



FONVCA AGENDA
THURSDAY Jan 18th 2007

Place: DNV Hall 355 W. Queens Rd V7N 2K6

Time: 7:00-9:00pm

Chair: Diana Belhouse – Delbrook CA.

Telephone/email: 604-987-1656

1. Order/content of Agenda

2. Adoption of Minutes of Nov 16th

3. Old Business

3.1 Review of FONVCA mandate/process

Continue debate of Nov 16/2006

4. Correspondence Issues

4.1 Business arising from 14 regular emails:

4.2 Non-Posted letters – 2 this period

4.3 New host for FONVCA web site – Corrie Kost

4.4 2007-2011 Financial Plan Presentation

http://www.fonvca.org/letters/2006/13nov-to/David_Sewell_8jan2007.pdf

5. New Business

5.1 Status of North Shore TAC

(Transportation Advisory Committee) – Cathy Adams
<http://www.westvancouver.ca/article.asp?a=3890&c=690>

Council and other District issues.

5.2 Plan to walk

http://www.lgc.org/freepub/PDF/Land_Use/focus/plan_to_walk.pdf

5.3 Windstorms & DNV Parks Tree Damage

- Lyle Craver

5.4 Seylynn Open House (10 Jan 2007)

<http://www.seylynn.info/>

5.5 Marine Drive Improvement Strategy

http://www.dnv.org/upload/documents/Public_Meeting/pm070115.htm

5.6 “Aggressive Dogs” –see

http://dnv.org/upload/documents/Council_Reports/00487.pdf

“Dangerous Dogs” –see

<http://www.workingdogs.com/doc0084.htm>

5.7 COSTCO in DNV

<http://www.northshoreoutlook.com/portals-code/list.cgi?paper=43&cat=23&id=805495&more=>

<http://www.dnv.org/article.asp?a=3597>

<http://www.costconorthvancouver.com/index.html>

5.8 Chlorine Plant Expansion

<http://www.northshoreoutlook.com/portals-code/list.cgi?paper=43&cat=23&id=805497&more=>

<http://www.nsnews.com/issues06/w112606/121106/news/121106nn8.html>

<http://www.fonvca.org/agendas/jan2007/Canexus-questions.pdf> & /canexus-answers.pdf

6. Any Other Business

6.1 Legal Issues

Sidewalk Maintenance Requirements: More than 1” can make a difference –

<http://www.courts.gov.bc.ca/jdb-txt/sc/06/01/2006bcsc0136.htm>

Denying a Business Licence/Renewal is tricky:

<http://www.courts.gov.bc.ca/jdb-txt/sc/06/10/2006bcsc1072.htm> and
<http://schenklaw.ca/?cat=5>

Right to criticize local government – see

<http://www.canlii.org/on/cas/onsc/2006/2006onsc10892.html>

Making Municipal Governments More Accountable

- need for effective Open Meetings Laws

<http://www.ipc.on.ca/images/Resources/open-mtg.pdf>

Municipal Matters - <http://schenklaw.ca/>

- Infrastructure fees can't be used as a cash cow
- Billboard issue in Vancouver

7. Chair & Date of next meeting.

February 15th 2007

Attachments

List of Email to FONVCA - **ONLY NEW ENTRIES**

OUTSTANDING COUNCIL ITEMS

- Cat Regulation Bylaw
- Review of Zoning Bylaw
- Securing of vehicle load bylaw
- District-wide OCP
- Snow removal for single family homes bylaw

Correspondence/Subject Ordered by Date
13 November 2006 → 14 January 2007

LINK	SUBJECT
http://www.fonvca.org/letters/2006/13nov-to/Wendy_Qureshi_13nov2006.pdf	Seymour Development
http://www.fonvca.org/letters/2006/13nov-to/Wendy_Qureshi_13nov2006b.pdf	Sustainable Development
http://www.fonvca.org/letters/2006/13nov-to/Patrick_Murray_20nov2006.pdf	Conduct at November 20 th Council Meeting
http://www.fonvca.org/letters/2006/13nov-to/Knud_Hille_2dec2006.pdf	Council Committees
http://www.fonvca.org/letters/2006/13nov-to/Elizabeth_James_6dec2006.pdf	TRANSLINK – Light Rail
http://www.fonvca.org/letters/2006/13nov-to/Elizabeth_James_6dec2006b.pdf	TRANSLINK – Light Rail
http://www.fonvca.org/letters/2006/13nov-to/Elizabeth_James_14dec2006.pdf	GVRD Model - Regional Governance
http://www.fonvca.org/letters/2006/13nov-to/Wendy_Qureshi_27dec2006.pdf	Lynn Valley Town Centre – Property Management Service
http://www.fonvca.org/letters/2006/13nov-to/Ernie_Crist_1jan2006.pdf	Lynn Valley – Whiteley Court
http://www.fonvca.org/letters/2006/13nov-to/Ernie_Crist_1jan2006b.pdf	Civic Democracy
http://www.fonvca.org/letters/2006/13nov-to/Elizabeth_James_4jan2007.pdf	Recycling - Tires
http://www.fonvca.org/letters/2006/13nov-to/David_Sewell_8jan2007.pdf	Financial Plan 2007-2011
http://www.fonvca.org/letters/2006/13nov-to/Wendy_Qureshi_8jan2007.pdf	Chlorine Plant
http://www.fonvca.org/letters/2006/13nov-to/OAG.pdf	2006 Report form the Office of the Auditor General of Canada

For details/history see

<http://www.fonvca.org/letters/index-letters-total-jan2007.html>

FONVCA

Minutes of November 16th 2006

Place: DNV Hall 355 West Queens Road

Attendees:

Eric Andersen(Chair Pro-Tem)	Blueridge C.A.
Lyle Craver	Upper Lynn Valley R.A.
Val Moller	Lions Gate N.A.
Dan Ellis	Lynn Valley C.A.
Corrie Kost	Edgemont C.A.
Diana Belhouse	Delbrook C.A.
Maureen Bragg	Save Our Shores
Dell Kristalovich	Seymour C.A.
John Miller	Lower Capilano C.R.A.
John Fair	Lynnmour-I-River C.A.
Hugh Murray	Lower Capilano C.R.A.
Cathy Adams	Lions Gate N.A.
Brian Platts	Edgemont C.A.
David Knee	Norgate C.A.
Lisa Thon	Upper Lynn Valley R.A.

Notetaker: Jenny Knee

Meeting started: 7:03pm

1. ORDER/CONTENTS OF AGENDA

6.2 End of Traffic Lights?

2. ADOPTION of Oct 19th MINUTES

Minutes (moved/seconded by Dan Ellis/John Miller) were approved as circulated.

3. Old Business

3.1 Clarification of Oct 3rd council closed meeting

Corrie referred to the handout Page 3 - with his communication with DNV Clerk Agnes Hilsen in regard to this issue.

He feels that no follow up is required and that point (regarding process) has been made.

4. Correspondence Issues

4.1 Business arising from 4 regular emails

4.2 Non-Posted Letters

The 2 non-posted letters of current and 2 of previous month were distributed.

5. New Business

5.1 Presentation on Youth Leadership –

To take place at ~ 8:00pm – see below.

5.2 Review of FONVCA mandate/process

Attached to agenda were “Procedures” for FONVCA as posted at <http://www.fonvca.org/procedures.pdf> and further explained in FAQ at <http://www.fonvca.org/FAQ.html>

A lengthy discussion took place regarding whether mandate of FONVCA was being followed and if not whether it should be adjusted accordingly.

