



FONVCA AGENDA

THURSDAY November 15th 2007

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

Time: 7:00-9:00pm

Chair: John Miller - LCCRA

Tel: 604-985-8594, email: jlmmam@shaw.ca

Regrets:

1. Order/content of Agenda

2. Adoption of Minutes of Oct 18th

<http://www.fonvca.org/agendas/nov2007/minutes-oct2007.pdf>

3. Old Business

3.1

3.2 Shirtsleeve Review of Nov 14th meeting

3.3 Climate Change Presentation

Review of FONVCA Nov 6th session at Parkgate 7-8:30pm

<http://www.fonvca.org/agendas/oct2007/dnvclimatechange.pdf>

<http://www.fonvca.org/agendas/nov2007/forum-climate-change.pdf>

4. Correspondence Issues

4.1 Business arising from 13 regular emails:

4.2 Non-Posted letters – 0 this period

5. New Business

Council and other District issues.

5.1 DNV Appoints New CAO

<http://www.dnv.org/article.asp?a=3902&c=484>

- Invite to Jan/2008 FONVCA meeting – themes/topics for discussion – views on his priorities – DNV strengths and weaknesses etc...

5.2 Atmospheric CO₂ and Population Growth

<http://faculty.washington.edu/blewis/papers/co2/>

Removing any doubt about global warming – Corrie Kost

5.3 Banning of Wood Burning Fireplaces

<http://www.fonvca.org/agendas/nov2007/wood-burning.pdf>

5.4 Community Facilities Plans in Chilliwack

<http://www.fonvca.org/agendas/nov2007/chilliwack-projects.pdf>

All without borrowing...: Corrie Kost

5.5 Conservation of our Forests

-How many trails?

-Hiking vs. Multi-Use vs. Biking

5.6 Governance: Global Actions and Visioning

Corrie to review summary of WV presentation by

Dr. Martha Piper & Dr. Michael Byers found at

<http://www.fonvca.org/agendas/nov2007/governance.pdf>

5.7 Workshop on Development Cost Charges

http://www.dnv.org/upload/documents/Council_Workshops/cwm071022.htm

Standards for parkland is proposed to be reduced by 75%

How would this mesh with “sustainability”?

5.7b Earthquakes Threat on the West Coast

Summary of presentation given by GVRD at LSCR

(Learning Lodge) 1-3pm 27-Oct-2007.

<http://www.fonvca.org/Issues/GVRD/Earthquake-Risk-27oct2007/>

5.8 Trends in Snowpack & Water Supply

Summary of presentation given by GVRD at LSCR

(Learning Lodge) 1-3pm 4-Nov-2007.

<http://www.fonvca.org/Issues/GVRD/Snowpack-Presentation-3Nov2007/>

see also reply to watershed usage/reserves at

<http://www.fonvca.org/agendas/nov2007/watershed-reserves.pdf>

5.9 Public Works and Construction Standards

DNV staff reply to questions to a letter sent by Corrie:

a) Does new Lynn Valley Library meet 2005 codes?

b) Will new filtration plant handle very high turbidity?

http://www.fonvca.org/letters/2007/15oct-to/Gavin_Joyce_4oct2007.pdf

6. Any Other Business

6.1 Legal Issues

Review of process leading to CSB (C5) Rezoning since

1995 PH (<http://www.fonvca.org/agendas/nov2007/csb-1995-nsn-ad.jpg>) . Summary to be distributed at mtg. Next

phase: Public Hearing on Nov 20/2007

http://www.dnv.org/upload/documents/Council_PH/ph2071120.htm

<http://www.dnv.org/article.asp?a=3910&c=552>

6.2 Any Other Issues (2 min each)

7. Chair & Date of next meeting.

Thursday January 17th 2008 – Note that tentatively there will be no meeting on December 20th

Attachments

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

OUTSTANDING COUNCIL ITEMS

-Cat Regulation Bylaw –District-wide OCP -Review of Zoning Bylaw

-Securing of vehicle load bylaw -District-wide OCP

-Snow removal for single family homes bylaw.

