



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

Village Update

May 28, 2010

Lions Bay Coat of Arms



Village of Lions Bay Council

Mayor:

Brenda Broughton

Councillors:

Peach Akerhielm, Joanne Ronsley,
Ruth Simons & Gordon Taylor

Next Regular Council Meeting:

Monday, June 7, 2010 at 7 pm
Lions Bay Council Chambers
400 Centre Road, Lions Bay, BC

Administrative Office:

Village Manager: Rory Mandryk
Treasurer: Anne-Marie Koiner
400 Centre Road, PO Box 141
Lions Bay, BC V0N 2E0
Tel: 604-921-9333
Fax: 604-921-6643
Email: reception@lionsbay.ca
Website: www.lionsbay.ca

Department of Public Works

Works Manager: Chuck Partridge
5 Tidewater Way
Tel: 604-921-9833
Email: works@lionsbay.ca

Lions Bay Fire Rescue

Fire Chief: Andrew Oliver
Non-Emergency: 604-690-4908
Email: aoliver@lionsbayfirerescue.ca

Important Dates:

Click on the Village's website at
www.lionsbay.ca



Thank you Anne...from Council and
Staff of the Village of Lions Bay !

by Mayor Brenda Broughton



A Farewell to Anne and Chris Page

Helping Each Other,

While Helping the Community !

Lions Bay is an amazing community of vibrant, committed and creative people. You have heard me say this before...Anne Page is one of these very vibrant, committed and creative people.

May 7th, 2010 was Anne Page's last day of work at the Village Office, as she prepares for her next adventure with husband, Chris. Chris is also a very vibrant, committed and creative resident, as the artist that created the Inuksuk that welcomes one and all to Lions Bay ~ thank you ! Anne has worked on staff for the Village of Lions Bay over the last 8 ½ years welcoming residents, resolving issues, providing services to Council, fellow staff and to all of the residents of Lions Bay.

Anne has been an outstanding and committed volunteer; with her service as a Council Member spanning 1990-1996 and 1999-2001; service on the Parks and Recreation Committee, including her role as Chair for a couple of years, and serving on the Historical Society from the mid-80's to 2009. In 1996, in order to help commemorate Lions Bay's 25th Anniversary of Incorporation as a Village, Anne was one of three authors of the book, 'The Village of Lions Bay: Historical Passages from the 1790's to the Present', along with fellow authors Tony Cox and Trudi Luethy. Anne helped to lead the charge when a new playground was needed at the Lions Bay Beach Park and sat on the Garden Tour Committee in the 90's which resulted in two different tours of the gardens of Lions Bay.

In 2002, Anne and Chris Page took on the Sea Lion Dip and Dash, an event that began in 1996, to ensure its continuing forward annually on January 1st. Chris, was a volunteer Fire Fighter with Lions Bay Fire Rescue during the 1980's and 1990's for about 12 years and also served on Council from 2002 to 2005..

Village Update

Continued from Page 1...

Anne and Chris have sold their home in Lions Bay. They first bought their building lot on Sunset in January, 1980 and moved into their new home in December, 1980, after designing and building it on their own ! In 1983, their daughter Victoria was born followed by their son, Travis in 1986.

Anne has her Bachelor of Science Degree in Marine Biology and worked with the Department of Fisheries and Oceans prior to children. Chris is a trained Shipwright, Boatbuilder and Shipfitter and was honoured in the first certificates given in BC. Their daughter, Vicki, served from 2002 to 2004 with the Lions Bay Fire Rescue and has earned her certification as a Red Seal Carpenter (2010), following a four year program that is recognized nationwide. Their son, Travis, was the first recipient of the Lions Bay Community Foundation Scholarship. Travis went on to flight school with his LBCFS scholarship and is now a Commercial Pilot with Whistler Air.

As Mayor, I want to say that Anne Page has been an invaluable asset to the functioning and culture of the Village of Lions Bay. I, myself, have known that when I turn around there has been another set of hands always there, ready to help !

Thank you, Anne ! Thank you, Chris ! Have the very best adventure !

