period of not more than 60 days, provided that Council on receipt of an application in writing for an extension may extend the permit period for not more than one year.

Metal Shipping Containers

- 4.17 .1 A metal shipping container shall only be used for storage purposes.
- .2 A metal shipping container shall not be accessible to the general public, or rented or leased as part of a commercial storage facility.
- .3 Metal shipping containers are permitted only in the C-2, CU-1 and RU-1 zones.

- .4 Despite Section 4.17.3:
- (a) where a site alteration or *building* permit has been issued for construction on a *parcel* in any zone, metal shipping containers may be used for temporary storage provided that they are removed within 30 days of:
 - (i) final inspection of the *building* or *structure* for which the *building* permit has been issued;
 - (ii) expiry of the *building* permit;
 - (iii) completion of a site alteration for which a site alteration permit has been issued; or
 - (iv) a determination by the *Public Works Manager* or the *Building Official* that the shipping container is no longer needed to fulfill the scope of the applicable permit, in which case the provisions of sections 4.15.5 and 4.15.6 apply.
 - (b) metal shipping containers may be used for moving provided that they are not located on any *parcel* for longer than 60 days;
 - (c) metal shipping containers may be used for emergency purposes on a *parcel* in any zone provided they are not located on any *parcel* for longer than 90 days; and
 - (d) metal shipping containers may be used in conjunction with *infrastructure uses* and *civic uses* on a *parcel* in any zone.
- .5 Despite section 4.17.4, a metal shipping container is not permitted to remain on an RS-1 *parcel* longer than two years.
- .6 The maximum number of metal shipping containers on any *parcel* is 1, except on *parcels* used for fire department training facilities.

Solar Energy Devices

- 4.18 .1 Solar energy devices are permitted in any zone provided that where attached to a *building* or *structure*:
- (a) the device does not extend beyond the outermost edge of the roof or *structure*;
 - (b) the device does not extend above the highest point of the roof or *structure*; and
 - (c) roof connection details have been approved by a structural engineer.
- .2 Where a solar energy device is not attached to a *building* or *structure*, or is attached to a pole, it shall comply with the siting requirements for the *principal building* or *structure* on the *parcel* on which the device is located.

Flood Protection

4.19 No *building* or *structure* shall be constructed, erected or placed;

.1 within 15 metres of the *natural boundary* of a *watercourse*;

.2 on ground surface less than:

(a) 0.7 metres above the 200 year flood level, which level has been established by the Ministry of Environment;

(b) 3.1 metres above the *natural boundary* of a *watercourse* where the 200 year flood level has not been established; and

(c) 1.6 metres above the *natural boundary* of the sea.

PART V GENERAL SUBDIVISION PROVISIONS AND REGULATIONS

Minimum Frontage Waiver

- 5.1 The *Approving Officer* may exempt, where a *parcel* of land fronts on a *highway*, a person proposing to subdivide land from the limitation provided under Section 512 of the *Local Government Act* after duly considering whether:
- .1 the proposed lot is capable of being further subdivided under existing regulations;
 - .2 an attempt is being made to assemble land which conforms substantially with the Official Community Plan;
 - .3 the lot with insufficient frontage is for municipal or public *use*; and
 - .4 unusual soil conditions exist or may develop as a result of the proposed subdivision.

Panhandle Lots

- 5.2 The area within the access strip of a *panhandle lot* in a residential zone shall not be included in the calculation of the area of the lot.

Minimum Parcel Area Exceptions

- 5.3 Minimum *parcel* area regulations required by the applicable zone shall not apply where:
- .1 a covenant is registered restricting the *use* of the *parcel* to non-sewage generating *uses* prohibiting the construction of *buildings* and *structures*;
 - .2 the *parcel* is intended for *infrastructure uses*, parks, fire halls, or fire department training facilities;
 - .3 an adjustment of lot lines dividing contiguous *parcels* to facilitate an existing development or improve a subdivision pattern does not create, or make it possible to create, additional *parcels* to those existing at the time of application; or
 - .4 a crown non-residential upland lease or aquatic lease is granted.

PART VI CREATION AND DEFINITIONS OF ZONES

Creation of Zones

6.1. The area of the *municipality* is divided into the zones identified in Column I and each zone is briefly described in Column II:

COLUMN I	COLUMN II
RS-1	Residential - Single Detached
RM-1	Residential – Multiple Unit
C-1	Commercial - Neighbourhood
C-2	Commercial - Marina
C-3	Commercial - Marina Foreshore
W-1	Water - Marine Foreshore
W-2	Water – Marine Community Recreation
CU-1	Community Use
RU-1	Resource Use
OS-1	Open Space Areas

Definition of Zones

- 6.2 .1 The area of each zone is defined by Schedule A.
- .2 Where a zone boundary is shown on Schedule A as following a road right of way, rail right of way or a water course, the centre line of the road right of way, rail right of way or water course shall be the zone boundary.
- .3 Where a parcel is created by road closure bylaw, it shall be deemed to be zoned RS-1 unless and until such time as this bylaw is amended in respect of the new parcel.

[Amended by Bylaw No. 549]

PART VII ZONES

RS-1 Zone (Residential – Single Detached)

Permitted Uses

7.1 The following *uses* and no others are permitted in the RS-1 zone:

- .1 *Principal Uses, Buildings and Structures*
 - (a) *residential use in a single detached dwelling;*
 - (b) *residential use in a dwelling with secondary suite;*

- .2 *Secondary Uses, Buildings and Structures*
 - (a) *home-based business;*
 - (b) *accessory buildings and structures.*

Density and Area of Parcels

- 7.2 .1 The base *density* for existing *parcels* shall be a maximum of one *dwelling unit per parcel*, not including *secondary suites*.
- .2 The base *density* for *parcels* created by subdivision shall be a maximum of one *parcel* per 8000 m² of existing *parcel* area.
- .3 The minimum *parcel* area shall be 8000 m².

Density Benefits for Amenities

- 7.3 .1 Despite section 7.2, the maximum *density* may be increased to an average of one *parcel* per 800 m², with a 700 m² minimum *parcel* area, where amenities identified in the *Community Amenity Contribution Policy* are provided.
- .2 Despite sections 7.2, and subject to section 7.9, the maximum *density* may be increased from one to two *principal buildings per parcel* containing dwellings to accommodate a *cottage* on *parcels* having a minimum area of 1,000 m², where a covenant and amenities identified in the *Community Amenity Contribution Policy* are provided.
- .3 The amenities provided under sections 7.3.1 or 7.3.2 shall be subject to negotiation with the owner based on a target contribution towards amenities identified in the *Community Amenity Contribution Policy*.

Size and Density of the Use of Land, Buildings and Structures

- 7.4 .1 Subject to section 7.3, no more than one *principal building* shall be located on a *parcel*.

- .2 The *floor area ratio* shall not exceed 0.35.
- .3 *Parcel coverage* shall not exceed 30 percent.
- .4 The minimum floor area of the *main floor* of a *principal building* shall be 93 m².

Siting

7.5 The minimum *setback* for a *building* or *structure* shall be:

- .1 7.5 metres from a front or rear *parcel line*; or
- .2 2.4 metres from a *side parcel line*.

Brunswick Beach Overlay Area

7.6 Despite sections 7.4, 7.5 and 7.8.2, the following regulations apply to the area outlined in a heavy black line on Schedule A (the Brunswick Beach Overlay Area):

- .1 Size and *Density* of the Use of Land, *Buildings* and *Structures*
 - (a) No more than one *principal building* shall be located on a *parcel*.
 - (b) The *floor area ratio* shall not exceed 0.25 plus 240 m².
 - (c) *Parcel coverage* shall not exceed 12.5 percent plus 180 m².
 - (d) The minimum *gross floor area* of a *principal building* shall be 75 m².
 - e) A floor area of up to 40 m² to accommodate *accessory* storage and a *garage* may be excluded from the *floor area ratio* and *parcel coverage* calculations in (b) and (c) above.
- .2 Siting
 - No *building* or *structure* shall be located within:
 - (a) 4.5 metres from a front or rear *parcel line* common to a public right of way whose opposite side adjoins the sea;
 - (b) the lesser of 7.5 metres or 20 percent of the *parcel* depth, to a minimum of 4.5 metres from any other *front parcel line*;
 - (c) 7.5 metres from any other rear *parcel line*;
 - (d) 1.5 metres of an interior *side parcel line*; or
 - (e) 3.0 metres of an *exterior side parcel line*.

.3 Minimum Width

There shall be no minimum width provision for *principal buildings* in the Brunswick Beach Overlay Area.

.4 Height

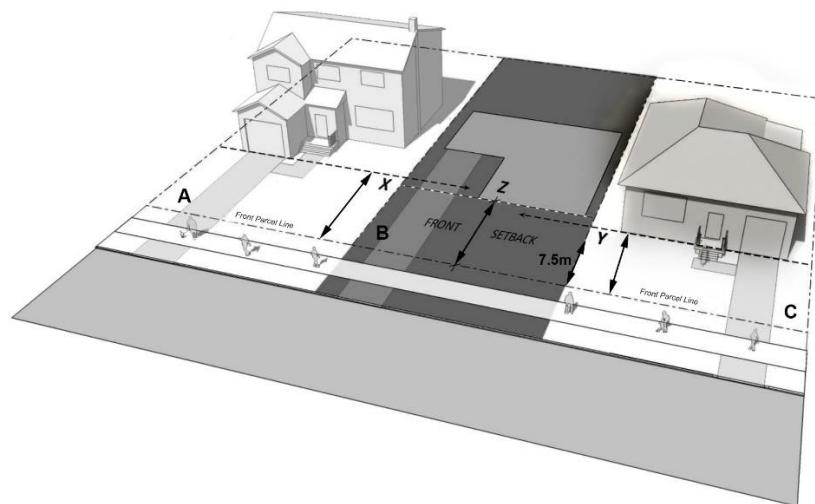
In the Brunswick Beach Overlay Area, *height* shall be measured from the *average grade* as follows:

- (a) to the highest point of the roof surface of a flat roof;
- (b) to the deck line of a mansard roof;
- (c) to the mean elevation between the eaves and the ridge of a gable, hip, gambrel, or other sloping roof; or
- (d) for a *structure* without a roof, to the highest point of the *structure*.

Front Setback Averaging

7.7 .1 Despite sections 7.5 and 7.6.2, where the average front *setback* of existing *principal buildings* on the adjacent *parcels* on each side of a subject *parcel* is more than the required front *setback* by at least 1.5 m, the front *setback* of the subject *parcel* shall be the average of the front *setbacks* on the adjacent *parcels*.