Eric - he found the information sharing valuable - it was a good forum for Associations to meet and discuss local issues, which may or may not be relevant district wide - he felt there was too much time/detail spent on local issues and would like to implement time restrictions.

Brian - meetings could be tighter - tendency to bring other items to the meeting - suggest items to be added sent to Corrie before the agenda is sent out on the Sunday before FONVCA meeting - exceptions could be made in an emergency but should be tabled for discussion the following month.

Dan - a good way for Community Associations to communicate with one another - sees other outside groups using the website (e-mails) to subvert the intent of FONVCA.

Maureen - people use the website as a platform for their own issues.

Corrie – some (external) people erroneously think that there is a mailing list to all members. In fact the posted e-mails was done to save forwarding them to each member - they are categorised and give an ongoing history all issues in a central place.

Lyle - Brian & Corrie are to be congratulated for the good job they do.

Diana - can e-mail access be controlled?

John - people use the website at election time so controls would limit this desirable element.

Cathy – regularly refers people to the website.

Dan - agree on the mandate - does this include the website? Don't slag the Associations in the interest of free speech - this has been done in the past.

Brian – email load has eased off and leveled out now.

Dan - what are the goals and objectives for the website? Should it be:

- a. an internal memo to members.
- b. open for public input Yes/No

Dave - Let the public bring up issues through their local Community Association and c.c. FONVCA.

Cathy - table this to the next meeting.

Eric - any further comments on the meetings themselves?

John - suggest every member has at least one opportunity to speak.

Corrie – want more input on others putting items on agenda. **Will send a reminder for agenda items a week before he makes up the agenda. ACTION ITEM**

5.3 New Building Code –

Ref: <http://www.housing.gov.bc.ca/building/code/>
 Corrie - gave a 2 page handout of the highlights of changes for part 9 residential construction of the new building code. Highland School to be rebuilt but the cost for seismic upgrading to new standards would have to be borne by the community -\$500,000 extra. Since building permit will not be issued until after 2006 Building Code comes into effect on Dec 15th 2006 the extra costs must be born by province. As a point of interest - Lynn Valley project will not be built to the latest code. Returning next meeting as per previous discussion.

5.4 UBCM 2006 Resolutions-Dispositions

Corrie gave a handout highlighting some of the nearly 200 resolutions UBCM discussed -

- sprinkler bylaws (added)
- speed zones
- milk containers
- law enforcement priorities
- voting age for civic elections
- identifying voters at municipal elections
- property purchase tax
- riparian areas regulations
- recycling cost to producers
- fossil fuels
- land stabilisation fund
- parkland subdivision 5% to 10% (cash in lieu)
- DCC's
- sale of school property for civic purposes
- plastax
- privatising water services

Corrie felt that a **request should be made to Council to produce a summary of those resolutions that were mostly relevant to DNV** – Moved/seconded Corrie/Lyle - passed unanimously – **ACTION ITEM**

Note: Attached is cut/paste of 2006 UBCM resolutions as reviewed by Corrie

5.1 Presentation on Youth Leadership

Guest Speaker - Barb MacLellan
<mailto:barb.maclellan@nscr.bc.ca> – from North Shore Community Resources (www.nscr.bc.ca) – Manager of Volunteer Centre and Information Centre.

- there is a cost involved in belonging to a volunteer organization.
- \$35,000 to run the program annually
- involves 18 - 20 people
- organisation needs staff, equipment, etc.
- administrative - marketing - training all takes money
- suggestions for encouraging youth to get involved with Community Associations:
- pair up with a mentor
- give an introductory package
- Richmond got the idea from Windsor ONT.
- to request a volunteer you have to be a Registered Society

5.5 Foreshore News:

a) Maureen - noted a small victory for the waterfront in that at the DNV council meeting of Nov 6 2006 an application for a variance on Indian River Road, staff recommended denial and Council agreed.

b) Street end opening at Panorama Drive (pictures attached to agenda) - has been resolved - this is 2 positives in a month.

6. Any Other Business

6.1 Legal Issues:

Update/clarification on Municipal Annual Reporting requirements are available at http://www.cserv.gov.bc.ca/lgd/infra/financial_circular_s/cir0615.htm

Traffic Lights – make for unsafe conditions? - town in Holland reduced traffic lights from 15 to 3 - no fatalities just more 'fender benders'. Distributed article from

<http://www.telegraph.co.uk/news/main.jhtml?xml=/news/2006/11/04/ntraffic04.xml>

Update on Alpine Rec Plan – by Lyle – tabled to next FONVCA meeting on January 18th 2007

Next meeting – January 18th, 2007 –

NOTE: December 21st meeting has been cancelled.

Chair of Jan/2007 meeting: Diana Belhouse – Delbrook C.A. Tel: 604-987-1656

Adjourned meeting at 9:10 pm

B1 AUTHORITY TO ESTABLISH SPRINKLER BYLAWS

WHEREAS the *Community Charter* states that the provincial government recognizes that local governments require adequate powers and discretion to address existing and future community needs;

AND WHEREAS the provincial government, withheld approval of a local government Fire Services Bylaw due to sprinkler requirements that exceeded the minimum provisions set forth in the *British Columbia Building Code*:

THEREFORE BE IT RESOLVED that the Union of BC Municipalities request that the provincial government grant authority to local governments to establish sprinkler bylaws to increase life safety to occupants and to minimize property damage caused by .re.

ENDORSED BY THE LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Endorse***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee advises that in 1998 the UBCM membership considered and endorsed resolution B31, requesting a legislative amendment "to allow Council, by bylaw, to require the installation of sprinkler systems and...establish standards and specifications for required sprinkler systems and their installation."

The Province declined to support this resolution as it was, at that time, in the process of establishing a uniform, province-wide Building Code and was proposing a revision to the Municipal Act to define the scope of local government building bylaws as dealing only with matters not already regulated by the BC Building Code.

The sponsor of this resolution advises that the Province recently denied a proposed sprinkler section of a .re service bylaw in the interest of maintaining consistent building regulations throughout BC.

This matter is considered a concurrent regulatory authority under the Community Charter, which is why Ministry approval is required if there is not an order allowing local government to regulate. The Ministry is in the process of establishing a committee to provide recommendations on a number of local government sprinkler bylaws.

*Conference decision: **ENDORSED***

B14 ENABLING MUNICIPALITIES TO CREATE BLANKET SPEED ZONES

WHEREAS the speed limit in cities and municipalities in BC is "50 km/h unless otherwise posted", with no differentiation between major roads and local streets;

AND WHEREAS lower speeds can decrease the severity and incidence of car crashes, benefit livability and safety of neighbourhoods, improve drivers' respect for neighbourhoods, and improve cyclist and pedestrian safety;

AND WHEREAS in 1999 the Union of BC Municipalities passed a resolution supporting blanket speed zones in residential areas, however, removing the words "in residential areas" from the original resolution would simplify the process of amending the *Motor Vehicle Act*:

THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities request that the Minister of Transportation and Highways consider an amendment to the *Motor Vehicle Act* that would allow incorporated municipalities to institute blanket speed zones.

NOT PRESENTED TO THE LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Endorse***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee notes that resolutions requesting that municipalities be given the authority to establish blanket speed zones have been considered previously and endorsed by the UBCM membership (2003-LR9; 1999-B44).

The provincial government has indicated in the past that blanket speed zones are not feasible for legal, technical and safety reasons.