PS from Anne & Chris:

To all our good friends in Lions Bay, our new address will be 4021 East Road , Denman Island, BC V0R 1T0
Our email addresses will remain the same: annepage@telus.net and chrispage@telus.net.

Let's stay in touch !

Sound Wall Update

by Mayor Brenda Broughton

The Highway Advisory Group of Lions Bay residents has continued to meet with the Ministry of Transportation throughout this winter and spring 2010. We have now been meeting as a group to discuss, recommend and negotiate items over the past eight years.

Much has been completed. The outstanding project is the Sound Walls. Thank you to all community members for your patience as the targeted deadline for completion of the Sound/Noise Mitigation Walls has been moving for two reasons. One, certainly was the ban on construction during the Olympic Period, which began in January, 2010 through March 2010. One central reason, however, was that the Ministry of Transportation had only received one bid last fall and they were concerned to have more competitive bids that could satisfy and meet all the specifications.

This month a contract was signed with Tyam Construction to carry out the construction of the Sound Walls in Lions Bay. The construction will commence in early June with a targeted completion date of August 31st, 2010. The Highway Advisory Group is a bit more conservative and would ask Village residents to note an October, 2010 final completion. Tyam Construction has said that their Ashlar Stone Sound Wall supplier wishes to showcase Lions Bay once the work is concluded.

The Ministry of Transportation has received Tyam Construction's Sound Wall installation schedule. According to this schedule, construction will commence in early June, beginning with the two Sound Walls on the west side of Kelvin Grove; Sound Walls 2 and 3. Sound Wall number 2, on the west side of the road at the T-intersection of the overpass, is located on Tidewater in front of 15 Periwinkle Place by the bus stop. Sound Wall number 3 is on the southbound exit into Kelvin Grove on the vegetated berm. Following this, Sound Wall number 4 (the Rundle Creek Sound Wall below Panorama Road residential properties) will commence in its location just north of the Kelvin Grove northbound exit along the highway to the southern end of the cement wall that is located prior to the Lions Bay Avenue Exit. This wall is 5m's high. There are engineering intricacies to ensure that it can withstand hurricane force winds, thus the pilings and footings are being taken very seriously.

Village Update

Continued from Page 2...

Surveyors are in Lions Bay right now and the engineering is being finalized. Equipment will be on the jobsite shortly. The Ministry of Transportation site trailer and Tyam Construction's container have both been moved to the Brunswick Pit. Evan Dash is overseeing Tyam Construction's building of the Sound Walls, on behalf of the Ministry of Transportation. Thank you to Evan Dash, for all of his work on the ground with this project and to Gordon Kishkan for the tendering and preparation and to Rob Ahola and Geoff Freer for working with the Highway Advisory Group to bring Lions Bay to this point.

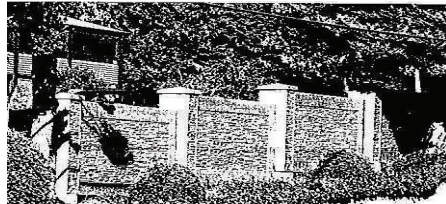
The Sound Wall's are currently having the final on-site engineering review; panel sizes for ordering and the design of the footings in each location are currently being finalized. The work will be done strategically, with an eye on getting the condominium sound walls completed, as close to a priority as is possible, as these residents have been disrupted for a prolonged period.

Ashlar Finish and Durisol:

Most of the Sound Walls will have an Ashlar Stone finish. They will be 15' in length with posts that also have the Ashlar finish. The design is the same as the current design being used on the Westside of the Centre Median Barrier in the Kelvin Grove area of Lions Bay. This design is visible while travelling southbound through Kelvin Grove.

The exceptions to the Ashlar Stone finish are the two highway bridge Sound Walls (Harvey Creek and Magnesia Creek), and the Isleview Sound Wall. The finish in these locations will be Durisol. This is a see-through product that is about 1" thick. It is engineered for noise mitigation and has been crash tested for safety for bridges and in the case of the Isleview Sound Wall which will be built on top of the highway safety barrier due to the lack of land next to the highway.

To view the Sound Wall engineering site drawings, please go to our website at www.lionsbay.ca Please note that the length and height of the Sound Walls are noted in the lower left hand corner of each of the engineering drawings.