Example: Parcel B shares interior parcel lines with Parcels A and C and is not within the Brunswick Beach Overlay Area. The principal buildings on Parcel A and C are sited X metres and Y metres from the front parcel line respectively. The minimum front setback (Z) for Parcel B is calculated as follows: $(X + Y)/2 = Z$ and will apply if Z is greater than or equal to 9.0 metres metres (the required 7.5 metres + 1.5 m), as illustrated below:



- .2 Where a *parcel* has two *front parcel lines*, one facing a *highway* and one facing the ocean, front *setback* averaging shall apply only to the *front parcel line* facing the ocean.
- .3 Where a *parcel* is a *through parcel*, front *setback* averaging shall apply only to the *front parcel line* facing the *highway* which provides primary access to the *parcel*.

Height and Width of Buildings

- 7.8 .1 The *height* of a *principal building* shall not exceed 9.0 metres for a sloping roof or 7.5 metres for a flat roof.
- .2 The minimum width of a *principal building* shall be 5.1 metres.

Secondary Suites and Cottages

- 7.9 .1 No more than one *secondary suite* or one *cottage*, but not both, shall be located on a *parcel*.
- .2 A *secondary suite* shall not exceed a *gross floor area* of 90 m² or 40 percent of the *gross floor area* of the single detached dwelling, whichever is less.
- .3 A *cottage* shall not exceed the *floor area ratio* in section 7.4.2 or 115m², whichever is less or a *height* of 9.0 metres for a sloping roof or 7.5 metres for a flat roof.

Accessory Buildings and Structures

- 7.10 .1 No more than two *accessory buildings* or *structures* shall be located on a *parcel*.
- .2 The *height* of an *accessory building* or *structure* shall not exceed 3.65 metres or, where the slope of the roof is greater than or equal to 3 in 12, 4.65 m.
- .3 The maximum combined floor area of all *accessory buildings* shall not exceed 77 m².

Off-street Parking

- 7.11 .1 *Off-street* parking shall be provided in accordance with sections 4.13 and 4.14.

RM-1 Zone (Residential – Multiple Unit)

Permitted Uses

8.1 The following *uses* and no others shall be permitted in the RM-1 zone:

- .1 *Principal Uses, Buildings and Structures*
 - (a) *residential use in townhouses;*
 - (b) *residential use in duplex dwellings.*
- .2 *Secondary Uses, Buildings and Structures*
 - (a) *accessory buildings and structures.*

Size and Density of the Use of Land, Buildings and Structures

- 8.2
- .1 More than one *principal building* may be located on a *parcel*.
 - .2 The *floor area ratio* shall not exceed 0.65.
 - .3 *Parcel coverage* shall not exceed 30 percent.
 - .4 The maximum *density* shall be 40 *dwelling units* per hectare of *parcel area*.

Siting of Principal Buildings

- 8.3 The minimum *setback* for a *principal building* shall be:
- .1 7.5 metres from a front or *rear parcel line*; or
 - .2 the greater of 3 m, or 50 percent of the *height* of a *principal building* on the *parcel*, from a *side parcel line*.

Height of Principal Buildings

- 8.4 .1 The *height* of a *principal building* shall not exceed 9.0 m

Accessory Buildings and Structures

- 8.5
- .1 The *height* of an *accessory building or structure* shall not exceed 4.9 m.
 - .2 The minimum *setback* for an *accessory building or structure* shall be:
 - (a) 7.5 metres from a front or *exterior side parcel line*; or
 - (b) 2.4 metres from a side or *rear parcel line*.

Off-street Parking

- 8.6
- .1 Off-*street parking* shall be provided in accordance with sections 4.13 and 4.14.
 - .2 The minimum *setback* for an off-*street parking space* shall be 1.5 metres from a *parcel line*.

C-1 Zone (Commercial - Neighbourhood)

Permitted Uses

9.1 The following *uses* and no others shall be permitted in a C-1 zone:

- .1 *Principal Uses, Buildings and Structures*
 - (a) *convenience store;*
 - (b) *retail store;*
 - (c) *office, bank;*
 - (d) *personal services establishment;*
 - (e) *restaurant, excluding drive-in restaurant;*
 - (f) *apartment.*
- .2 *Secondary Uses, Buildings and Structures*
 - (a) none permitted.

Size and Density of the Use of Land, Buildings and Structures

- 9.2
- .1 No more than one *principal building* shall be located on a *parcel*.
 - .2 *Parcel coverage* shall not exceed 60 percent.
 - .3 The maximum *gross floor area* for a *convenience store* shall be 340 m².

Siting of Principal Buildings

- 9.3 The minimum *setback* for a *principal building* shall be:
- .1 7.5 metres from a front or *rear parcel line*; or
 - .2 3.0 metres from a *side parcel line*.

Height of Principal Buildings

- 9.4
- .1 The *height* of a *principal building* shall not exceed 7.5 metres or two *storeys*, whichever is greater.

Off-street Parking and Loading

- 9.5
- .1 *Off-street* parking shall be provided in accordance with sections 4.13 and 4.14.
 - .2 One *off-street* loading space shall be provided on the *parcel*.
 - .3 An *off-street* loading space shall be prohibited in the required *side parcel line setback* area.

C-2 Zone (Commercial - Marina)

10.1 The following *uses* and no others shall be permitted in a C-2 zone:

.1 *Principal Uses, Buildings and Structures*

- (a) boat storage;
- (b) boat rentals,
- (c) marine fuel sales;
- (d) marina land facilities including boat maintenance and repair, restaurant, office, outboard and inboard engine repairs, store or sales room for the sale or rental of boats, engines, or marine supplies including food and sporting goods;
- (e) boat hoists and launching ramps.

.2 *Secondary Uses, Buildings and Structures*

- (a) not more than one accessory dwelling per *parcel*.

Site Specific Uses

10.2 Despite section 10.1, in the area delineated as **C-2A**:

Permitted Uses

.1 The following *uses* and no others shall be permitted

- (a) boat storage;
- (b) parking;
- (c) office.

Conditions of Use

- .2
- (a) The *height* of an office *building* shall not exceed the lesser of 7.5 metres or two *storeys*.
 - (b) The *height* of all other *buildings* and *structures* shall not exceed 3 m.
 - (c) The maximum *gross floor area* for an office *building* shall not exceed 47 m² per *storey* plus a deck area of 47 m².
 - (d) No part of an office *building* shall be located more than 24 metres from the *natural boundary* of Rundle Creek

10.3 Despite section 10.1, in the area delineated as **C-2B**:

Permitted Uses

.1 The following *uses* and no others shall be permitted

- (a) boat storage;

- (b) parking.

Conditions of Use

- .2 The *height* of a *building* or *structure* shall not exceed 9 m.

Size and Density of the Use of Land, Buildings and Structures

- 10.2 .1 *Parcel coverage* shall not exceed 60 percent.

Siting of Buildings, Structures and Uses

- 10.3 The minimum *setback* for a *principal building* shall be:

- .1 7.5 metres from a front or *rear parcel line*;
- .2 3.0 metres from a *side parcel line*;
- .3 0 metres from the *natural boundary* of the ocean, except the minimum *setback* for sewage disposal systems and public utility *uses* shall be 7.5 metres from the *natural boundary* of the ocean.

Height of Buildings and Structures

- 10.4 .1 The *height* of a *principal building* or *structure*, except boat hoists and gantries for stepping masts, shall not exceed 9.0 m.

Off-street Parking and Loading

- 10.5 .1 Off-*street* parking shall be provided in accordance with sections 4.13 and 4.14 .
- .2 Areas required for parking shall not be used for the sale or rental of boats.
- .3 Areas required for parking may only be used for the storage of boats and boat cradles between October 1st in any year and March 31st of the next year.
- .4 No person shall reside in a vessel stored in the C-2 zone.

C-3 Zone (Commercial - Marina Foreshore)

Permitted Uses

11.1 The following *uses* and no others shall be permitted in a C-3 zone:

- .1 *Principal Uses, Buildings and Structures*
 - (a) *floating dock*;
 - (b) fuel sales;
 - (c) launching ramp;
 - (d) mooring buoy.
- .2 *Secondary Uses, Buildings and Structures*
 - (a) none permitted.

Conditions of Use

11.2 In a C-3 zone:

- .1 a *floating dock* or launching ramp shall be located within the boundaries of a water lease or license of the occupation granted or approved by the Province;
- .2 the location, shape, size and type of construction of a proposed *floating dock* or launching ramp shall be clearly shown on a plan and drawing submitted to the CAO before construction or installation;
- .3 no portion of a *floating dock*, other than a *floating dock* for fuel sales, shall exceed a width of 3 metres or a *height* above sea level of 1 m, except for hand railings;
- .4 no portion of a fuel *floating dock* shall exceed a width of 5 m, a length of 12 metres or a *height* of 1 metres above sea level, except for hand railings;
- .5 no portion of a launching ramp shall exceed a width of 5 metres or be located within 1 metre from the natural ocean bottom;
- .6 no *building*, shed or *structure* may be erected on a *floating dock* other than posts to carry lighting fixtures and the necessary wiring together with structural posts, rails and supports;
- .7 marina fueling facilities may be erected on a *floating dock*; and
- .8 no person shall reside on a *floating dock* or vessel moored in the C-3 zone.

W-1 Zone (Water - Marine Foreshore)

Permitted Uses

12.1 In a W-1 zone the following *uses* and no others shall be permitted:

.1 *Principal Uses, Buildings and Structures*

- (a) public or private mooring to a *mooring system*;
- (b) public or private *float*;
- (c) public boat launching ramp;
- (d) overnight accommodation on an anchored or moored vessel for a period not exceeding three nights every 30 days;
- (e) *emergency mooring*.

.2 *Secondary Uses, Buildings and Structures*

- (a) None permitted.

Conditions of Use

12.2 .1 In a W-1 zone:

- (a) subject to a need for *emergency mooring*, no person shall anchor, moor, or permit the mooring of a floating residential structure, including but not limited to a houseboat, for periods greater than 72 hours every 30 days;
- (b) all *mooring systems* shall meet the requirements, standards and guidelines of the “Order Amending the Minor Works and Waters (Navigable Waters Protection Act) Order”, the Private Buoy Regulations under the *Canada Shipping Act* and any other Transport Canada regulation, order or directive as applicable;
- (c) private *floats* shall be located within the boundaries of a water lease or license of occupation granted or approved by the Province;
- (d) no portion of a *float* shall exceed 3 metres in width, 3 metres in length or 1 metre above sea level, except for hand railings;

- (e) the location, shape, size and type of construction of a proposed *float* shall be clearly shown on a plan and drawing submitted to the *CAO* before construction or installation;
- (f) no portion of a public boat launching ramp shall exceed 3.5 metres in width or 1 metre above the natural ocean bottom;
- (g) no *building* or *structure* shall be erected on a *float*; and
- (h) the owner or operator of a vessel shall not cause, allow or permit the vessel to move from one location to another in the W-1 zone in an attempt to avoid the time limit in section 12.1.1(d) or 12.2.1(a).