*Conference decision: **ENDORSED***

B30 MILK CONTAINERS

WHEREAS beverage containers for milk, milk substitutes and meal replacements are not included in the deposit-refund beverage container stewardship program, require extensive space in municipal blue boxes and collection vehicles, and contribute to garbage and litter throughout the province;

AND WHEREAS the deposit-refund beverage container stewardship program is the most effective and environmentally responsible way to divert these containers from disposal:

THEREFORE BE IT RESOLVED that the provincial government designate milk, milk substitute and meal replacement beverage containers in the beverage container product category in the Recycling Regulation.

NOT PRESENTED TO THE LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Endorse***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee advises that the UBCM membership most recently requested that "ready-to-serve milk containers be included in the provincial beverage container deposit/return system" in 2004 (B14). The inclusion of milk containers in the Beverage Container Stewardship Program Regulation has been endorsed by the membership several times in the past (1999 Environment Action Plan; 1991-B9; 1990-A15).

*Conference decision: **ENDORSED***

B63 LOCAL GOVERNMENTS TO DEFINE LAW ENFORCEMENT PRIORITIES

WHEREAS the property tax, being the principal source of municipal revenue, is a regressive tax, and provincial and federal governments have access to a range of progressive tax revenue options; AND WHEREAS municipalities bear the full cost of enforcing the laws enacted by municipal councils, and provincial and federal governments should raise the revenue required to enforce laws enacted by the Legislature and Parliament from their tax sources:

THEREFORE BE IT RESOLVED that the UBCM request that the Government of British Columbia amend the RCMP police services contract as it concerns municipalities to enable municipal councils to define law enforcement priorities for the RCMP in municipalities commensurate with the share of policing costs paid from municipal sources.

NOT PRESENTED TO THE ASSOCIATION OF KOOTENAY & BOUNDARY LOCAL GOVERNMENTS

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Not Endorse***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee notes that, at one time, UBCM did suggest the direction outlined in this resolution. However, there is a broader range of issues that must be considered and that is the overall need for a standard set of laws to ensure public safety.

The Committee would suggest that the resolution is problematic as it attempts to combine two very different issues. One issue is the way in which law enforcement priorities are determined and the second is who pays for the delivery of police services. In addition, the resolution requests that the Province amend the RCMP contract, which it does not have the ability to do as the contract is a federal / provincial agreement that requires the approval of both parties in order to make changes.

The Committee would point that it is important that we have laws, such as the Criminal Code federally or the Motor Vehicle Act provincially, that apply nationally and provincially, not separate laws for each municipality. The fact that there are federal and provincial laws makes sense and shouldn't be the basis for apportioning police costs. The federal and provincial government should share in police costs on the basis of a shared interest in ensuring public safety.

Local government involvement in policing should be based on the need to ensure public safety in the community. Local government should have the ability to influence local policing priorities and this should not be limited to the local bylaws, as suggested in the resolution, but needs to include the broad range of concerns which affect the community - youth violence, gangs, drugs, etc.

*Conference decision: **NOT ENDORSED***

B74 ELECTORAL REFORM - VOTER IDENTIFICATION

WHEREAS electoral reform is needed to improve democracy and decrease voter fraud in local elections:

THEREFORE BE IT RESOLVED that provincial legislation be amended to require electors to produce identification at voting stations, regardless of whether the elector is on the list of registered electors.

NOT PRESENTED TO THE LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Not Endorse***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee advises that the UBCM membership has not previously considered a request that would require electors to produce identification at voting stations, regardless of whether or not they are already on the list of registered electors.

In 1997, UBCM delegates considered resolution B24, which requested that the provincial government amend the Municipal Act to require "proof of Canadian citizenship, municipal residence, age, and identification" before an application to register as an elector will be accepted. The rationale for the request was that citizens may not realize which local government they actually live in and, for something as important as civic elections and exercising one's democratic rights, it is not an undue burden to require proof of elector qualification. UBCM members chose not to endorse this resolution.

Currently, under Section 57(2) of the Local Government Act, when registering immediately before voting, an individual may either:

(a) produce to the election official at least two documents that provide evidence of the applicant's identity and place of residence, at least one of which must contain the applicant's signature, or

(b) produce to the election official at least two documents that provide evidence of the applicant's identity, at least one of which must contain the applicant's signature, and make a solemn declaration as to the applicant's place of residence within the meaning of Section 52 [rules for determining residence].

According to Section 57(3), these documents must either fall under those prescribed as acceptable under Section 156 or "provide evidence satisfactory to the election official respecting the matter."

*Conference decision: **ENDORSED***

B75 CIVIC ELECTION VOTING AGE IN BC

WHEREAS a significant level of voter apathy is evident at all levels of Canadian elections, and earlier voting behaviour might increase the electorate's lifetime involvement and interest in our democratic process;

AND WHEREAS sixteen year olds are deemed mature enough to drive and have reached the age of consent:

THEREFORE BE IT RESOLVED that the Union of BC Municipalities ask the provincial government to decrease the civic election voting age to 16.

NOT ENDORSED BY THE LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: *Not Endorse*

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee notes that this resolution was originally submitted as 2005-LR19 and, since it did not meet the criteria for emergency debate, was automatically referred to the 2006 resolutions cycle.

The Committee advises that the UBCM membership has not previously considered a resolution requesting that the civic election voting age be reduced to 16 years.

It should be noted that lowering the local government voting age to 16 would create inconsistency in relation to the current provincial and federal minimum voting age, which is 18 years.

Conference decision: *NOT ENDORSED*

B81 PROPERTY PURCHASE TAX

WHEREAS the Government charges property purchase tax on all transfers, including local government;

AND WHEREAS local government housing corporations may purchase projects for affordable housing, including those held by other non profit societies:

THEREFORE BE IT RESOLVED that local government housing corporations be exempt from the property purchase tax.

NOT PRESENTED TO THE ASSOCIATION OF VANCOUVER ISLAND & COASTAL COMMUNITIES

UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: *Endorse with Proposed Amendment*

THEREFORE BE IT RESOLVED that non profit housing entities be exempt from the property purchase tax in support of their role in providing affordable housing in BC communities.

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee advises that the UBCM membership has not previously considered a resolution requesting that local government housing corporations be exempt from the property purchase tax.

However, in 2004, members did endorse resolution A8, which requested that the Province "provide a redistribution of a portion of the property transfer tax to local governments (on a municipal and/or regional basis), with the funds collected to be directed to housing trusts dedicated to the provision of affordable housing."

The amendment is proposed to generalize the applicability of the resolution to all non profit housing entities and to specify that the exemption would be provided to them in support of their role in developing affordable housing.

Conference decision: *ENDORSED AS AMENDED*

B100 RIPARIAN AREAS REGULATION

WHEREAS the Ministry of Environment has legislated that local governments implement the Riparian Areas Regulation on March 31, 2006;

AND WHEREAS some municipalities and regional districts will not be able to meet the Riparian Areas Regulation obligations by March 31, 2006:

THEREFORE BE IT RESOLVED that the Union of BC Municipalities lobby the Ministry of Environment to **seek a two-year extension to the deadline of the application of the Riparian Areas Regulation.**

ENDORSED BY THE OKANAGAN MAINLINE MUNICIPAL ASSOCIATION

UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: *Not Endorse*

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee notes that the UBCM membership has not considered a resolution specifically requesting a two-year extension to the deadline of the application of the Riparian Areas Regulation (RAR).

