

# FONVCA

Minutes of December 16<sup>th</sup> 2004

## Attendees:

John Miller Lower Capilano C.R.A. (Acting Chair)  
Diana Belhouse Delbrook CA (Note Taker)  
Val Moller Lions Gate NA  
Dan Ellis Lynn Valley CA  
Cathy Adams Lions Gate NA  
Brian Platts Edgemont CA  
Corrie Kost Edgemont CA  
Eric Andersen Bluemont CA  
Hugh Murray Lower Capilano Community RA

## 1. ORDER/CONTENT OF AGENDA

Items added: 6.2 - Trre Cutting Lynn Canyaon park  
6.3 – Selling Zoning  
6.4 –  
6.5 – DCC for fewer than 4 dwelling units

## 2. ADOPTION of October 21<sup>st</sup> MINUTES

Amendment – on the non-posted correspondence section, Dan asked to amend the minutes by removing the phrase, “despite that there was some useful information provided by Councillor Crist.” MOVED by Hugh and SECONDED by Cathy and CARRIED UNANIMOUSLY

“THAT the minutes of Nov 18 be approved as amended.”

## 3. OLD BUSINESS

**3.1 Election accountability at the polls** – Brian put question to the District’s Chief Election Officer re: the possibility of dishonest people casting multiple ballots during a municipal election. Agnes responded that in January she will be meeting with other Chief Election Officers throughout the province and promised to raise the subject and will examine what other municipalities do beyond the so-called ‘honour system.’ Currently the District conducts just a random check of the election books. Discussed possible methods to ensure the integrity of the election process.

**3.2 Tax Statistics** – residential taxes in DNV rank just below the highest (West Van) and much higher than other municipalities.

## 4. CORRESPONDENCE ISSUES

### 4.1 Business arising from 54 regular emails –

Dan read a Dec 2nd letter from Councillor Crist to Liz James (copied to FONVCA) re: the Lynn Valley Library & Town Centre. Dan suggested that Crist is misusing the FONVCA web site to post e-mail that is contrary to FONVCA’s mandate. Brian apologized, confirming that the e-mail in question was posted in error and that it should have been held back for a decision on whether or not to post the item. A discussion ensued re: the volume of correspondence from Ernie, FONVCA’s policy on receiving correspondence. To conclude the issue it was agreed that the letter in question would be removed from the web site. It was then MOVED by Corrie, SECONDED by Cathy and CARRIED UNANIMOUSLY

“THAT a letter be sent to Councillor Crist stating that FONVCA will protect the reputation of community associations and their volunteer members by not posting on our web site any correspondence that impugns their reputations.” – **ACTION ITEM**

It was further agreed that, upon request two additional separate e-mails would also not be posted. These were both letters that were copied to FONVCA..

## 5. NEW BUSINESS

**5.1 Lynn Valley Library & Town Centre** – in light of certain financial constraints, Council will consider, on Dec 20<sup>th</sup>, new options with respect to the scope of the project.

### 5.2 Financial Workshop #4

- Concern was expressed that minutes of these meetings have still not been posted on the DNV web site.
- Corrie was admonished at the latest meeting by the Director of Finance and at least one member of Council for attempting to photograph the Powerpoint presentation.
- Question concerning the GST rebate to municipalities. Will it return to the taxpayers as intended?
- James Ridge said that the gasoline tax will not go directly into municipal coffers but will be distributed by the Federal Gov on large infrastructure initiatives with municipal oversight.
- All rec centres require significant capital upgrades estimated at \$31 million.

- Some big capital items will be delayed until '09 when Olympic construction boom is finished and costs are lower.
- Northlands Golf Course building has 'leaky condo syndrome' and requires repair.
- The public will get an opportunity to question the budget on January 25<sup>th</sup>.

**5.3 Boarding of Animals** – Corrie reported on Public Hearing. Boarding of animals must have a 50 meter minimum distance from a public building or dwelling unit. Since buildings can move David Knee recommended that the 50 meters be between properties. Concern expressed at allowing boarding of healthy animals at Veterinary establishments. Item will return to Council on January 11<sup>th</sup>.

**5.4 RAV motion by NV District Council** – information only.

**5.5 Regulation of Liquor Store Hours** – when Council addressed this issue Coun. Nixon declared he no longer considered himself to be in a conflict (with respect to the new Edgemont store) but the Charter implies that once a conflict has been declared it cannot later be said to not be a conflict even if circumstances change. Council chose to maintain the status quo on store hours.

## 6. ANY OTHER BUSINESS

**6.1 Public Hearings** – see web site agenda links. Under Charter, a Council need not hold a PH to re-zone a property, or alter use or density if properties owned by ten owners or less, and provided that the change is consistent with the OCP. This process must include public notification by way of publishing two notices in the newspaper.

**6.2 GVWD** – Diana raised the issue of the GVWD's unauthorized tree cutting in Lynn Canyon Park. MOVED by Dan SECONDED by Diana and CARRIED UNANIMOUSLY  
 "THAT FONVCA suggest that Council request from the GVWD appropriate compensation for unauthorized tree removal within the park, the amount of which should be based on a pro-rata formula derived from the amount the GVWD paid for the parkland required for the clearance of trees for the water tunnel shaft, and in addition, to rehabilitate the damaged area." – **ACTION ITEM**

**6.3 Selling Zoning** – Cathy addressed the intricate matter of selling zoning – which is illegal according to

the Community Charter. There was a recent court case involving a Hotel proposal at Whistler on this issue. See

<http://www.farris.com/News/attachments/31/Big%20Suit.pdf>  
<http://www.lexpert.ca/deal.php?id=2177>  
<http://WWW.courts.gov.bc.ca/jdb-txt/sc/04/03/2004bcsc0391.htm>  
<http://www.sms.bc.ca/logo/2004/summer/summer2004-1.html>

**6.4 Development Cost Charges** – mean that if a property is subdivided, then DCCs are applied to the extra lot; however, this would not apply to the creation of a secondary suite in an existing house. Conversely, DCCs would be applied if a new house included a suite. In addition - the Community Charter now allows DCC's to be levied to a development involving fewer than 4 dwelling units if an appropriate bylaw is adopted by the municipality.

**6.5 Water Turbidity** – Seymour reservoir out off-line because of mud slides. Capilano is bad too but the readings are not consistent. Why no timely drinking water advisory?

**6.6 CRTC** – discussion about recent cutbacks to community cable TV. CRTC was said to be very responsive to citizen complaints by calling CRTC in Vancouver at 604-666-2111

**6.7 FONVCA Shirtsleeves Meeting With Council** – Cathy will check springtime dates with Shana in the Clerks' office. FONVCA members should begin thinking up possible subjects for discussion.

## 7. CHAIR AND DATE OF NEXT MEETING

Next Meeting January 20<sup>th</sup>, 2005.

Chairperson, Dan Ellis –Lynn Valley C.A.

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Meeting adjourned 10:15 p.m.