W-2 Zone (Water - Marine Community Recreation)

Permitted Uses

13.1 In a W-2 zone the following *uses* and no others shall be permitted:

.1 *Principal Uses, Buildings and Structures*

- (a) public beach;
- (b) public *float*;
- (c) public boat launching ramp.
- (d) *emergency mooring*.

.2 *Secondary Uses, Buildings and Structures*

- (a) None permitted.

Conditions of Use

13.2 In a W-2 zone:

- .1 No person shall operate a motorized vessel;
- .2 No portion of a *float* shall exceed 3 metres in width, 3 metres in length or 1 metre above sea level, except for hand railings.
- .3 No portion of a public boat launching ramp shall exceed 3.5 metres in width or 1 metre above the natural ocean bottom.
- .4 No *building* or *structure* shall be erected on a *float*.

CU-1 Zone (Community Use)

Permitted Uses

14.1 In a CU-1 zone the following *uses* and no others shall be permitted:

- .1 *Principal Uses, Buildings and Structures*
 - (a) *civic use;*
 - (b) *church;*
 - (c) *community care use.*
- .2 *Secondary Uses, Buildings and Structures*
 - (a) *None permitted.*

Size and Density of the Use of Land, Buildings and Structures

14.2 .1 *Parcel coverage* shall not exceed 50 percent, except there shall be no maximum *parcel coverage* for firehalls, ambulance stations or other civic or *infrastructure uses*.

Siting of Buildings, Structures and Uses

14.3 The minimum *setback* for a *principal building* shall be:

- .1 7.5 metres from a *front parcel line*; except a school shall have a minimum *setback* of 10 metres from a *front parcel line*;
- .2 7.5 metres from a *rear parcel line*;
- .3 the greater of 2.4 metres or 10 percent of the length of the *front parcel line*, from a *side parcel line*.

Height of Buildings and Structures

14.4 .1 The *height* of a *principal building* shall not exceed 7.5 m.

Off-street Parking

14.5 .1 *Off-street parking* shall be provided in accordance with sections 4.13 and 4.14.

RU-1 (Resource Use)

Permitted Uses

15.1 In a RU-1 zone the following *uses* and no others shall be permitted:

.1 *Principal Uses, Buildings and Structures*

(a) *resource use;*

.2 *Secondary Uses, Buildings and Structures*

(a) *accessory buildings and structures.*

Siting of Buildings, Structures and Uses

15.2 The minimum *setback* for a *principal building* shall be 7.5 metres from a *parcel* line.

OS-1 (Open Space Areas)

Permitted Uses

16.1 In an OS-1 zone the following uses and no others shall be permitted:

- .1 Principal Uses, Buildings and Structures
 - (a) community watershed management for protection of domestic water supplies;
 - (b) *natural areas*;
 - (c) recreation trails, including signage;
 - (d) fire department training facility.
- .2 Secondary Uses, Buildings and Structures
 - (a) parking areas.

Area of Parcels

16.2 .1 The minimum parcel area shall be 16 hectares.

READ A FIRST TIME this 21st day of March, 2017

READ A SECOND TIME this 18th day of April, 2017

PUBLIC HEARING HELD this 4th day of May, 2017

READ A THIRD TIME this 16th day of May, 2017

**APPROVED BY THE MINISTER OF TRANSPORTATION PURSUANT TO S.52 OF THE
TRANSPORTATION ACT this**

1st day of June, 2017

ADOPTED this 6th day of June, 2017

Mayor

Corporate Officer

**Certified a true copy of Zoning and Development
Bylaw No.520, 2017.**

Corporate Officer



Water Rates and Regulations Bylaw No. 2, 1971, Amendment Bylaw No. 642, 2025

Adopted: xx

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

Water Rates and Regulations Bylaw No. 2, 1971, Amendment Bylaw No. 642, 2025

A bylaw to amend Water Rates and Regulations Bylaw No. 2, 1971

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 “Water Rates and Regulations Bylaw No. 2, 1971, Amendment Bylaw No. 642, 2025”.
2. Schedule “A” attached to Bylaw No. 2, 1971, as amended, is hereby deleted and the attached Schedule “A” is substituted therefore.
3. This bylaw shall take effect upon adoption.

READ A FIRST TIME	xx, 2025
READ A SECOND TIME	xx, 2025
READ A THIRD TIME	xx, 2025
ADOPTED	xx, 2025

Mayor

Corporate Officer

**Certified a true copy of Water
Rates and Regulations Bylaw No. 2, 1971
Amendment Bylaw No. 642, 2025
as adopted.**

Corporate Officer

SCHEDULE "A"

**Attached to and forming
part of Bylaw No. 2, 1971, as amended**

WATER USER RATES

Prompt Payment Discount

1. Single Family Residence	\$2,075.96 per year	2.0%
2. Townhouses/Condominiums	\$2,075.96 per year	2.0%
3. Businesses – Store/Café	\$5,438.38 per year	2.0%
4. Businesses – Marina	\$5,438.38 per year	2.0%
5. Businesses – Other	\$1,428.61 per year	2.0%
6. Schools	\$5,438.38 per year	2.0%



Water Rates and Regulation Bylaw No. 2, 1971

Office Consolidation

This document is an office consolidation of Water Rates and Regulation Bylaw No. 2, 1971, 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 Water Rates and Regulations Bylaw No. 2, 1971, 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: office@lionsbay.ca

List of Amending Bylaws

Bylaw No.	Section	Description	Adopted/In Force
44	Sched A	Replaces Schedule A	April 5, 1976

110	Sched A	Replaces Schedule A	July 4, 1983
119	Sched A, 6-3(a)	Replaces Schedule A, amends text,	June 4, 1984
129	Sched A	Replaces Schedule A	May 6, 1985
144	Sched A	Replaces Schedule A	May 5, 1986
159	Sched A	Replaces Schedule A	January 4, 1988
174	Sched A	Replaces Schedule A	January 9, 1989
189	Sched A	Replaces Schedule A	February 4, 1991
197	Sched A	Replaces Schedule A	February 3, 1992
210	Sched A	Replaces Schedule A	February 1, 1993
225	Sched A	Replaces Schedule A	January 24, 1994
236	Sched A	Replaces Schedule A	February 6, 1995
249	Sched A	Replaces Schedule A	February 6, 1996
262	Sched A	Replaces Schedule A	January 6, 1997
273	Sched A	Replaces Schedule A	January 5, 1998
287	Sched A	Replaces Schedule A	March 1, 1999
304	Sched A	Replaces Schedule A	March 6, 2000
319	Sched A	Replaces Schedule A	March 5, 2001
331	Sched A	Replaces Schedule A	March 4, 2002
342	Sched A	Replaces Schedule A	March 3, 2003
357	Sched A	Replaces Schedule A	March 1, 2004
365	Sched A	Replaces Schedule A	March 7, 2005
378	Sched A	Replaces Schedule A	Feb 27, 2006
387	Sched A	Replaces Schedule A	March 8, 2007
399	Sched A	Replaces Schedule A	Feb 18, 2008
419	Sched A	Replaces Schedule A	Feb 3, 2010
426	Sched A	Replaces Schedule A	Feb 21, 2011
441	Sched A	Replaces Schedule A	Feb 21, 2012
454	Sched A	Replaces Schedule A	Feb 21, 2013
465	3.1(1) and 4	Delete connection charges of Sched A and amend s.4 text	
467	Sched A	Replaces Schedule A	Feb 18, 2014
482	Sched A	Replaces Schedule A	Feb 17, 2015
499	Sched A	Replaces Schedule A	Feb 16, 2016
497	4,	Amends s.4 text, amends Schedule 'A'	Dec 20, 2016 /January 1, 2017
514	Sched A	Replaces Schedule A	Feb 21, 2017
538	Sched A	Replaces Schedule A	Feb 20, 2018
557	Sched A	Replaces Schedule A	Feb 19, 2019
568	Various	Typos & Housekeeping, Clarifying	Feb.18, 2020

		Payment Due Date, Replace Schedule A Rates	
579	2	Amends s.6(2)(a) to Extend 2020 Discount Period	April 21, 2020
587	Sched A	Replaces Schedule A	February 16, 2021
609	Sched A	Replaces Schedule A	February 15, 2022
626	Sched A s.6.(2)(a)	Replaces Schedule A, amends s.6.(2)(a) payment discount date to May 31st	May 2, 2023
636	Sched A	Replaces Schedule A	April 23, 2024
642	Sched A	Replaces Schedule A	xx

VILLAGE OF LIONS BAY

BYLAW NO. 2

A by-law to regulate the rates, terms and conditions under which water from the municipal water utility may be supplied and used.

The Council of the Village of Lions Bay, in open meeting assembled, ENACTS AS FOLLOWS:

1. INTERPRETATION

In this by-law, unless the context otherwise requires, "Clerk" means the Clerk of the Village of Lions Bay.

"water connection" means the water line extending from the water main to the property line of the property being serviced or about to be serviced;

"consumer" means any person, company or corporation who is the owner or agent for the owner of any premises to which water is supplied or make available from the works and also any person who is the occupier of any such premises, and also includes any premises or by any service from the said works;

"service pipes" means that portion of the water supply line extending from the property line of the property concerned to the building situated thereon, and joining the water connection to the plumbing system at the building;

"Water mains" means any water service under the control of the municipality which is intended for public use;

"water service" means the supply of water from the water works to any person and all the taps, valves, meters, connections and other things necessary to any actually used for the

purpose of such supply;

"works" means the waterworks of the Village of Lions Bay

2. APPLICATION FOR SERVICES

- (1) Application in the form of "Schedule C" attached and forming part of this by-law for the supplying of water to any property shall be made and delivered to the Clerk, and must be signed by the owner of such property or his duly authorized agent, signing as such or by the consumer applying for such service. Each application, when signed by the potential customer, shall be an agreement whereby the customer agrees to abide by the terms
- (2) Upon approval of the application by the Clerk, he may turn on or cause to be turned on, the water service to the consumer's premises.

3. CONNECTIONS

- (1) Application in the form of "Schedule B" attached to and forming part of this by-law for the installation and connection of a water service to any parcel of land shall be delivered to the Clerk, which shall be signed by the owner of the property or his duly authorized agent signing as such, and shall be accompanied by the required connection charges as established in section 4 of this by-law.
- (2) Where any new building or structure is being build and will come within the provisions of this by-law, the owner or his agent shall make application for a connection permit at the same time he makes application

for a building permit.

- (3) The Clerk shall determine the size of the pipe that is to be used in supplying any premises, the position to the street in which it is to be placed, and the main to which the connection shall be made if there is a choice of mains.
- (4) Upon approval of the application by the Clerk, a water connection extending from the water main to the applicant's property line shall be laid, unless already laid; thereupon the owner shall connect his service pipe to the water connection in accordance with the regulations hereinafter contained.
- (5) No work shall be permitted to be done on or under any street other than by an employee or agent of the municipality and no person shall be allowed to make any connection within the waterworks system without the permission in writing from the Clerk.
- (6) It shall be the responsibility of the consumer to supply, install and maintain the connection or joint at the property line between the consumer's service pipe and the municipality's connection pipe. The said connection or joint shall be of an approved flange or flare-type fitting. No soldered joints below ground will be permitted.