However, the UBCM membership did reject a similar motion calling for the RAR to be indefinitely postponed (2005-B117).

The Committee notes that the RAR took effect on April 1st, 2006 for all local governments affected by the Regulation. While the Regulation technically took effect March 31st, 2005, those local governments that were not in compliance on that date were granted two additional extensions to implement the RAR. These extensions arose after UBCM conducted assessments of local government readiness to implement the Regulation.

UBCM has actively worked with the Ministry of Environment and the Department of Fisheries and Oceans to ensure that the implementation tools required by local governments to effectively implement the Regulation were completed in a timely manner. Significant progress was made on the completion of the implementation tools prior to the Regulation taking effect on April 1st. All implementation tools required by local governments to effectively implement the Regulation have now been completed. While there remain some outstanding implementation issues, it is anticipated that they will be resolved shortly. UBCM continues to work with the senior agencies and local governments to address implementation issues as they arise.

Conference decision: *NOT ENDORSED*

B101 RIPARIAN AREAS REGULATION

WHEREAS the Riparian Areas Regulation has come into force as of April 1, 2006;
AND WHEREAS the Riparian Areas Regulation has not taken into consideration the impact the Riparian Areas Regulation will have on normal operations of local governments in the areas of utilities, water, sanitary and storm lines that may be adjacent to or under a creek/river bed, road maintenance and forest fires and flooding in emergency circumstances and, in order to mitigate the environmental impact or damage to properties, mitigation must be undertaken immediately, without the benefit of an environmental assessment under the Riparian Areas Regulation:

THEREFORE BE IT RESOLVED that the provincial and federal governments review and amend the legislation and regulations in order that local governments can carry out their function and not be subject to legal action by the provincial or federal government, in those circumstances where emergency situations occur.

ENDORSED BY THE OKANAGAN MAINLINE MUNICIPAL ASSOCIATION

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Not Endorse***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee would point out that it is not clear what legislation or regulations would need to be reviewed to address the concerns identified by the sponsor, many of which would be activities in and about a stream, which require provincial approval under the Water Act or federal approval under the Fisheries Act.

*Conference decision: **NOT ENDORSED***

B108 PRODUCER PAY RECYCLING

WHEREAS the government of the Province of British Columbia has stated a goal of leading the world in sustainable environmental management;

AND WHEREAS other Canadian legislation, such as Quebec's Bill 102 and Ontario's Blue Box Program Plan and *Waste Diversion Act*, has brought about programs which require producers to pay for 50% of recycling costs for containers and packaging, written media and printed matter:

THEREFORE BE IT RESOLVED that the Union of BC Municipalities request that the provincial government adopt producer pay mechanisms for municipal compensation for waste, such as those adopted in Ontario and Quebec.

NOT ENDORSED BY THE LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Not Endorse***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee notes that the UBCM membership has not previously endorsed any resolutions specifically advocating an Ontario type producer pay mechanism for local government waste stream management. However, UBCM has endorsed several resolutions supporting the introduction of industry product stewardship programs that would shift the responsibility for waste management from local governments to producers and consumers on such products as electronic waste, batteries, tires, used oil and plastics (2005-B23; 2005-B24; 2004-B15; 2002-LR13; 1997-B11). The UBCM membership has also endorsed the principle that industry should be fully funding product stewardship programs, in which industry assumes the costs of marketing, collecting, transporting and processing materials (2002 Environment Action Plan).

The provincial Ministry of Environment has been receptive to local government's desire to shift to extended producer responsibility programs that would see producers be responsible for their product from the "cradle to the grave". The Ministry of Environment's current Industry Product Stewardship philosophy is designed to shift responsibility away from the taxpayer and local government to a user pay and brand-owner/producer responsibility waste management system. This shift should, in concept, reduce the local government waste management burden.

The producer pay mechanisms, such as Ontario's Blue Box Program, have not necessarily encouraged industries to reduce, reuse, recycle and recover products. These mechanisms have acted as substitutes to environmental levies and deposit-return systems, the latter of which have had higher product recovery rates that have reduced the financial pressure on local government waste management. In addition, producer pay systems that have capped industry financial contributions have resulted in local governments absorbing cost overruns for recycling programs.

*Conference decision: **NOT ENDORSED***

B109 SOLID FUEL BURNING/AIR QUALITY

WHEREAS the cost of fossil fuels continues to rise and, with many homeowners looking for economic alternative heating sources, the use of solid fuel burning appliances is increasing;
AND WHEREAS in many communities, poor air quality causes health problems for many residents due to smoke with particulates that are extremely detrimental to their health:

THEREFORE BE IT RESOLVED that the Union of BC Municipalities appeal to the senior levels of government to immediately establish a province-wide rebate program to assist homeowners to replace non-compliant Environmental Protection Agency (EPA)-rated solid fuel burning appliances with EPA-rated ones with controlled emissions.

ENDORSED BY THE ASSOCIATION OF KOOTENAY & BOUNDARY LOCAL GOVERNMENTS

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Endorse***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee notes that the UBCM membership has not previously considered a resolution calling for the establishment of a province-wide rebate program to assist homeowners in replacing non-compliant EPA-rated solid fuel burning appliances. However, UBCM has endorsed a resolution calling on the Province to adopt standards for new wood burning appliances equivalent to the U.S. EPA standards (1993-B63). UBCM has also called on the provincial government to establish standards for regulating outdoor solid fuel burning boilers (2005-B114).

In 1994, British Columbia became the .rst Canadian jurisdiction to require that new woodstoves and .replace inserts meet stringent emission standards set by the U.S. EPA by enacting the Solid Wood Burning Domestic Appliance Regulation. However, this regulatory requirement does not cover outdoor solid fuel burning appliances as the Regulation came into effect before such appliances were made available on the market and is not retroactive. The Province is now working with the federal government to develop a national regulation that will cover all types of wood burning appliances, including outdoor boilers.

*Conference decision: **ENDORSED***

B112 LAND STABILIZATION FUNDING

WHEREAS many communities in all areas of British Columbia contain land that is subject to land slippage or movement and local governments in many of these communities have experienced, or are experiencing, problems caused by land slippage or potential for land slippage;

AND WHEREAS land slippage issues are a threat to transportation, utilities, municipal infrastructure, and public safety, and impact property values as well as the local government tax base;

AND WHEREAS the costs for mapping, investigation and remediation of land slippage areas and potential land slippage areas is frequently beyond the financial ability of local government taxpayers;

AND WHEREAS the Province of BC has provided technical and financial assistance to a number of communities on an ad hoc basis for addressing land slippage issues and has ensured financial support after disasters occur:

THEREFORE BE IT RESOLVED that UBCM lobby the provincial government to allocate funding in the Ministry of Community Services base budget to assist local government to address land slippage issues and that such funding be available to local governments for mapping, investigation and, where practical, remediation of land slippage;

AND BE IT FURTHER RESOLVED that UBCM lobby the provincial government to assist local governments and property owners with the cost of repairs to buildings and infrastructure damaged by land slippage.

ENDORSED BY THE NORTH CENTRAL MUNICIPAL ASSOCIATION

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Endorse***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee advises that the UBCM membership has previously endorsed a resolution (1994-B8) requesting that municipalities be exempted from liability for land slippage claims resulting from subdivisions approved by the Ministry of Highways prior to boundary expansions.

Other past related resolutions deal with flooding risk and have requested geotechnical mapping assistance (1990-B57) and protection works (2000-B24). The provincial government may currently provide assistance in the case of catastrophic events.

