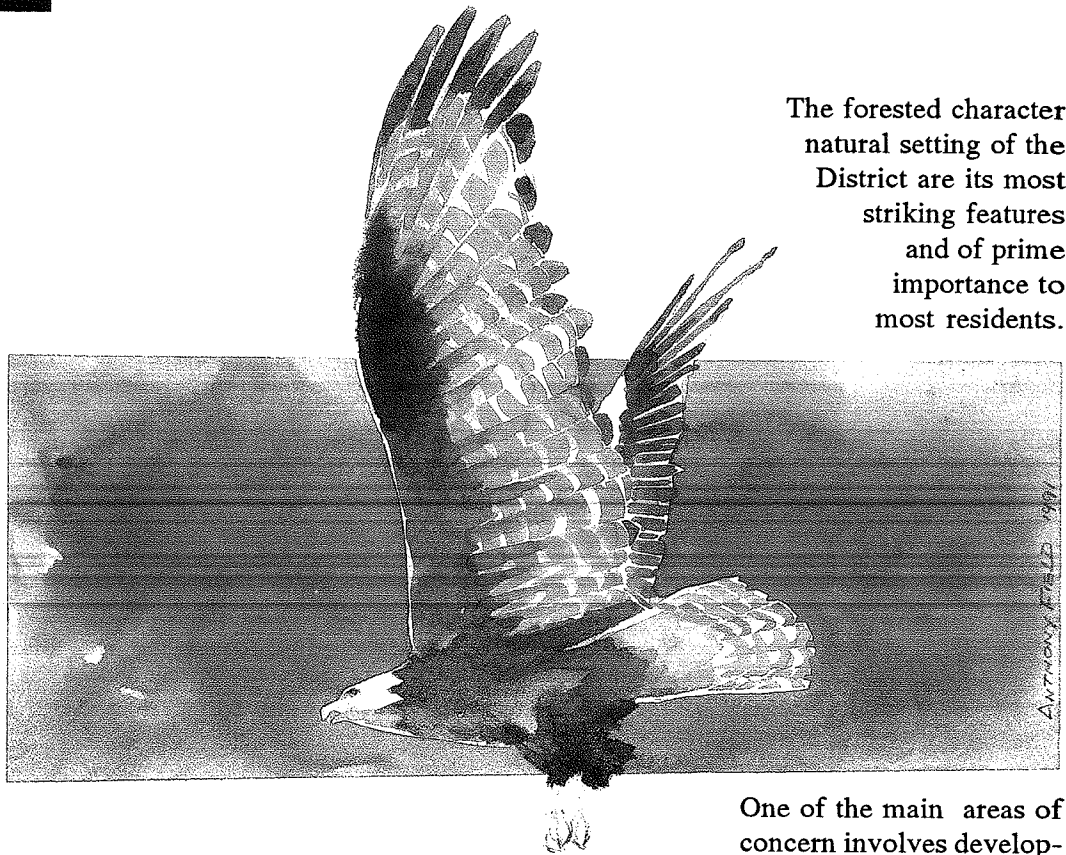




The forested character natural setting of the District are its most striking features and of prime importance to most residents.



One of the main areas of concern involves developing new areas in an environmentally sensitive way. A central theme of this Plan is to develop in harmony with the natural environment through good design and protective measures. This plan identifies environmentally critical areas for their conservation and future protection. It establishes special control measures for the protection of these critical areas and, where they fall under municipal ownership, proposes their inclusion within the park system. Controls are provided where there is a need to protect development from environmental hazards such as land slides and flooding.



OBJECTIVE 3.1

To preserve and protect North Vancouver's natural setting, ecological systems, and visual assets as part of a rich natural heritage for the benefit of present and future generations.

POLICY 3.1.1 Retain the generally forested character of the community.

IMPLEMENTATION 3.1.1.1 Wherever possible, the best natural areas in each neighbourhood should be retained in municipal ownership.

IMPLEMENTATION 3.1.1.2 During the approval process, and as part of landscaping requirements of the Advisory Design Panel, developers will be encouraged to save appropriately located native vegetation and/or introduce compatible landscaping.

POLICY 3.1.2 Conserve and protect the watercourses, lakes and foreshore environments.

IMPLEMENTATION 3.1.2.1 Wherever possible, neighbourhood and subdivision design plans should make provision to retain watercourses and ravines in municipal ownership.

IMPLEMENTATION 3.1.2.2 Draft and implement a new Water Quality Protection Policy.

POLICY 3.1.3 To create and preserve public access to environmentally non-sensitive natural areas.



OBJECTIVE 3.2

To permit development of only those areas which are environmentally suited to support development.

POLICY 3.2.1 Assess and identify as part of the community design program: lands that may be subject to hazardous conditions; lands, ecosystems, and views that require environmental protection; and lands suitable for future urban development.

IMPLEMENTATION 3.2.1.1 The location and layout of all proposed new development areas will be based upon the municipality's Landscape Reconnaissance Program or similar environmental studies.

IMPLEMENTATION 3.2.1.2 Where sufficient environmental information is not available the landowners will be expected to supply the required information prior to commencing the design process.

POLICY 3.2.2 Encourage, and require where necessary, the use of environmentally compatible design and construction techniques.

IMPLEMENTATION 3.2.2.1 Development proposals will be examined during the approval process for conformity to municipal environmental objectives.

POLICY 3.2.3 Designate areas which require environmental protection and establish appropriate land use and development permit regulations for those areas.

IMPLEMENTATION 3.2.3.1 Schedule "B" of this plan and the local area official community plans designate development permit areas and applicable regulations.

POLICY 3.2.4 Protect the intertidal estuarine environment of the Maplewood Mud Flats.

IMPLEMENTATION 3.2.4.1 The Maplewood Official Community Plan designates this area as a Development Permit Area for conservation purposes.

IMPLEMENTATION 3.2.4.2 The filled lands south of Dollarton Highway between Park Street and Wainwright Street road allowances are to be designated a Conservation Area and the Maplewood Official Community Plan shall be amended accordingly.



OBJECTIVE 3.3

To protect development from hazardous conditions.

POLICY 3.3.1 Establish appropriate land use and development permit regulations to protect or prohibit development on lands that may be geologically unstable, subject to flooding or other environmental hazards.

IMPLEMENTATION 3.3.1.1 The Tree Cutting Bylaw sets out regulation for the retention of trees and other vegetation on steep slopes and other critical areas in order to reduce downstream flooding, erosion and landslides.

IMPLEMENTATION 3.3.1.2 Schedule "B" of this plan and the local area official community plans designate development permit areas where further studies may be required prior to development.

OBJECTIVE 3.4

To protect the environmental health and safety of the community.

POLICY 3.4.1 Encourage only those land uses and activities which do not cause significant air, noise, land or water pollution or present a serious danger to the community and its environment.

IMPLEMENTATION 3.4.1.1 Update the Zoning Bylaw to clearly identify unacceptable land uses.

IMPLEMENTATION 3.4.1.2 Plan for the long term redevelopment to acceptable uses of those lands not in compliance with municipal environmental policy.

IMPLEMENTATION 3.4.1.3 Maintain liaison with other levels of government to monitor the movement of dangerous goods through the community and Burrard Inlet.

IMPLEMENTATION 3.4.1.4 Monitor the volume, safety, movement and location of dangerous goods within the District of North Vancouver.