4. CONNECTION CHARGE

Fees for services that may be or are provided under this Bylaw shall be payable as set out in Fees Bylaw No. 497, 2016, as amended.

[amended by Bylaw No. 465]

[amended by Fees Bylaw No. 497, 2016]

5. SERVICE PIPES

- (1) Before any person shall install or construct any water service, or commence doing any construction work in relation to or in connection with, he shall notify the Clerk in writing. If required by the Clerk he shall furnish a plan and specification which shall show:
 - (a) The purpose for which the water is to be used, the size of the pipes and the number of outlets in connection with such an installation;
 - (b) A description of the material which the applicant proposes to use in connection with such and installation or construction.
- (2) The installation of service pipes shall be the responsibility of the property owner but shall conform to the specification approved by the Clerk.
- (3) All underground pipes on any premises shall be placed below the frost line, and in no cases, not less than thirty inches (30") below the surface of the ground or in placed under a driveway, sidewalk or other area that will be cleared of snow, not less than forty eight inches (48") below the surface of the ground. All other pipes exposed to frost shall be properly and sufficiently protected therefrom.
- (4) It shall be the duty of every consumer to provide that all taps, fittings and other things connected with the service within the premises are in good order and installed and connected in accordance with the provision of the Building

and Plumbing By-Laws.

- (5) Every premises shall have a properly place stop and waste cock.
- (6) When the owner's service pipe plans and waster connection application have been approved he may proceed with the installation of the service pipes. When the service pipes have been installed, but before the excavation is backfilled, the Clerk shall be notified that such works is ready for inspection and shall make such inspection within two days thereafter, excluding Sunday's and holidays.
- (7) The backfilling of the service pipe shall not be commenced until the Clerk has signified in writing that he is satisfied that the materials and workmanship employed are to his satisfaction and that the pertinent sections of this and other by-laws have been adhered to.
- (8) The Clerk or any other officer or employees of the municipality shall refuse to turn on water to any premises not complying with this section.
- (9) (a) In the event of leakage, freezing or other condition which
causes the interruption of supply in the service pipe, repairs shall be the responsibility of the consumer. If the consumer feels that such conditions are present in the municipality's connection pipe and not in the consumer's service pipe, he shall deposit with the municipality a sum of money equal to the Clerk's estimate of the cost of excavation and backfilling required.
- (b) In the event the municipality's connection pipe is

faulty and is the cause of the consumer's complaint, the municipality shall repair such faults and return the deposit to the consumer. If there is no fault found in the municipality's connection pipe, the consumer shall forfeit that portion of the deposit in the amount equal to the actual cost of the work, any surplus being returned to the consumer. The consumer shall have the right to inspect the site of the excavation by the municipality and satisfy himself as to the condition of the connection pipe.

- (10) Every consumer shall provide for each service to his premises a pressure reducing valve and pressure relief valve in the event water pressure in the main serving his premises shall be or become so great as may cause damage.

6. RATES

- (1) There is hereby imposed and levied a water user rate upon all users of the water supplied by the municipal water utility.
- (2) The Clerk shall classify each consumer in accordance with categories set out in Schedule "A", attached to and forming part of this by-law and the consumer is liable for the appropriate rate covering the annual period January 1st to December 31st.

(a) Rates shall be due and payable to the Village of Lions Bay on or before December 31st each year. A prompt payment discount shall be allowed, as set out in Schedule "A" if payment is made on or before the 31st of May of each year, other than the year 2020, when a prompt payment discount shall be allowed, as set out in Schedule "A" if payment is

made on or before the 1st day of June.

[Amended by Bylaw No. 119]

[Amended by Bylaw No. 579]

[Amended by Bylaw No. 627]

- (b) Further to the above mentioned fees and charges there shall be payable to the Village of Lions Bay a charge of twenty dollars (\$20.00) when the owner or occupier requests to be furnished with water after the water supply to the premises has been shut off by the order of Council.
- (c) Any rate remaining unpaid on the thirty first of December shall be deemed to be taxes in arrear in respect of the property in respect of which the consumer dwells and shall forthwith be entered on the real property tax roll by the Collector of taxes in arrears.
- (d) (a) No contractor, builder or other person shall use for building purposes of any kind any water from any pipe or main of the waterworks or from any other consumer without written approval of the Clerk.

(b) Application for such service shall be made in the manner prescribed in section 3 of this by-law and the user shall agree to pay the rates applicable, the connection fee if one is required and to properly protect the supply pipe, meter and other facilities of the waterworks.
- (e) (a) No person, except an employee of the municipality in the

Course of his employment, or a member of the municipal fire department on duty, shall without the written

authority of the Clerk, open any hydrant, standpipe or valve or use any water therefrom. Such authority shall reserve to the municipality the right to stop such use at any time for any reason without liability for damages resulting therefrom in any manner whatsoever.

(b) Every person who receives such authority shall deposit with the Clerk a cash bond of Fifty dollars (\$50.00) and the municipality may deduct from such bond whatever charges shall be payable to the municipality in its reasonable discretion for the use of the water and for damages to the main, hydrant, standpipe or valve.

(c) Every person who uses water from any hydrant or standpipe shall pay to the municipality on demand a charge of Five dollars (\$5.00) or the sum of Two dollars (\$2.00) per day for such use or any part thereof, whichever sum shall be the greater.

7. REGULATIONS

(1) No person shall destroy, injure or tamper with any hydrant, or other fixture of the waterworks, and no person shall in any manner interfere or meddle with the water connection or works in any street, or make any additions or alterations to the water system or any connection, or turn on or off any corporation stop-cock, service valve or gate-valve without express approval of the Clerk.

(2) No person shall sell or dispose of water from the municipal water system, or give it away to any person or persons whatsoever, or permit it to be taken away or carried away by any person or persons, whomsoever, or to use or supply it to the use or benefit of others.

- (3) No connection or cross connection between the municipal water system and any other water system or source of water supply shall be permitted.
- (4) No person shall use water for irrigation purposes.
- (5) No person shall obstruct at any time or in any manner the access to any hydrant, valve, stop-cock or other fixture connected with the works, and should any person obstruct such access the Clerk or any other employee or servant of the municipality may, by his order, remove such obstruction and the expense of such removal shall be charged to and paid by the person so offending, and on non-payment thereof, on demand, the municipality may recover said expense in a Court of competent jurisdiction.
- (6) No person shall obstruct or prevent the Clerk or any person authorized by him from carrying out any or all of the provisions of this by-law, nor shall any person refuse to grant the Clerk or any person authorized by him, permission to inspect any water service work at any reasonable time.

8. ADMINISTRATION

- (1) The Clerk is hereby authorized and directed to have a general supervision over the municipal waterworks and to see that the provisions of this by-law are carried out.
- (2) The Clerk shall have the power, subject to the consent of the Council, to appoint assistants and inspectors for the purpose of effectively carrying out the provisions of this by-law, and wherever the Clerk is authorized or directed to perform any act or duty under this by-law, such act or duty may be performed by an inspector of employee authorized by the Clerk to perform such act or duty.

- (3) Nothing contained in this by-law shall be construed to impose any liability on the municipality to service any person or premises or to give a continuous supply of water to any person or premises.
- (4) The municipality shall not be liable for the failure of the water supply in consequence of accident or damage to the works, or to the excessive pressure or lack of pressure, or any temporary stoppage thereof on account of alterations or repairs, whether such failure arises from negligence of any person in the employ of the municipality or other person whomsoever, or through natural deterioration or obsolescence of the municipality's system or otherwise, howsoever; but in the event of such failure or stoppage continuing for more than fifteen consecutive days, an equitable reduction shall be made on all rates or services affected thereby.
- (5) The municipality may, without notice, disconnect the water service to any premises for any of the following reasons, and the municipality shall not be liable for damage by reason of discontinuing water service for such reasons:
 - (a) Unnecessary or wasteful use of water, or violation of regulations concerning watering or sprinkling;
 - (b) Non-payment of rates;
 - (c) Failure to replace or repair defective pipes, fittings, valves, tanks or appliances which are leaking or are otherwise not in a good state of repair and which are or may become a cause of waste of water;
 - (d) For repairs;
 - (e) For want of supplies;

(f) For employing any pump, booster or other device for the purposes of, or having the effect of, increasing water pressure in service lines without obtaining approval of Council;

(g) For violation of any of the provisions of this by-law.

(6) The Council may, in its discretion, whenever the public interest so requires, suspend or limit the consumption of water from the municipal water system, or may regulate the hours of use, or may further prescribe the manner in which such water may be used.

9. OFFENCES

Any person who violates any provision of this by-law shall be deemed to have committed an offence and is punishable in accordance with the Summary Convictions Act; and each day on which the violation occurs shall be considered a separate offence.

10. CITATION

This by-law may be cited as the "Water Rates and Regulations By-law No. 2".

READ a first time this *24* day of *JANUARY* 1971
 READ a second time this *24* day of *JANUARY* 1971
 READ a third time this *18* day of *FEBRUARY* 1971

APPROVED by the Lieutenant-Governor in Council on the *9th*
 day of *MARCH* 1971.

RECONSIDERED and ADOPTED on the *5th* *APRIL* day of *MARCH* 1971

Wm. Jewell
 Mayor

CB D. Lucas
 Village Clerk

Certified a true copy of
 By-law #2.
CB D. Lucas
 Village Clerk.

SCHEDULE "A"

Attached to and forming

part of Bylaw No. 2, 1971, as amended

WATER USER RATES		Prompt Payment Discount
1. Single Family Residence	\$2,075.96 per year	2.0%
2. Townhouses/Condominiums	\$2,075.96 per year	2.0%
3. Businesses – Store/Café	\$5,438.38 per year	2.0%
4. Businesses – Marina	\$5,438.38 per year	2.0%
5. Businesses – Other	\$1,428.61 per year	2.0%
6. Schools	\$5,438.38 per year	2.0%



Sewer User Rates Bylaw No. 122, 1984, Amendment Bylaw No. 643, 2025

Adopted: xx

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

Sewer User Rates Bylaw No. 122, 1984, Amendment Bylaw No. 643, 2025

A bylaw to amend Sewer User Rates Bylaw No. 122, 1984

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

1. This Bylaw is cited for all purposes as “Sewer User Rates Bylaw No. 122, 1984, Amendment Bylaw No. 643, 2025.
2. Sewer User Rates Bylaw No. 122, 1984, as amended, is hereby amended as follows:
 - (1) Schedule “A” attached to Bylaw No. 122, 1984, as amended, is hereby deleted and the attached Schedule “A” is substituted, therefore.
3. This bylaw shall take effect upon adoption.