*Conference decision: **ENDORSED***

B114 PARKLAND DEDICATION

WHEREAS Section 941 of the *Local Government Act* requires owners of land being subdivided, at their option, to dedicate parkland not exceeding 5% or cash-in-lieu of land;

AND WHEREAS the demands for public park space are increasing and municipalities' abilities to acquire parkland are diminished by the impacts of failing infrastructure, future transfer of provincial services and increasing land values:

THEREFORE BE IT RESOLVED that the Union of BC Municipalities support a change to the legislation contained within the *Local Government Act* to allow local governments the option of either requiring cash-in-lieu for parks or the dedication of land;

AND BE IT FURTHER RESOLVED that the park dedication be increased to an amount not exceeding 10% of the land being subdivided or cash-in-lieu for parkland.

ENDORSED BY THE ASSOCIATION OF KOOTENAY & BOUNDARY LOCAL GOVERNMENTS

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Endorse***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee notes that, while UBCM members have not considered a similar resolution in past, there have been resolutions that call for action to address the need for acquisition of more public park space (2005B123; 1999-B15; 1998-B18; 1997-B13).

*Conference decision: **ENDORSED***

B118 AUTHORITY TO WAIVE OR REDUCE DEVELOPMENT COST CHARGES

WHEREAS pursuant to Division 10, the Development Costs Recovery part of the *Local Government Act* and, more specifically, in respect of Section 933(12), granting authority whereby a local government may provide assistance by waiving or reducing a charge under this section for not for profit rental housing, including supportive living housing;

AND WHEREAS innovative development standards, such as "green" infrastructure and buildings can result in lower impact solutions to the economic, social and ecological impacts of buildings and infrastructure that cost municipalities, residents, and businesses much less over the long term:

THEREFORE BE IT RESOLVED that Section 933(12) of the *Local Government Act* be expanded to provide for the waiving or reducing of a charge in support of building construction incorporating LEED Canada NC Rating System or acceptable equivalent that might apply to single family development.

NOT PRESENTED TO THE LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Endorse***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee notes that UBCM members have not previously considered a resolution asking for the power to waive or reduce DCC costs for a specific type of building. The current provision in Section 933(12) to allow the reduction or waiving of DCCs is a result of previous resolutions, including 2000-B77, which is the only time the power to reduce or waive development cost charges has been requested in previous years.

"The Costs and Financial Benefits of Green Buildings: A Report to California's Sustainable Building Task Force" found that green buildings can reduce the impact of buildings on infrastructure -they use 30% less energy and water than regular buildings and reduce construction waste by 50-75%. Green buildings also place less stress on sewer systems. In addition, there are many other benefits to green buildings in emission reductions, low building vacancy rates, higher employee wellness rates and productivity.

*Conference decision: **ENDORSED***

B119 AUTHORITY TO WAIVE/REDUCE DCCs FOR ADAPTABLE HOUSING STANDARDS

WHEREAS pursuant to Division 10, the Development Costs Recovery part of the *Local Government Act* and, more specifically, in respect of Section 933(12), granting authority whereby a local government may provide assistance by waiving or reducing a charge under this section for not for profit rental housing, including supportive living housing;

THEREFORE BE IT RESOLVED that Section 933(12) of the *Local Government Act* be expanded to provide for the waiving or reducing of a charge in support of residential building construction incorporating adaptable housing standards.

NOT PRESENTED TO THE LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Endorse***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee notes that UBCM members have not previously considered a resolution asking for the power to waive or reduce DCC costs for a specific type of building. The current provision in Section 933(12) to allow the reduction or waiving of DCCs is a result of previous resolutions, including 2000-B77, which is the only time the power to reduce or waive development cost charges has been requested in previous years.

Adaptable housing means that homes are designed using "universal design" principles, including barrier-free access to all suites and amenity areas, wider doorways, manoeuvring room at suite entries and corridors, access to a main-floor bathroom, reinforcement of bathroom walls for future installation of grab bars, and accessible door handles, switches, and outlets. It means the homes are accessible to everyone who might visit or live there, including the growing population of seniors. Adaptable housing features are visually unnoticeable, and allow increased flexibility in selling or renting homes. Including these features at the design stage is inexpensive, in the order of \$1,000 for an apartment, and greatly reduces the cost of renovation in the future.

*Conference decision: **ENDORSED***

B135 SALE OF SCHOOL DISTRICT PROPERTY

WHEREAS school district boards are selling properties that are often situated in prime locations and important to communities in a variety of ways;

AND WHEREAS the provincial government requires that these properties can only be disposed of at "fair market value":

THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities be requested to work with the provincial government to establish policy that will permit school boards to give adequate time and opportunity to local governments and other public bodies to acquire such properties at less than "fair market value" for "civic purposes".

NOT PRESENTED TO THE ASSOCIATION OF VANCOUVER ISLAND & COASTAL COMMUNITIES

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Endorse***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee notes that members have not previously considered a resolution calling for a policy to permit school boards to allow local governments and other public bodies to acquire properties no longer needed by the school board at less than fair market value. Members have endorsed a resolution calling for the review of the legislation, policies and funding formulas that pertain to school closures and the future use of school property or in regard to the development of a post-closure plan (2003-B109). Members have also endorsed a resolution asking that any provincially owned lands or buildings that are no longer required be offered first to the local governments for community use at a reduced rate (2005-B1). Members have also endorsed resolutions calling for the provision of free Crown land grants to local government for community purposes (2003-A2) and seeking the transfer of ownership and administration of Crown lands to local government for community benefit (1996-A13).

*Conference decision: **ENDORSED***

B144 PLASTAX ON PLASTIC BAGS FOR A "GREEN FUND"

WHEREAS plastic bag use has mushroomed in North America and Western Europe with four to five trillion of them produced in 2002, ranging from large trash bags to thick shopping totes to flimsy grocery sacks;

AND WHEREAS after being discarded, many plastic bags litter our environment and end up in waterways and, ultimately, the ocean where they impact the health of marine life;

AND WHEREAS every year more than 6 million tons of rubbish is dumped into the world's oceans and it is estimated that there are over 46,000 pieces of plastic in every square mile of the ocean;

AND WHEREAS in March 2002, the Government of Ireland imposed a 15 cent tax on each bag to control the country's consumption of 1.2 billion plastic shopping bags per year (The consumer was charged at check out and behaviour changed immediately.) and the tax resulted in a 90 to 95 percent drop in consumption and more than a billion fewer bags consumed annually;

AND WHEREAS the so called "PlasTax" also raised 9.6 million dollars in its final year that the Irish Government earmarked for a "green fund" for waste management and environmental initiatives (Retailers in Ireland, many of whom are now selling reusable bags, are also happy since they were spending \$50 million a year on single-use bags before the tax.);

AND WHEREAS more dramatically, approximately 18 million litres of oil have been saved due to reduced production of plastic bags (These bags start as crude oil, natural gas or other petrochemical derivatives. They are transformed into chains of hydrogen and carbon molecules known as polymers or polymer resin. After being heated, shaped and cooled, the plastic is ready to be flattened, sealed, punched or printed on):

THEREFORE BE IT RESOLVED that the Union of BC Municipalities petition the provincial and federal governments to impose a PlasTax on plastic bags similar to the Government of Ireland.

ENDORSED BY THE LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Refer to UBCM Executive***

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee notes that the UBCM membership has not previously considered a resolution calling on the provincial and federal governments to impose a tax on plastic bags. However, the UBCM membership has called on the provincial and federal governments to consider charges on materials that are hard to dispose of, such as plastics (1990-A15).