Bears are Back in the Village

Bear Smart Committee



There have been numerous bear reports in the Sunset, Timbertop, Bayview and Oceanview areas. A fairly large bear with a healthy coat has so far limited his activity to wild areas, including the forested area next to the school. Please report bear sightings to the Village Office at 604-921-9333 and bear conflicts to the 24/7 RAPP line at 1-877-952-7277. If you encounter a bear do not run but speak confidently and back slowly away.

If Village residents are not careful to secure their garbage, birdseed and other food sources then bears will access the unnatural food and become a problem. Our bear-friendly bylaw prohibits the placement of garbage kerbside prior to pick-up morning or storing fridges/freezers outside.

Bear Smart will be participating in the June 5th Green Home & Garden Show in the Village Hall. Please stop by to check out bear-resistant bins, Bear Smart composting and fill out the Bear Smart quiz to win a prize.

Village Update

What's Happening with Secondary Suites? Questions and Answers

Councillors Joanne Ronsley and Peach Akerhielm

Are Secondary Suites Illegal Now?

Yes, they are. Although the Village contains a considerable number of secondary suites, Lions Bay's Zoning bylaw has never defined or recognized secondary suites as a legal use. Hence, any suites that exist in Lions Bay were illegally built.

Why Is Council Legalizing Secondary Suites?

An amendment to the Zoning bylaw to legalize the construction of suites has been called for in two successive Village Official Community Plans and is in our action plan for Greenhouse Gas reduction. Lions Bay is almost alone in the Lower Mainland (including small municipalities) in not having taken this legislative step. Secondary suites are widely recognized as an affordable housing choice; helpful to seniors, singles, and young couples and families. They can help draw younger people to the Village, and boost our volunteer base. Suites are built by homeowners to help them cover the costs of buying and running a home.

What is Involved in Legalizing Secondary Suites?

Two thrusts are involved. One thrust is for Council to pass a Zoning bylaw amendment similar to those in other municipalities, setting out basic regulations under which secondary suites can be built in homes. The other thrust is for Council to establish Village Policy on Secondary Suite Administration. It will lay out how these regulations will be administered/enforced, how a secondary suite registry will operate, and a surcharge to be paid by owners of residences with suites.

What Will the Zoning Amendment Bylaw Do?

On its own, the Zoning Amendment Bylaw will have the immediate effect of making construction of new suites legal. As new suites are built, they can be inspected by the Building Inspector. They are currently being built without such inspection by the Building Inspector, because building suites is still illegal. This can lead to unsafe building practices, putting tenants and all residents of Lions Bay at risk of fire, for example. The Zoning amendment bylaw will encourage residents installing suites to come forward and work with the Village to do the construction safely and legally, meeting the requirements of the BC Building Code.

What Will the Village Policy on Secondary Suite Administration Do?

The Village Policy will lay out the "map" in three main areas:

- a) how existing suites will be treated as the new regulations come into effect, e.g. whether existing suites will be required to comply with the new regulations and if so, which ones. Councils can make choices of this kind in view of a municipality's resources and its needs.

(NB: The current recommendation from the two Councillors putting forward the bylaw amendment, is not to require inspection or upgrade of existing suites, in the interests of keeping affordable housing in the Village.)

- b) a suite registry as called for in one of the new Zoning regulations, and
- c) a surcharge to be paid by owners of suites as called for in the Official Community Plan, to make a "fair contribution to the cost of Village services". The level of the surcharge and whether certain kinds of exemptions will be allowed fall under this discussion.

Village Update

Continued from Page 4

Where Are We Now?

In regard to the main Zoning Amendment Bylaw, Council gave first and second reading to the draft bylaw on May 17th, and the next step will be a Public Hearing to occur on June 23rd. In regard to the Village Policy on Secondary Suite Administration, this will be presented at a Public Meeting on May 29th at 10 AM in the Village Hall, for resident feedback. It will be carried forward to the Council meetings in June and July, again bringing forward resident feedback. The plan is for both pieces, the Zoning Amendment Bylaw and the Policy, to be passed at the same time in July.