READ A FIRST TIME	xx, 2025
READ A SECOND TIME	xx, 2025
READ A THIRD TIME	xx, 2025
ADOPTED	xx, 2025

Mayor

Corporate Officer

**Certified a true copy of
Sewer User Rates Bylaw No. 122, 1984,
Amendment Bylaw No. 643, 2025 as adopted.**

Corporate Officer

SCHEDULE "A"

**Attached to and forming
part of Bylaw No. 122, 1984, as amended**

SEWER USER RATES

Prompt Payment Discount

- | | | |
|----------------------------|---------------------|------|
| 1. Single Family Residence | \$1,052.18 per year | 2.5% |
|----------------------------|---------------------|------|



Sewer User Rates By-law No. 122, 1984

Office Consolidation

This document is an office consolidation of Sewer User Rates By-law No. 122, 1984 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 Sewer User Rates By-law No. 122, 1984, 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: office@lionsbay.ca

List of Amending Bylaws

Bylaw No.	Section	Description	Adopted
162	Sch. A	Replaces Schedule A	January 4, 1988
202	Sch. A	Replaces Schedule A	May 4, 1992
222	Sch. A	Replaces Schedule A	unknown
240	Sch. A	Replaces Schedule A	February 6, 1995
251	Sch. A	Replaces Schedule A	February 5, 1996
264	Sch. A	Replaces Schedule A	January 6, 1997
275	Sch. A	Replaces Schedule A	January 5, 1998
295	Sch. A	Replaces Schedule A	May 11, 1999
371	Sch. A	Replaces Schedule A	May 2, 2005
382	Sch. A	Replaces Schedule A	April 18, 2006
389	Sch. A	Replaces Schedule A	February 19, 2007
400	Sch. A	Replaces Schedule A	February 18, 2008
406	Sch. A	Replaces Schedule A	February 2, 2009
418	Sch. A	Replaces Schedule A	February 3, 2010

456	Sch. A	Replaces Schedule A	May 9, 2013
469	Sch. A	Replaces Schedule A	April 15, 2014
486	Sch. A	Replaces Schedule A	May 12, 2015
501	2abc, Sch. A	Section 2 text amended, replaces Schedule A	February 16, 2016
515	Sch. A	Replaces Schedule A	February 21, 2017
539	Sched A	Replaces Schedule A	February 20, 2018
558	2	Replaces Schedule A	February 19, 2019
569	2	Amends s.2a re. due date for payment to Dec.31st	Feb.18, 2020
579	3	Amends 2(c) to extend 2020 discount period	April 21, 2020
588	Sched A	Replaces Schedule A	February 16, 2021
610	Sched A	Replaces Schedule A	February 15, 2022
626	Sched A s.2.(c)	Replaces Schedule A, amends s.2.(c) payment discount date to May 31st	May 2, 2023
634	Sched A	Replaces Schedule A	April 23, 2024
643	Sched A	Replaces Schedule A	xx

THE MUNICIPALITY OF THE VILLAGE OF
LIONS BAY

By-law # 122 - Sewer Use Rate

A by-law to provide for the imposition of a charge against the owner or occupier of real property for the use of the sewer system of the municipality.

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

1. There is hereby imposed and levied a sewer user charge against owner or occupier of land or real property whose property is connected to the sewer system and the clerk shall classify each consumer in accordance with the categories set out in Schedule "A", attached to and forming part of this By-law.

2. (a) Rates shall be due and payable to the Village of Lions Bay on or before December 31st each year.

[Amended by Bylaw No. 501]

(b) The period the rates cover is from January 1st to December 31st of each year.

[Amended by Bylaw No. 501]

(c) A prompt payment discount shall be allowed, as set out in Schedule "A", if payment is made on or before the 31st day of May of each year, other than the year 2020, when a prompt payment discount shall be allowed, as set out in Schedule "A" if payment is made on or before the 1st day of June.

[Amended by Bylaw No. 501]

[Amended by Bylaw No. 579]

[Amended by Bylaw No. 627]

3. Any rate remaining unpaid on the thirty-first of December shall be deemed to be taxes in arrear on the property concerned and shall be forthwith entered on the real property tax roll by the Collector as taxes in arrear.

4. This by-law may be cited as the "Sewer User Rates By-law No. 122, 1984".

READ a first time this 11th day of May, 1984.

READ a second time this 11th day of May, 1984.

READ a third time this 11th day of May, 1984.

RECEIVED the APPROVAL of the MINISTER OF MUNICIPAL AFFAIRS
this 12th day of June 1984.

RECONSIDERED and FINALLY PASSED AND ADOPTED
this 9th day of July 1984.

Mayor

Clerk

Certified a true copy of By-law No. 122 at third reading.

Clerk

SCHEDULE "A"

**Attached to and forming
part of Bylaw No. 122, 1984, as amended**

SEWER USER RATES

Prompt Payment Discount

1. Single Family Residence \$1,052.18 per year

2.5%

[Amended by Bylaw No. 558]
[Amended by Bylaw No. 588]
[Amended by Bylaw No. 610]
[Amended by Bylaw No. 627]
[Amended by Bylaw No. 634]
[Amended by Bylaw No. 643]



Garbage and Recycling Collection Bylaw No. 455, 2013, Amendment Bylaw No. 644, 2025

Adopted: xx, 2025

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

Garbage and Recycling Collection Bylaw No. 455, 2013, Amendment Bylaw No. 644, 2025

A bylaw to amend Garbage and Recycling Collection Bylaw No. 455, 2013

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 “Garbage and Recycling Collection Bylaw No. 455, 2013, Amendment Bylaw No. 644, 2025”.
2. Schedule “A” attached to Garbage and Recycling Collection Bylaw No. 455, 2013, as amended, is hereby deleted and the attached Schedule “A” is substituted therefore.
3. This bylaw shall take effect upon adoption.

READ A FIRST TIME	xx, 2025
READ A SECOND TIME	xx, 2025
READ A THIRD TIME	xx, 2025
ADOPTED	xx, 2025

Mayor

Corporate Officer

**Certified a true copy of
Garbage and Recycling Collection
Bylaw No. 455, 2013, Amendment
Bylaw No. 644, 2025, as adopted.**

Corporate Officer

SCHEDULE "A"

**Attached to and forming
part of Bylaw No. 455, 2013, as amended**

	Garbage, Recycling and Green Waste		Annual Charge	Prompt Payment Discount
1	Single Family Residences	Garbage, Recycling and Organics	\$422.53	3.5%
2	Strata Condominiums (Crosscreek Road)	Garbage, Recycling and Organics	\$422.53	3.5%
3	Strata Apartments (350 Centre Road)	Recycling Only	\$189.85	3.5%
4	Businesses – Store/Café	Recycling Only	\$1,710.97	3.5%
5	Businesses - Other	Recycling Only	\$189.85	3.5%



Garbage and Recycling Collection Bylaw No. 455, 2013

Office Consolidation

This document is an office consolidation of Garbage and Recycling Collection Bylaw No. 455, 2013 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 Garbage and Recycling Collection Bylaw No. 455, 2013, 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: office@lionsbay.ca

List of Amending Bylaws

Bylaw No.	Section	Description	Adopted
468	Sch. A	Schedule A replaced	February 18, 2014
483	Sch. A	Schedule A replaced	February 17, 2015
500	Sch. A	Schedule A replaced	February 16, 2016
516	3, 14, 16, Sch. A	Various amendments to text, Schedule A replaced	February 21, 2017
540	Sch. A	Replaces Schedule A	February 20, 2018
559	Sch. A	Replaces Schedule A	February 19, 2019

570	2(a)&(b)	Amends payment due date in s.14 to Dec.31 and amends amount payable in Schedule A	Feb.18, 2020
579	4(a)&(b)	Amends sections 14 and 15, extending the discount period for 2020	April 21, 2020
589	Sch. A	Replaces Schedule A	February 16, 2021
616	Various	Amends numbering and various sections	April 5, 2022
625	Various	Amends numbering and various sections	March 21, 2023
628	s.16 Sch. A	Amendments to s.16 Payment discount to May 31, Schedule A	May 2, 2023
637	Sched A	Replaces Schedule A	April 23, 2024
644	Sched A	Replaces Schedule A	xx

Garbage and Recycling Collection Bylaw No. 455, 2013

WHEREAS Council deems it advisable to adopt a Bylaw to regulate the terms and conditions for the collection and disposal of solid waste, recycling, and green yard waste, and the rates payable for these services; and

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

TITLE

1. This Bylaw may be cited as "Garbage and Recycling Collection Bylaw No. 455, 2013".

PAST BYLAWS REPEALED

2. Waste Collection Bylaw No. 440 is hereby repealed.

DEFINITIONS

3. In this Bylaw:

“food waste” means organic compostable kitchen waste or excess food products;
[Amended by Bylaw No. 625, 2023]

“garden waste” means organic compostable yard trimmings;
[Amended by Bylaw No. 625, 2023]

“green waste” means organic compostable waste, including garden waste and food waste;
[Amended by Bylaw No. 516, 2017]

“garbage” means waste that does not meet the criteria of green waste or the recycling program;
[Amended by Bylaw No. 625, 2023]

“wildlife resistant container” means a secure fully enclosed container with a lid and latching device, of sufficient design and strength to prohibit access by wildlife;

“wildlife resistant enclosure” means a structure which has four enclosed sides, a roof, doors, and a latching device, of sufficient design and strength to prevent access by wildlife;

“wildlife attractant” means any substance that could reasonably be expected to attract wildlife;
[Amended by Bylaw No. 625, 2023]

“wildlife proof container” means a fully enclosed container, of sufficient design and strength to prevent access by Wildlife, that is securely affixed to the ground or to an immovable object or fixture;

[Amended by Bylaw No. 625, 2023]

"wildlife proof enclosure" means a structure which has enclosed sides, a roof, doors and a latching mechanism of sufficient design and strength to prevent access by Wildlife;

[Amended by Bylaw No. 625, 2023]

SYSTEM ESTABLISHMENT

4. The Village hereby establishes and continues the equipping, maintenance and operation of a system of solid waste, recycling, and green yard waste collection.

OBLIGATION OF RESIDENTS

5. Every owner or resident shall provide and maintain in good order and repair, garbage receptacles, with tight waterproof covers. The amount of garbage shall not exceed 154 litres in total and no receptacle shall contain more than 121 litres. Two receptacles are allowed per household; tags for additional receptacles may be purchased at the Village Office.

[Amended by Bylaw No. 616, 2022]

6. The receptacles required under this by-law shall at all times be securely housed to ensure that the contents do not attract and are not accessible to wildlife.

[Amended by Bylaw No. 616, 2022]

[Amended by Bylaw No. 625, 2023]

7. During times of low wildlife activity, all green waste, garbage, and recycling receptacles shall be placed for collection by the householder:
 - a. Less than 10 feet from the roadway in front of the householder's premises,
 - b. no earlier than 5:00 a.m. on the scheduled waste collection day, and
 - c. removed no later than 8 p.m. the same day.