The Province has imposed consumer environmental levies and taxes on such products as tires and batteries to assist with end of product life management in the past. However, with the enactment of the Recycling Regulation in 2004, the Province has shifted away from the first generation recycling programs based on provincial environmental levies toward extended producer responsibility programs. Such programs would see producers be responsible for their product from the "cradle to the grave," and leave it up to industry as to how it would fund end of life product management.

The Ministry of Environment's current Industry Product Stewardship philosophy is designed to shift responsibility away from the taxpayer and local government to a user pay and brand-owner/producer responsibility waste management system. This shift should, in concept, reduce the local government waste management burden.

Imposing such a tax may add a value to plastic bags, thereby prompting further reduction and reuse of plastic bags. However, calling on the Province to impose a tax on plastics may not correspond with the Province's shift to industry regulation of end of life product management.

The Resolutions Committee notes that it may be advisable to conduct a more comprehensive assessment of the Plastax initiative at the Executive level prior to requesting the imposition of a provincial and/or federal tax.

See also resolutions C29 and C30.

Conference decision: REFERRED TO UBCM EXECUTIVE

B147 PRIVATIZATION OF WATER SERVICES

WHEREAS the City of Port Moody supports universal access to clean, safe water for all generations, now and throughout the future, by supporting publicly and cooperatively controlled water services that have genuine community participation:

THEREFORE BE IT RESOLVED that the Union of BC Municipalities call on the Government of Canada to implement measures in federal bilateral and multilateral agreements and policies that prevent the privatization of water services.

NOT PRESENTED TO THE LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

*UBCM RESOLUTIONS COMMITTEE RECOMMENDATION: **Endorse with Proposed Amendment***

THEREFORE BE IT RESOLVED that the Union of BC Municipalities call on the Government of Canada to implement measures in federal bilateral and multilateral agreements and policies that prevent the bulk export of water resources.

UBCM RESOLUTIONS COMMITTEE COMMENTS:

The Resolutions Committee notes that the UBCM membership has not considered a resolution specifically calling on the Government of Canada to implement measures in federal bilateral and multilateral agreements and policies that prevent the privatization of water services. UBCM has only called on the Province to enact legislation that would prohibit bulk water from being sold internationally (1999-LR2). It has also called on the provincial government to negotiate a federal-provincial accord on fresh water to prevent the bulk export of fresh water resources (2003-B31).

The Committee would note, however, that it is unclear whether this resolution deals exclusively with bulk water export. The resolution appears to address the two potentially exclusive issues of 1) bulk water export; and 2) privatization of local water services and associated health concerns with said privatization in communities.

The Committee is proposing an amendment that is consistent with past UBCM policy opposing the bulk export of water resources, and which rejects the jurisdiction of bilateral and multilateral agreements.

*Conference decision: **ENDORSED AS AMENDED***

Subject: Proposed CANEXUS Chemicals Canada LP Technology Conversion Project

From: Corrie Kost <kost@triumf.ca>

Date: Sun, 10 Dec 2006 16:26:22 -0800

To: port_planning@portvancouver.com, Lyle Craver <lcraver@shaw.ca>

CC: Janice Harris <jharris@dnv.org>, Lisa Muri <lmuri@dnv.org>, Alan Nixon <anixon@dnv.org>, Richard Walton <rwalton@dnv.org>, Robin Hicks <rhicks@dnv.org>, Mike Little <mlittle@dnv.org>, Doug MacKay-Dunn <dmackay-dunn@dnv.org>, Agnes Hilsen <HilsenA@district.north-van.bc.ca>

BCC: Lyle Craver <lcraver@shaw.ca>, Brian Platts <bplatts@shaw.ca>, Eric Andersen <andersen@sagafc.com>

Dear Sir/Madam,

Please include these comments/attachments as part of the public record with respect to formal comments on the subject of this email.

Note that under the 1998 MIACC (Major Industrial Accidents Council of Canada) all land uses are allowed when "annual individual risk" are less than 1 in a million. Note that getting killed by lightning is about 5 times lower (0.2 in a million) while death by motor vehicle is about 109 in a million. Of course we all know (and this is well documented) that vehicle use, although considered essential by some, is voluntary, while getting struck by lightning is dominantly involuntary. It is also worth noting that a typical Canadian Nuclear Power plant's annual individual risks are substantially lower than those of this chlorine plant. It should also be noted that risk tolerance have been reduced in the 8-10 years when the MIACC guidelines were established. Thus some current land use planners have set the tolerance to about 0.2 in a million before unrestricted land uses are allowed. It should also be noted that CANEXUS is not the only contributor to the annual individual risk in this area.

In consideration of the above we should be seeking operational modes which substantially reduce the overall risks to our residents (or phase out the operation of this plant in a reasonable time frame). Although changes introduced since 1998 and proposed in the next few years would reduce the risk, by such measures as having the plant storage capacity reduced by 50%, the rail transportation risk have been (and will continue to) increase by a substantial amount. Note that in 1997 there were 1734 rail car movements of chlorine (page 67 of 16 March 1998 DNV Council package) and this has increased to 3804 in 2006. For 2007 it is planned to be 4232, and by 2009 to be 5667 rail car movements. So I conclude that, despite plant operational safety improvements they are largely, if not completely, compensated by increased rail car movements.

Thus I find it difficult to conclude that the risk contours would have seen any improvements. In addition the base risk contours seem to be inconsistent with the ones dealt with during the extensive public hearing processes held in 1997/1998 by the DNV regarding land-use in this vicinity. The attached 3 images are well worth examining in this regard.

- 1997-risks.jpg - base line of 1997/1998 discussions
- 2006-risks.jpg - base line in 2006 - but no origin of this is provided
- 2006-risks-after.jpg - improvements to above base line as a result of technology conversion project.

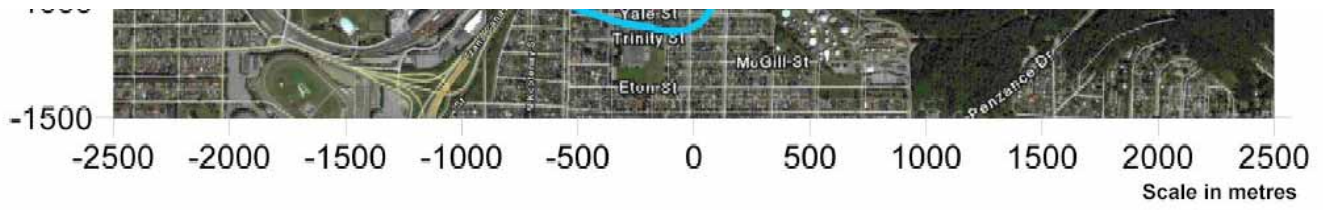
I thus recommend that consideration be given to the eventual decommissioning of this plant by indicating to the proponent that renewal of the license with VPC will, at the very least, not be automatic and that, in accordance with ever increasing safety requirements, such plants be phased out when near ever increasing local populations.