What Are Other Residents Saying?

For issues and questions raised by residents to date on this topic: See the report called “Secondary Suites Administration” on the Village website, dated May, 2010. Appendix C in that report outlines issues raised at public meetings in May, 2010 and October, 2009, as well as information and responses to these questions and issues.



UPCOMING PUBLIC HEARINGS

*Saturday, May 29th - 10 am in Community Hall
"Policy on Secondary Suite Administration"*

*Wednesday, June 9th—7 pm in Community Hall
"Age Friendly Transitional Housing"*

*Wednesday, June 23rd - 7 pm in Community Hall
"Secondary Suite Zoning Amendment Bylaw"*

GREEN HOME AND GARDEN SHOW

Saturday, June 5th - Village Hall - 10 am to 4 pm

Plan to attend this show to learn more about living in harmony with our environment. As part of the Village Action Plan Amendment, the Climate Action Task Force has teamed up with our gardeners to educate and entertain.

Bring the whole family and find out about Home Energy Audits, Bear Smart Composting, the Re-greening of Lions Bay, BC Hydro's Power Smart Program and much more....

There will be a Herb Garden Planter workshop, different types of reptiles in Council Chambers and even a mini-tennis workshop.

There are chances to win Door Prizes, such as a brand new animal-resistant garbage bin. As a fund-raiser for the tennis court refurbishment, the "Tennis Group" will be making sure you are well-fed. BBQ hamburgers and hot-dogs will be served from 11:30 am to 2 pm.

Village Update

What Is a Building Permit? Why and When Should I Get One?

Councillor Peach Akerhielm

Recent experience suggests that it's time for a reminder to us all to get a building permit when undertaking any significant construction project.

What is a Building permit?

A building permit is a license from the Village which grants legal permission to start construction of a building project.

What Kind of Projects Could Require A Building Permit?

You should enquire if you need a building permit if you plan to:

- Construct a new building
- Any addition to an existing building
- Do structural alterations
- Renovate, repair or add to a building
- Demolish or remove all or a portion of a building
- Change a building's use
- Install, change, or remove partitions and load bearing walls
- Make new openings for, or change the size of, doors and windows
- Build a garage, balcony or deck
- Excavate a basement or construct a foundation
- Install or modify heating, plumbing or air-conditioning systems
- Install or reconstruct chimneys or fireplaces
- Build an accessory structure above a certain square footage in area
- Install a wood burning stove/fireplace installation - NB: At least one dangerous fire in Lions Bay recently resulted from an incorrect installation of this kind
- A basement entrance
- A Secondary Suite – a zoning bylaw amendment is wending its way through Council process now, which would legalize construction of Secondary Suites in Lions Bay
- New or altered plumbing



Why do I need a Building Permit?10 good reasons

Ensures your safety. Building permits provide the means for the Village Building Inspector to ensure the health, safety and welfare of the building occupants. The Village Building Inspector reviews the design and inspects the construction to ensure that minimum standards are met and appropriate materials are used.

Protect your investment. You have a major investment in your home. When it does not comply with the regulations, the value of your investment could be reduced. This could affect the resale of the property or refinancing of your home.

Village Update

Continued from Page 6

Insurance coverage. When constructing without a building permit, damages may occur to a building due to improper construction, either during construction or years after. If this damage were to result in a property insurance claim, your Insurance Company may not cover the claim as the work had been completed without the required building permits.

Professional assistance. The Village Building Inspector is a highly qualified and competent professional. You can benefit during your construction project by taking advantage of his deep understanding of the BC Building Code and construction in general.

Do it right the first time. It is always easier to do something right the first time. Having to fix mistakes that do not meet the minimum code standards after they have been constructed could cost you additional time and money to rectify.

Avoid complaints. During construction, neighbours may call the Village Office to inquire if you have obtained a building permit. If you have not obtained a building permit, the Building Inspector will visit your property. You will be directed to apply for a permit, which will put a stop to your work and cause a delay in your construction project.

Avoid excess costs. Constructing without a permit is an offence under Village bylaws and under the BC Building Code. Penalties can be charged for those who refuse to comply with the law as well as increased building permit fees may be applied.