During times of increased wildlife activity, the Village may impose an area collection schedule. All garbage and food waste receptacles and recycling shall be placed for collection by the householder:

- d. less than 10 feet from the roadway in front of the householder's premises,
- e. no earlier than the time prescribed by the area collection schedule on the scheduled waste collection day, and
- f. clean recycling products are excluded from the area collection schedule provide they do not create an attractant,
- g. during times of increased wildlife activity, the Village will provide for drop-off of food waste and garbage only, at Works Yard from 6 a.m. - 8 a.m. on day of pickup and 8 a.m. – 11:00 a.m. on the Saturday following.

[Amended by Bylaw No. 625, 2023]

8. Recycling is to be placed in the blue recycling boxes, and in blue or yellow bags, as

established by Village waste guidelines. Additional cardboard may be placed roadside, in flattened, neatly tied bundles, to a maximum bundle size of 3 feet by 3 feet (3' x 3').

[Amended by Bylaw No. 616, 2022]

9. Garden waste collection is to be placed in brown kraft green waste bags, compostable plastic bags, or in containers that have been clearly marked 'Yard Trimmings'. Branches should not be more than 3" (3 inches) in diameter, and bundles of branches no greater than 3' (3 feet) long.

[Amended by Bylaw No. 625, 2023]

10. Food waste is to be placed in brown kraft green waste bags or small compostable plastic bags (10 litre maximum), inside food waste container.

[Amended by Bylaw No. 625, 2023]

11. Garbage is to be placed in biodegradable plastic bags, inside garbage container.

[Amended by Bylaw No. 616, 2022]

[Amended by Bylaw No. 625, 2023]

12. No liquids or free water shall be put or placed in or allowed to run into or accumulate in any garbage receptacle, and all such receptacles shall at all times be covered with a watertight cover.

13. No owner or occupier shall place for collection any prohibited solid waste as set out in Schedule B attached to and forming a part of this bylaw.

[Amended by Bylaw No. 616, 2022]

14. All waste material which is not garbage, recycling, or green waste shall be disposed of directly by the owner or occupier at a regional or other appropriate handling facility.

[Amended by Bylaw No. 616, 2022]

15. Every owner or occupier of land is hereby compelled to make use of the garbage, recycling, and green waste disposal system established and continued hereunder and shall pay for the collection of garbage, recycling, and green waste from premises as herein provided.

[Amended by Bylaw No. 616, 2022]

SERVICE PROVIDED BY VILLAGE

16. Garbage shall be collected bi-weekly while recycling, and green waste shall be collected weekly by the disposal service of the Village. This regular pick-up schedule may be altered by the Public Works Manager provided that two weeks' notice of the change is provided to all residents and businesses via the Village Update.

[Amended by Bylaw No. 616, 2022]

COLLECTION RATES

17. Rates for the collection of garbage, recycling and green waste as per Schedule "A" attached hereto and forming part of this By-law are hereby imposed on the owners of land or occupiers of premises and are due and payable by the 31st day of December of each year.

[Amended by Bylaw No. 516, 2017]

[Amended by Bylaw No. 570, 2020]
[Amended by Bylaw No. 579, 2020]

18. A prompt payment discount shall be allowed, as set out in Schedule "A" if payment is made by the 31st of May of each year, other than the year 2020, when a prompt payment discount shall be allowed, as set out in Schedule "A" if payment is made on or before the 1st day of June. The period the rates cover is from January 1 to December 31 of each year.

[Amended by Bylaw No. 579, 2020]
[Amended by Bylaw No. 628, 2023]

19. The rate chargeable under this section in the calendar year in which the collection of garbage, recycling and green waste commences shall be one-twelfth (1/12) of the full rate as set out in Schedule "A" multiplied by the number of full months remaining in the calendar year of service commencement.

[Amended by Bylaw No. 516, 2017]

20. Any rate remaining unpaid on the 31st day of December shall be deemed to be taxes in arrears in respect of the property in respect of which the consumer dwells and shall forthwith be entered on the real property tax roll by the Collector as taxes in arrears.

21. The rates established hereunder shall commence effective January 1 of each year.

WILDLIFE RESISTANT CONTAINERS AND ENCLOSURES

22. Every outdoor container or receptacle used by a single family dwelling for depositing or storing food waste or other edible waste, or waste contaminated recycling that could attract wildlife shall be a wildlife resistant container, or be stored in a place that cannot be accessed by wildlife. This section does not apply to composting or placement of waste at curbside on collection days.

23. Every commercial, industrial, institutional and tourist accommodation building, and every multiple family residential development having three or more dwelling units, shall provide for a waste storage site located inside a building or within a wildlife resistant enclosure.

[Amended by Bylaw No. 616, 2022]

24. Garbage and recycling containers required for temporary special events, such as weekend sports tournaments, weddings, Fire Department Picnic, Halloween, and Canada Day are exempt from this requirement if emptied before 10:00 p.m.

25. Wildlife resistant containers and wildlife proof enclosures:

- a. must be kept closed and secure when waste is not being deposited, and
- b. if damaged, must not be used until repaired.

[Amended by Bylaw No. 616, 2022]
[Amended by Bylaw No. 625, 2023]

DANGEROUS WILDLIFE

26. Feeding wildlife and depositing or storing any domestic garbage, pet food, food waste, or other edible waste that could attract wildlife is prohibited.

[Amended by Bylaw No. 616, 2022]

27. Bird feeders must have a seed catch tray and be suspended on a cable or other device so that they are 10 ft above the ground and from any other access point.

[Amended by Bylaw No. 616, 2022]

[Amended by Bylaw No. 625, 2023]

28. Beehives must be protected by an electric fence or otherwise be made inaccessible to wildlife.

[Amended by Bylaw No. 616, 2022]

[Amended by Bylaw No. 625, 2023]

29. Outdoor fridges or freezers must be inaccessible to wildlife and stored in wildlife resistant enclosure.

[Amended by Bylaw No. 625, 2023]

30. Halloween pumpkins and jack-o-lanterns shall be placed at curbside no earlier than 4 p.m. on the night of Halloween and moved to appropriate wildlife proof storage by 11 p.m.

[Amended by Bylaw No. 625, 2023]

31. No meat by-products shall be put in compost piles.

[Amended by Bylaw No. 616, 2022]

32. Fruit and nut trees must be managed in such a way that they do not attract wildlife.

[Amended by Bylaw No. 625, 2023]

OFFENCE AND PENALTY

33. Every person who contravenes any provision of this Bylaw commits an offence and upon summary conviction is liable to a fine not exceeding \$1000.00 and the cost of prosecution. Where enforcement proceeds under Bylaw Notice Enforcement Bylaw No. 385, 2006, as amended, contraventions of this Bylaw do not constitute an offence and penalties shall not exceed \$500.

[Amended by Bylaw No. 616, 2022]

SEVERABILITY

34. If any section or lesser portion of this Bylaw is held to be invalid by a Court, the invalid portion shall be severed without affecting the validity of the remaining portions of this Bylaw.

[Amended by Bylaw No. 616, 2022]

READ A FIRST TIME	February 5, 2013
READ A SECOND TIME	February 5, 2013
READ A THIRD TIME	February 19, 2013
ADOPTED	February 21, 2013

Mayor

Corporate Officer

**Certified a true copy of
Garbage and Recycling Collection Bylaw No. 455, 2013
as adopted.**

Corporate Officer

SCHEDULE "A"

**Attached to and forming
part of Bylaw No. 455, 2013, as amended**

	Garbage, Recycling and Green Waste		Annual Charge	Prompt Payment Discount
1	Single Family Residences	Garbage, Recycling and Organics	\$422.53	3.5%
2	Strata Condominiums (Crosscreek Road)	Garbage, Recycling and Organics	\$422.53	3.5%
3	Strata Apartments (350 Centre Road)	Recycling Only	\$189.85	3.5%
4	Businesses – Store/Café	Recycling Only	\$1,710.97	3.5%
5	Businesses – Other	Recycling Only	\$189.85	3.5%

[Amended by Bylaw No. 570]
 [Amended by Bylaw No. 589]
 [Amended by Bylaw No. 628]
 [Amended by Bylaw No. 637]
 [Amended by Bylaw No. 644]

Correspondence Listing

<i>General Correspondence:</i>		
Date Rec'd	FROM	TOPIC
03-29-2025	Paul Shepski	Lions Bay 30K
03-31-2025	BC Trucking Association	Accelerating Inter-Provincial Trade and Movement of Goods Request for the Village of Lions Bay to Prioritize the Harmonization of Regulations
04-01-2025	City of Surrey	Monthly SIT Report
<i>Correspondence Letters of Response:</i>		
Date Sent	FROM	TOPIC
04-03-2025	Chief Administrartive Officer	To Rebecca Montgomery regarding Council's support of the Two Sisters Mural project

From: [REDACTED]
To: [Council; Agenda](#)
Subject: Lions Bay 30k
Date: March 29, 2025 11:02:22 AM
Attachments: [IMG_8109.png](#)

Hello Lions Bay municipality,

My name is Paul Shepski and I am an avid trail runner and live on the Sunshine Coast. We stare across at the incredible coastal mountains that rise from sea and tower above Lions Bay, it is truly one of the most majestic views I've ever experienced.

The trail network that starts from your village and climbs up to The Lions, Brunswick, Harvey, etc are amazing and I have long thought there could be the most incredible trail race starting and finishing in Lions Bay.

Trail running is experiencing huge growth right now and community races like the ones Coast Mountain Trail Running puts on or the new Coaster Marathon in Sechelt brings hundreds of people together to celebrate, compete and support the local community.

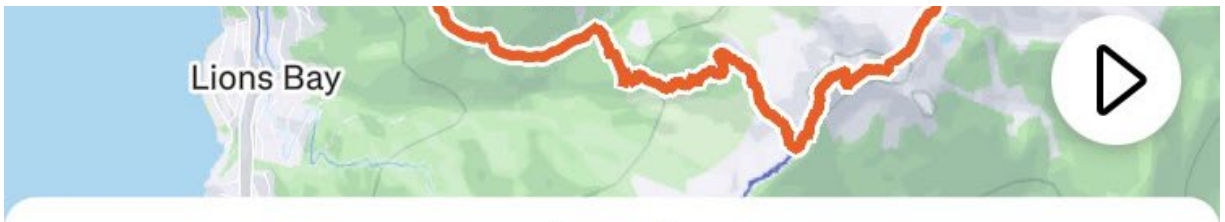
I'm curious about how you as Mayor and Councillors would feel about the idea of a community event / trail race starting and ending in Lions Bay? I have drafted up a potential route, and it is 30 kms which would have a cut off time of around 8hrs for runners to complete. See photo below:

Let me know if there would be any interest in something like this and what the next steps would be to get the appropriate approvals / permits.