Yours truly,

Corrie Kost
2851 Colwood Dr.
North Vancouver, BC
V7R 2R3
Tel: 604-988-6615 (res)
604-222-7365 (work)

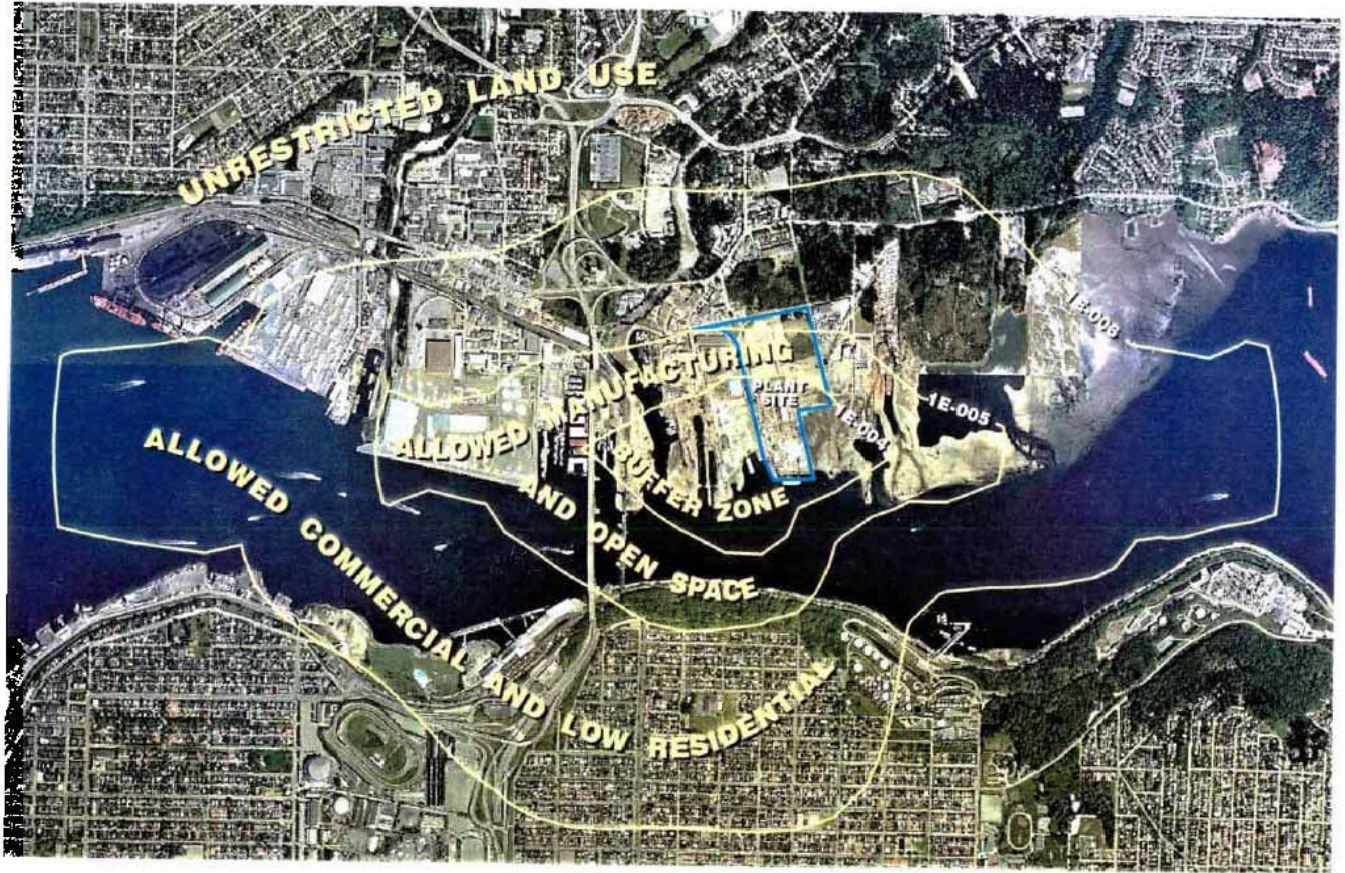
Figure 4 Individual Risk Distribution around the Plant – Potential Future Plant: Operations after Technology Conversion





ALP & ASSOCIATES Incorporated

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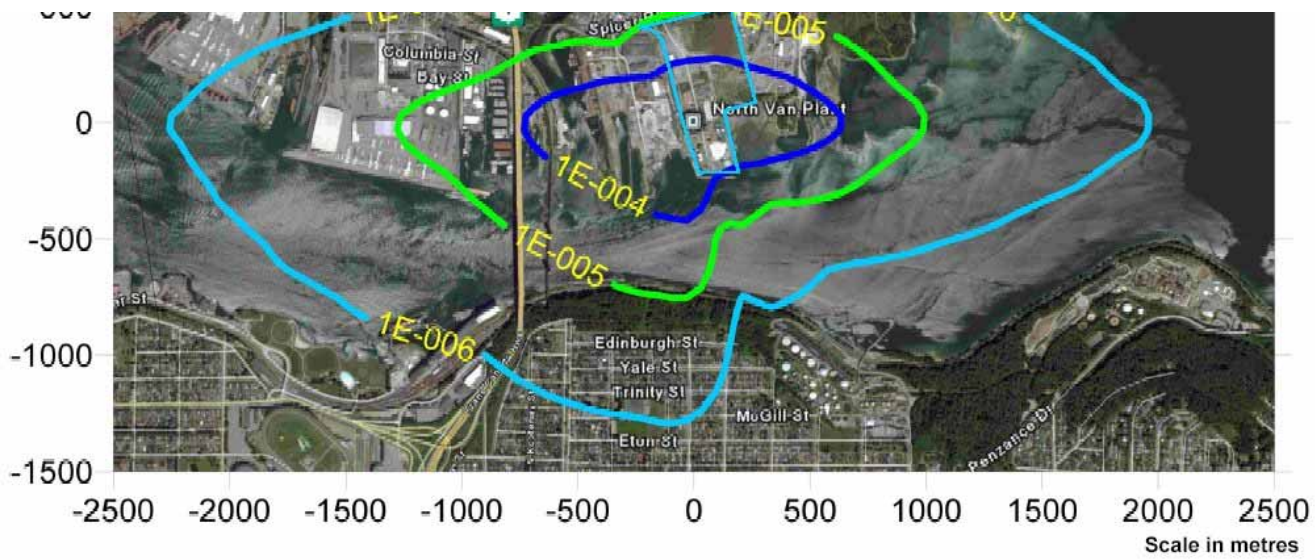


Individual Risk Distribution Around Plant – 1997 Operations and Allowable Land Use According to MIACC Guidelines

*MIACC - Major Industrial Accidents Council of Canada

Figure 3 Individual Risk Distribution around the Plant – Existing Plant: 2006 Operations





ALP & ASSOCIATES Incorporated

ea/ea.Canexus-03-report-final 2-summary.2006-10-27

2006-risks-after.jpg	Content-Type: image/jpeg Content-Encoding: base64
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1997-risks.jpg	Content-Type: image/jpeg Content-Encoding: base64
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2006-risks.jpg	Content-Type: image/jpeg Content-Encoding: base64
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YOU WERE ASKING...

Has Canexus considered a major earthquake in their design?

A major earthquake scenario was included in the Quantitative Risk Assessment as per the VPA permit application:

“On average, an earthquake-related chlorine release from the plant’s storage tank could occur with a frequency of 3.4×10^{-5} per year (one chance in 30,000 per year). This frequency is for the existing plant. For the potential future plant, the corresponding frequency is 60 percent, lower, again primarily due to tighter inventory management.”

Note 1: this translates into a one in 75,000 per year occurrence.