Informing you. The building permit process educates you on what the provincial building code regulations and local by-laws are for your property. This will help you to understand why you may need to do something and aide you in a successful construction project.

We are here to help! Customer service is very important to the Village and we are here to help you throughout the entire building permit process. We work with you, not against you!

Take advantage of FREE services! Make an appointment with the Building Inspector to discuss your future construction plans. He can discuss the general regulations for your particular project and any initial concerns you may have. This will assist you in the pre-planning of your project. This is a service free of charge and allows you to get to know your friendly Building Inspector!

What Does a Building Permit Cost?

Building Permit cost is on a sliding scale, depending on the size of your project. For example, if your project is worth under \$10,000, a building permit costs only \$35 for the first \$1,000 and \$10 for every \$1,000 after that. At the top of the range, a project worth over \$100,000 costs \$682.50 plus \$5.25 for every \$1,000 after that. These fees help cover the cost of building inspection for the Village.

PROPERTY TAX Notices will be mailed out the first week of June.

Payments are due by July 14th and may be paid by cash or cheque at the Village Office or by E.Payment through most financial institutions.

(Exception: Royal Bank does not do E.Payments to the Village)

Village Update

Naming the Trails in Lions Bay

Councillor Ruth Simons



For the past few months a number of people have been working on naming the trails within the boundaries of Lions Bay. Some of the trails have had names for many years while others have remained nameless. In consultation with the Historical Society, those who frequent the trails and a number of long term residents who know the history of the Village; the following names have been suggested. A Village Trails Map has been drawn up and will be completed as soon as all the names are confirmed. This map will be a guide for all residents of the Village; in order for them to enjoy exercise closer to home and to discover more of the beautiful environment in which we live.

1. "The Circuit" - Trail leading from Isleview Place to Lions Bay Ave
2. "Pride Path" - Trail from parking lot by the train tracks to Frank Smith Works Yard. "A Pride of Lions" - Ms. Sheryl Helm / Winner @ Canada Day July 1st 1997
3. "Tidewater Trail" - Trail leading from Sweetwater Place to Tidewater Way (across train tracks – to Kelvin Grove Beach)
4. "Kiewit Trail" - New trail put in by "Peter Kiewit Sons" Construction linking Kelvin Grove to Central Lions Bay.
5. "Centennial Trail" – Trail from central Lions Bay to Brunswick Beach in commemoration of the 100th anniversary of Brunswick Beach in 2008.
6. "The Harrison Trail" - Trail leading from Centennial Trail to Lions Trail crossing Soundview
7. "Crystal Trail" - Trail from "Old Gravel Pit" to Crystal Falls
8. "Soundview Trail" - Trail off Mountain Drive at Sunset Drive to "Old Gravel Pit"
9. "Rozy's Waterfall Trail" - Trail from "Old Gravel Pit" to picnic area overlooking Magnesia Creek and Falls. In Memory of the late Rosalind McPhee, 1946-1996", author of Picasso's Woman. "Rozy" & Freyja (her Great Dane) spent precious time together here.
10. "Court Connector" - Trail from Sunset Drive (south) to Tennis Court
11. "Loggers Lane" - Trail leading below Stewart Road to Centennial Trail
12. "The Dog's Leg" - Connector trail from School field parking lot to Centennial Trail
13. "Fern Trail" - Trail off Centennial Trail to the School. This trail is enchanting amongst beautiful ferns.
14. "The School Trail" - Small trail leading off Loggers Lane to School
15. "Turpin Trail" - Trail leading from School playing field to Centennial Trail-this is a no dog zone. Lisa Turpin (nee: Bromley) and son Zachery are the first mother and son students to graduate from Lions Bay School
16. "Eagle View Loop Trail" - Trail (turn left) after the two metal bridges off Centennial Trail
17. "Marjorie's Meadows" (also known as "The Doggy Trail") - Trail next to Harvey Creek at Centre Road, created by long time resident & visionary Marjorie Meredith. The oak tree (from the grounds of Windsor Castle) was planted on the left side of the meadows by the Reigh's.

If you have questions, comments or further suggestions please email: councillor.simons@lionsbay.ca