Thank you for your time and consideration!

Cheers
Paul Shepski





Lions Bay 30k

29.03 km • 3,537 m • 4h 37m - 6h 31m

Trail Run • Lions Bay, British Columbia • 24.1 km away



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Offline



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Groups



You



April 2, 2025

Ross Blackwell
Chief Administrative Officer
Village of Lions Bay
400 Centre Road
Lions Bay, BC V0N 2E0

Dear Mr. Blackwell:

**Re: Accelerating Inter-Provincial Trade and Movement of Goods
Request for the Village of Lions Bay to Prioritize the Harmonization of Regulations**

In the face of trade disruptions, the BC Trucking Association (BCTA) is contacting local governments in Metro Vancouver to amend bylaws and revise permitting processes aimed at improving interprovincial trade. Local governments have a unique opportunity to accelerate the movement of goods and materials, thereby stimulating economic growth, by collaborating closely with TransLink on regulatory and permitting issues that affect the trucking industry.

It is important to note that millions of dollars' worth of goods currently bypass Metro Vancouver in favor of routes to U.S. ports due to the cumbersome administrative processes involved in obtaining permits to cross the region. **BCTA is urging local governments to prioritize the review of bylaws, policies, and procedures, amending them as necessary to facilitate the implementation of the Regional Permit Policies and Procedures Manual (RP3M Manual) by August 2025. This initiative will enable the development of a Single Regional Term Permit for transporting goods and materials within the Metro Vancouver area.**

Background

Since 2018, BCTA has been a member of the Regional Transportation Advisory Committee, Commercial Vehicle Working Group. In collaboration with TransLink, local governments, and the Ministry of Transportation and Transit, these groups have been developing the **Regional Permit Policies and Procedures Manual (RP3M Manual)**. The manual's purpose is to streamline regional transportation. By harmonizing municipal permitting for oversized and overweight commercial vehicles, we can expedite the transportation of critical equipment, machinery, and materials essential for housing construction, major projects, and the movement of goods.

What is a truck?

A rudimentary first step in adopting the RP3M Manual is the requirement to agree on basic definitions, such as the term "truck". It is astounding that, after seven years, municipalities have not fully adopted a common regional definition of a heavy truck to align municipal bylaws with provincial regulations.

Issue While the effort to harmonize the definition of a "standard" truck is nearly complete, it appears that a few remaining local governments do not prioritize this task. As we shift our focus to interprovincial trade, it is essential to streamline goods movement in Metro Vancouver.

Request BCTA requests that the few remaining local governments prioritize the amendment of bylaws or any other necessary steps to harmonize the definition of a "standard" truck.

What is an easy, low-cost way of accelerating the movement of goods and materials in Metro Vancouver?

By having all Metro Vancouver municipalities fully implement the RP3M Manual by Summer 2025, we will be able to harmonize the requirements for oversize-overweight trucks and create a foundation for regional permitting. The RP3M Manual works in conjunction with the provincial OnRouteBC service, which was launched in February 2025, and is the new provincial permitting platform for oversize and overweight vehicles. With a new OnRouteBC system, the requirement for the RP3M Manual is even more pressing to support the efficient movement of goods.

Issue Currently, less than half of the local governments in Metro Vancouver have adopted or initiated the process to adopt the RP3M Manual. We need to see greater urgency from all Metro Vancouver governments for its adoption. We request that local governments review their bylaws and/or municipal permitting processes, and amend as needed, and further identify and address any process gaps.

Request BCTA is requesting that local governments direct staff to prioritize assessing bylaws and permitting changes and commit to fully adopting the RP3M Manual by August 2025.

How can we remove interprovincial trade barriers when we have **intra-provincial barriers slowing down the movement of goods in the province?**

Currently, commercial motor carriers of oversized and overweight vehicles apply for a provincial permit, followed by individual municipal permits to move goods. The adoption of the RP3M Manual and the implementation of the OnRouteBC system will allow the creation of a “One-Stop-Shop” for permitting across the region. This would significantly reduce the timeline, costs and administrative processes in the movement of goods.

Issue With the full adoption of the RF3M manual, we need to see greater urgency from all Metro Vancouver governments to work with TransLink and the Province to integrate local government permitting processes for the establishment of a **Single Regional Term** permit by December 2025.

Request BCTA is requesting that local governments direct staff to prioritize support to TransLink in implementing a cross-regional permitting process that works directly with the provincial OnRouteBC system.

We believe many of these suggested actions are low cost, high impact, and can be implemented quickly. If your staff requires additional resources to complete the work, we ask that you reach out to TransLink. BCTA looks forward to collaborating with you and your staff to improve processes that will expedite trade.

Sincerely,



Dave Earle
President & CEO
BC Trucking Association

cc: Jerry Dobrovolny, CAO, Metro Vancouver
Kevin Quinn, CEO, TransLink
Mayor's Council on Regional Transportation
Sabrina Lau Texier, Director, Infrastructure Programs, TransLink
Hon. Mike Farnworth, Minister of Transportation and Transit

From: FHPrinting02@surrey.ca
To: [Agenda](#)
Subject: Monthly Sit Report of 2025-03
Date: April 1, 2025 4:33:06 PM
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[ec4be9e1-1810-49ae-bc72-39e92d2f8cea.png](#)
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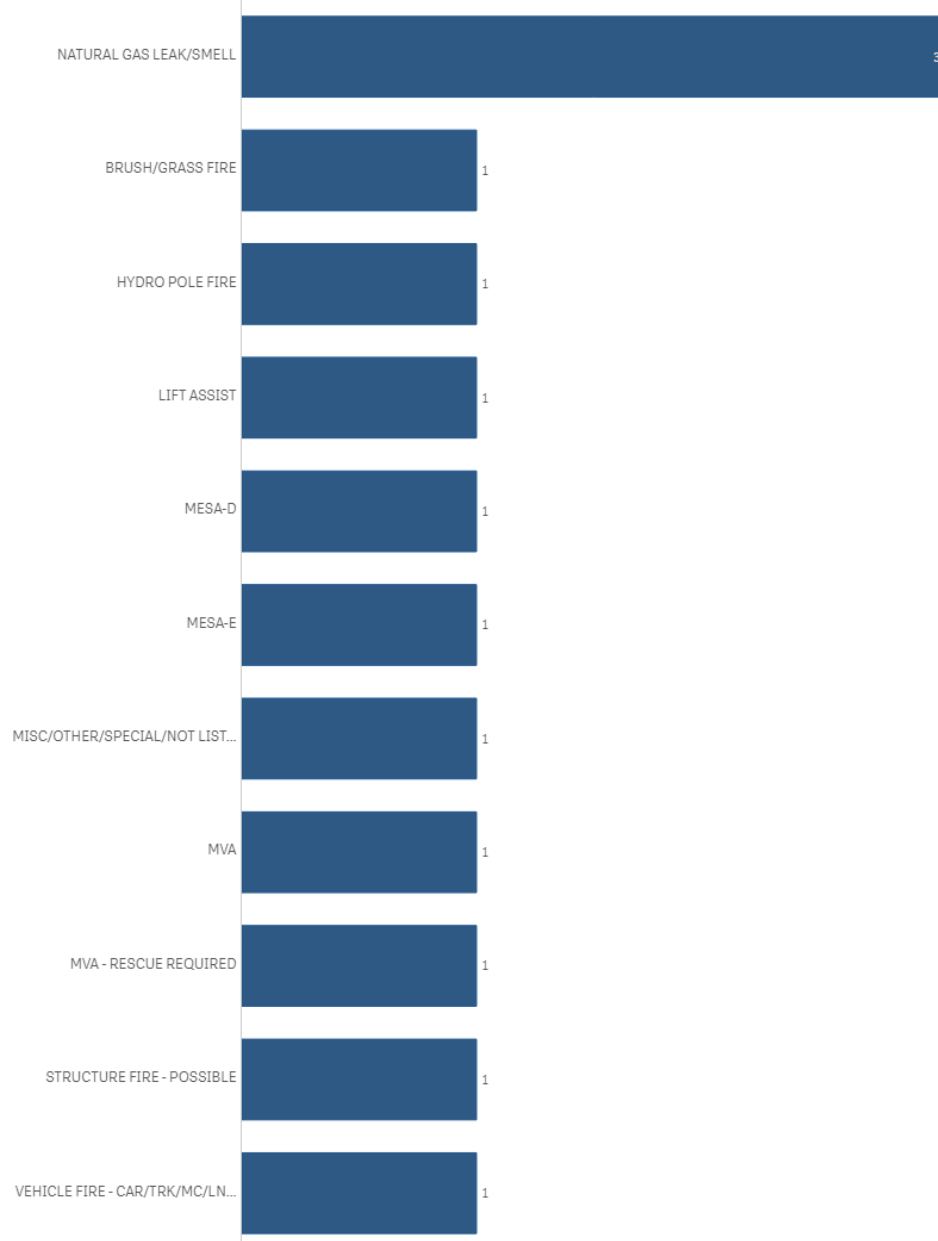
Surrey Regional Fire Dispatch Monthly Report