“It is noted that smaller quantities in a storage tank result in lesser risk from earthquakes by reducing not only frequency (the tank supports will have to carry a lesser load, and therefore will be able to resist stronger earthquakes), but also consequences. It is also noted that earthquakes with magnitudes such as those used in the QRA would cause widespread damage but historically have not been experienced in Vancouver.”

How will chlorine storage capacity change with the project?

The current chlorine storage capacity is 300 tonnes.

After the Technology Conversion Project (TCP) is complete, chlorine storage capacity will be limited to approximately 60 tonnes through tighter inventory management. The 2006 Quantitative Risk Assessment results are based on 60 tonnes of chlorine storage.

How will the chlorine production change with the project?

The current annual production capacity of the plant is approximately 154,000 tonnes of chlorine. After completion of TCP, the annual production capacity will be approximately 197,000 tonnes however, a portion of the chlorine produced will not be stored or shipped as chlorine but will be internally consumed to make hydrochloric acid.

Canexus currently ships an average of 4.5 chlorine railcars per day. After TCP an average of 5.5 chlorine railcars will be shipped; an increase of less than one chlorine railcar per day. Each railcar contains approximately 81 tonnes of chlorine.

What is being done to reduce rail transportation risk?

For each customer, railcar transportation risk is determined by the location of the customer and the rail system routing, both of which are fixed. What can be managed is the response to a HAZMAT situation in the unlikely event of an occurrence.

What Canexus has undertaken is extensive outreach to emergency responders in populated areas along the rail routing to ensure that they have the methods, equipment, knowledge, training, etc to deal with an incident. Railcar security is maintained at the Canexus site; at the customer site; and while in transit, the rail carriers maintain the security of the railcars and integrity of the rail system.

Canexus has a highly trained emergency response team, on call 24 hours per day, that is prepared for immediate dispatch to a HAZMAT situation. In addition to the Canexus emergency response team, we also have service agreements with major emergency response contractors throughout Canada and the United States.

Is there a risk with increasing chlorine production?

The project will reduce the risk to the community. Although increased production will marginally increase risk, this is more than offset by reduced storage volumes, improved scrubbing and other design features.

What action will Canexus take if there is strong, vocal, opposition from the North Shore community or District council?

Canexus values its excellent long-term relationship with the North Shore community. The plant has been a good neighbour at this site for almost fifty years. If, for any reason, we are unable to do the conversion to the new technology, the plant will continue to operate as is.

Will this be an entirely new plant, an expansion, or a rebuild of the existing plant?

The technology conversion project involves installing new membrane processing equipment. To make the conversion efficiently, we will require some new construction and will be eventually demolishing part of the old plant. In the end, since this is a more compact technology, the footprint of the plant will be smaller.

Will the production of chlorine and caustic soda increase and by how much?

Yes, the production of chlorine, caustic soda and other chemicals will increase, depending upon prevailing market demand for the products, by about 25 percent per year.

Isn't there a District bylaw that prevents Canexus from increasing its production?

No, but there is an agreement that limits the amount of chlorine that can be kept in the storage tank which is 300 tonnes. The conversion project will limit chlorine storage to 60 tonnes.

Will this new plant be safer? Who inspects the plant for safety?

The new plant will meet or exceed all safety requirements as does the existing plant. The plant is regularly audited under Responsible Care®. The plant is subject to WorkSafe BC® regulation which includes unplanned inspections at any time.

Can you tell me about the Emergency Response plans in case of a spill? Is there a community alert system and how do I get on to that?

We continue to work with the North Shore Emergency Management Office (NSEMO), North Vancouver Fire Department (NVFD) and the RCMP in the development of our emergency response plans. Yes, there is a community alert system which is funded by Canexus and managed by the NSEMO. In the event of a spill there is a rapid automated dialing system which will contact residents in the effected area with a recorded message on safety actions to be taken. The system can also be used in the event of a serious fire, criminal activity in a particular neighbourhood, missing child alert and more.

What are your plans to evacuate us if there is a spill?

Canexus does not have the authority to order an evacuation or any other actions relative to the surrounding community other than to activate a "shelter in place" notification phone message to the immediate area. Evacuation and any other public 'orders/assistance' would occur through the NVFD, RCMP and NSEMO. Canexus would act as a resource to supply pertinent information and expertise with regard to our products and plant status.

What could Canexus do to further contract the MIACC guidelines and decrease the risk to the community? What would it cost? Are you planning to make those investments in community safety? If not, why not?

Our goal is continuous improvement in process' and practice to enhance safety and reduce the risk contours. One of the benefits of the technology conversion project, which will cost about \$130 million, is that when completed the risk contours will be reduced.

There hasn't been enough time for the public to comment on this project. Why didn't you tell us about this sooner?

This is not "new news". We have been openly talking to the community about this project for some time now. It has been on the agenda of the Community Advisory Panel meetings since early 2005. Last May there was a District of North Vancouver planning meeting for the future of Maplewood when this project was discussed in a public forum. As well, we made a presentation to DNV Council on November 6 of this year. We are trying our best to make sure that the community has both information and an opportunity for feedback. For those who were not able to attend the Open House on November 23, we have created a project website (the project information is also on the Vancouver Port Authority website) and have set up a project information line for people to call. We are also making plant tours available.

Why are you building a new plant here?

We are converting from an older diaphragm processing method to a state-of-the-art membrane technology. There is no plan to build a completely new plant.

Did you take into account a major earthquake or other catastrophe?

We retained the services of one of the industry's leading risk assessment consultants to do an in-depth study to quantify the risk after the technology conversion is done. This study is posted on our website (on The Project page) and can be downloaded. In summary the report says that after the project is completed the risk contours will be drawn closer to the plant.

How do I get on your list of approved vendors for the new project?

Send us an e-mail (see the Contact Us page and click on Procurement) and we'll be in touch with the information we require.

I thought you were closing the plant in a few years...

That seems to be an urban myth that just won't go away. We plan to continue operating the plant for so long as there is market demand for our products.

How will the plant be more environmentally friendly after the new technology is implemented?

The membrane process requires less caustic concentration. We will be able to use the hydrogen produced instead of natural gas, thus reducing greenhouse gas emissions by over 80 percent. The new plant will use less electricity. With the overall plant modernization, solids discharge into the Burrard Inlet will be reduced.

The use of asbestos will be eliminated entirely from the manufacturing process. Overall, the plant will have a smaller footprint when the obsolete equipment and buildings are removed in the long run, since the new technology is more compact.

Will there be a greater impact on our North Shore roads and level crossings?

We commissioned UMA Engineering to do a traffic study for the project, which is available on our website www.canexusproject.com. The study states that "vehicle trip generation of the site before and after the plant conversion is expected to be similar" and therefore any impact would be "nominal." Similarly, for the impact of rail traffic, "The delays experienced by vehicles at the level crossing are not expected to increase in the future as these rail movements will likely be made during off-peak hours."

How can I get a copy of the Quantitative Risk Assessment (QRA)?

It is available on our website www.canexusproject.com.

Can I book a plant tour?

We welcome our neighbours to tour the plant. There are a number of ways you can do this. Call the Project Office at 604-924-2828 or send an email to information@canexusproject.com.

Why is your plant located here?

Our plant is located here to better serve our local customers. Since 1957 we have been a major supplier of chemicals used by the pulp and paper industry in British Columbia. Our products are also used to purify drinking water, including the water supply for the Greater Vancouver Regional District, as well as for clean operation of swimming pools. We have a ready supply in B.C. of reasonably-priced electrical power—and we need access to a deep-sea port to receive shipments of the salt which is used in our manufacturing process.