From 2025-03-01 To 2025-03-31

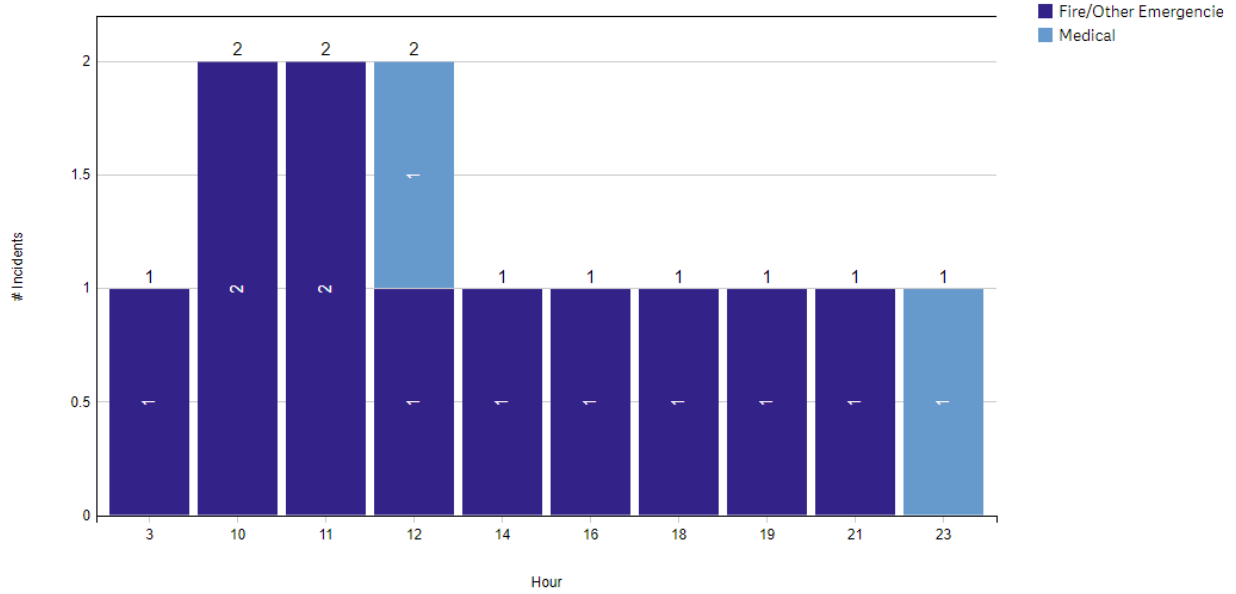
LIONS BAY FIRE RESCUE

# Incidents	# Incident Apparatus	# Incident Attendees
13	26	72

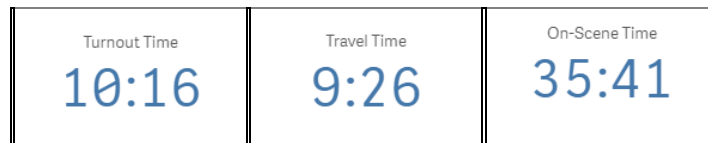
Incidents by Dispatch Type



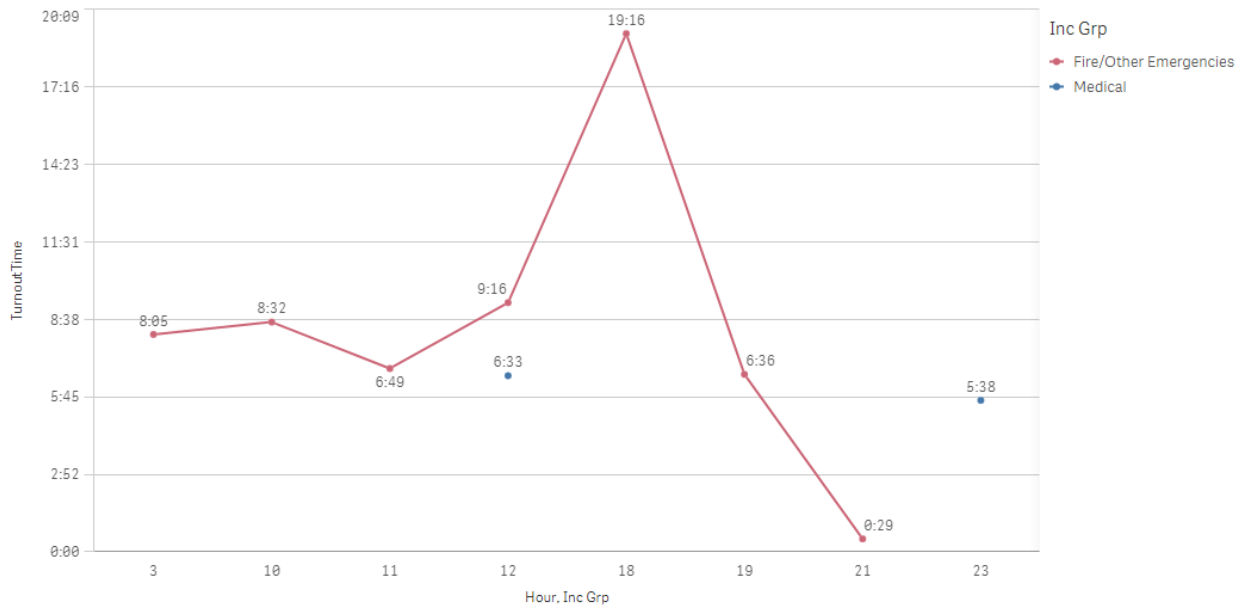
Incidents by Hour



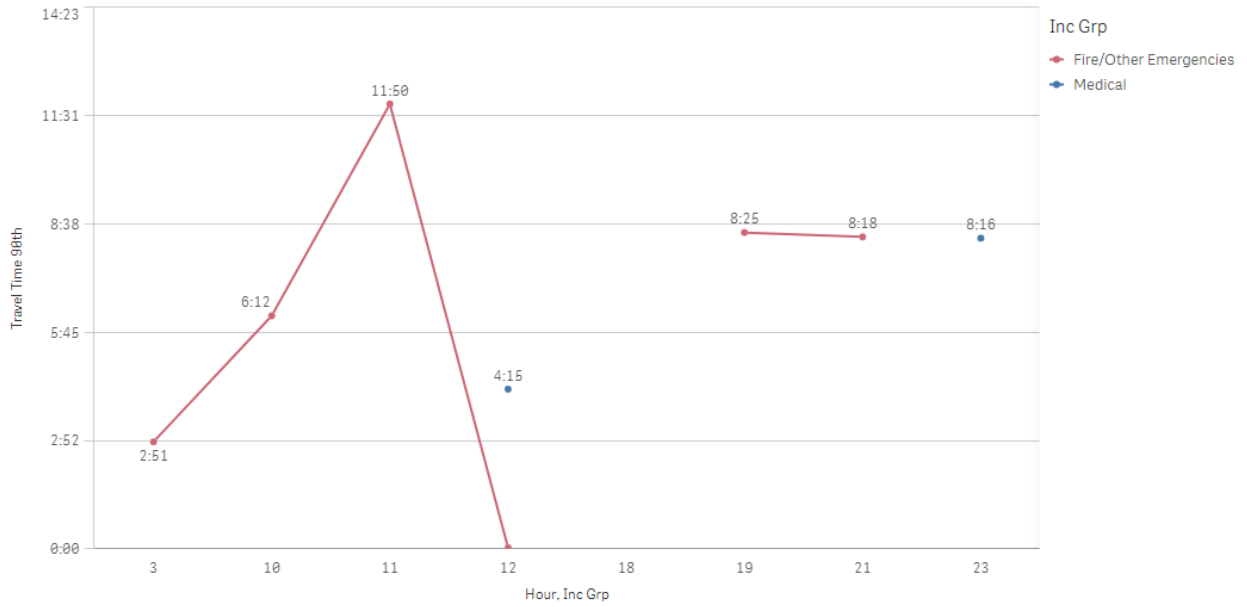
Performance for Emergency Incidents and First On-Scene Apparatus



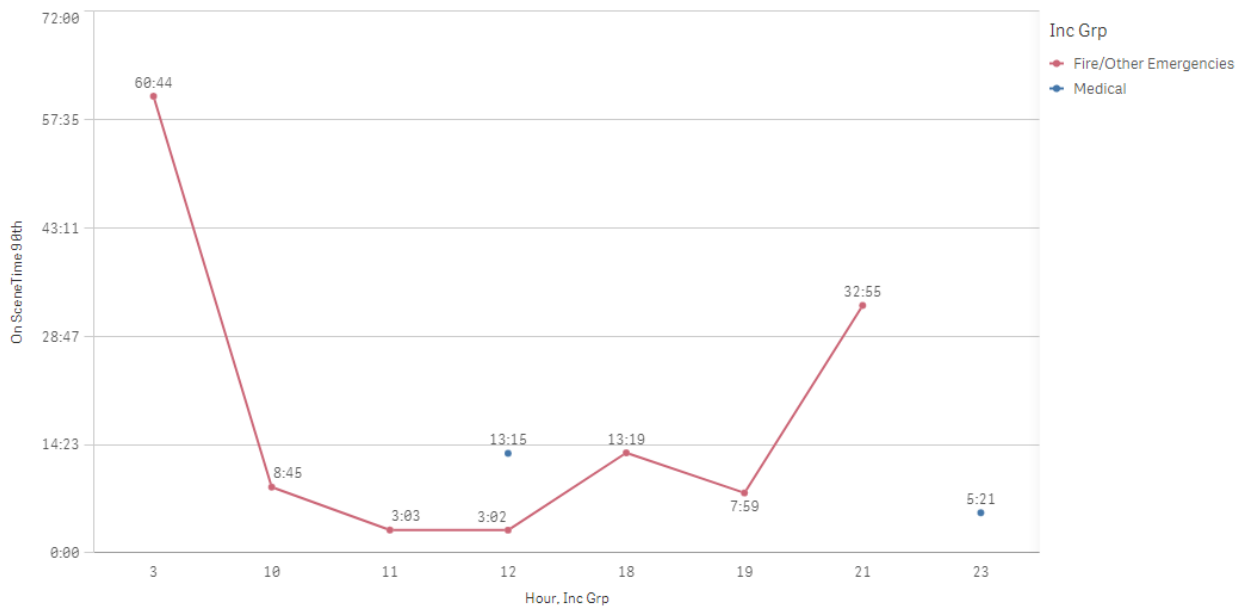
Turnout Time 90th Percentile for Emergency Incident and First On Scene Apparatus



Travel Time 90th Percentile for Emergency Incident and First On Scene Apparatus



On-Scene Time 90th percentile for Emergency Incident and First On Scene Apparatus



Truck Utilization

AppUnit	AppName	Hours Committed	Days Committed	# of Days selected	Hours Capacity	Utilization
LBR63	LB Rescue 63	3.1	0.1	11	264	1%
LBE61	LB Engine 61	2.1	0.1	11	264	1%
LBE62	LB Engine 62	1.4	0.1	11	264	1%
LBE63	LB Engine 63	0.0	0.0	11	264	0%



April 3, 2025

Rebecca Montgomery
335 Bayview Place
Lions Bay, BC
V0N 2E0

Re: Subject: Support for Grant Application – Two Sisters Mural Project

Dear Ms. Montgomery,

At the Special Council Meeting of April 1, 2025, the Village of Lions Bay Council resolved to provide support as requested for the Two Sisters mural project as follows: **THAT** the Village of Lions Bay supports the Lions Bay Arts Council as the grant applicant for the "Two Sisters" mural project on Lions Bay Avenue.

Council recognizes the immense cultural and artistic value that initiatives such as the Two Sisters mural project bring to our community. Public art plays a vital role in shaping community identity, strengthening our shared sense of place, and fostering a deeper connection between residents and the unique environment we call home. By reflecting local history, values, and Indigenous traditions, this project will contribute to the visual and cultural landscape of Lions Bay in a meaningful and lasting way.

The Village of Lions Bay deeply values initiatives that enhance public spaces, tell important stories, and celebrate artistic expression. Murals, in particular, have the ability to spark conversation, inspire creativity, and bring people together. The Two Sisters mural will serve as a powerful representation of our community's commitment to inclusivity, collaboration, and cultural appreciation.

The Village of Lions Bay looks forward to the continued progress of this initiative and the positive impact it will have on our community. Please do not hesitate to reach out if you require further clarification.

Sincerely,

VILLAGE OF LIONS BAY

A handwritten signature in black ink, appearing to be "R. Blackwell". The signature is stylized with a large, looped initial "R" and a horizontal line extending to the right.

Ross Blackwell, MAP, MCIP, RPP
Chief Administrative Officer