Correspondence/Subject Ordered by Date
15 October 2007 → 11 November 2007

LINK	SUBJECT
http://www.fonvca.org/letters/2007/15oct-to/Agnes_Hilsen_22oct2007.pdf	DNV Advisory Committees – Disability Issues
http://www.fonvca.org/letters/2007/15oct-to/Agnes_Hilsen_22oct2007b.pdf	Council Procedure – Meaning of “receipt” of report.
http://www.fonvca.org/letters/2007/15oct-to/Corrie_Kost_21oct2007.pdf	DCC – only allocated ¼ of usual neighbourhood parkland
http://www.fonvca.org/letters/2007/15oct-to/Ernie_Crist_22oct2007.pdf	Affordable Housing – Lynn Valley
http://www.fonvca.org/letters/2007/15oct-to/Ernie_Crist_28oct2007.pdf	Charrette -Lynn Valley Town Centre
http://www.fonvca.org/letters/2007/15oct-to/Ernie_Crist_28oct2007b.pdf	District Staff – new CAO David Stuart
http://www.fonvca.org/letters/2007/15oct-to/Ernie_Crist_2nov2007.pdf	Construction Debris on Roadway
http://www.fonvca.org/letters/2007/15oct-to/Gavin_Joyce_4oct2007.pdf	New Lynn Valley Library – Earthquake Standards met? Water Filtration Plant – Handling of high turbidity?
http://www.fonvca.org/letters/2007/15oct-to/OAG_30oct2007.pdf	Misc: Reports of Auditor General of Canada
http://www.fonvca.org/letters/2007/15oct-to/Wendy_Qureshi_15oct2007.pdf	Lynn Valley Town Centre
http://www.fonvca.org/letters/2007/15oct-to/Wendy_Qureshi_21oct2007.pdf	DNV Advisory Committees – Disability Issues
http://www.fonvca.org/letters/2007/15oct-to/Wendy_Qureshi_22oct2007.pdf	DNV Advisory Committees - Public Notification in NSN
http://www.fonvca.org/letters/2007/15oct-to/Wendy_Qureshi_29oct2007.pdf	Construction Debris on Roadway

For details/history see

<http://www.fonvca.org/letters/index-letters-total-nov2007.html>

FONVCA MINUTES

THURSDAY October 18th 2007

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

Time: 7:00-9:00pm

Chair: Cathy Adams – Lions Gate N.A..

Attendees:

Val Moller	Lions Gate N. A.
John Miller	Lower Cap. Comm. R. A.
David McLeod	Blueridge C. A.
Corrie Kost	Edgemont C. A.
Brian Platts	Edgemont C. A.
Herman Mah	Pemberton Heights
Diana Belhouse	Delbrook C. A. & SOS
Lyle Craver (notetaker)	Mt. Fromme R. A.
Hugh Murray	Lower Cap. Comm. R.A.
Dan Ellis	Lynn Valley C. A.
Cathy Adams (Chair)	Lion Gate N.A.

Regrets: Eric Andersen, Dennis Bevington

The meeting was called to order at 7:10 pm.

1. Order/content of Agenda

- 6.2 Development Cost Charges
- 6.3 Save Our Shores
- 6.4 Lynn Valley Charette

2. Adoption of Minutes of September 20th

Minutes approved as circulated.

Re:Minutes Item 3.1 – letter was sent from FONVCA

3. Old Business

3.1 Renewal charge for FONVCA web site

Due to lack of collection (anticipate only about 10 contributors), the \$35 charge per association will cover 3 years, not the 5 years as stated in the September minutes.

3.2 Shirtsleeve topics for Nov. 14th meeting

- Waterfront Docks
- Cost sharing with NVC re Recreation Commission and/or Policing
- Bus Depot
- Recreation funding (indoor) versus Parks funding (outdoor)
- OCP and local area plans

Voting resulted as follows:

Recreation & Parks Funding = 6 → first topic

Bus depot = 4 → second topic

Policing costsharing = 3

Waterfront docks = 3

OCP = 0

Dan Ellis agreed to co-chair with the mayor.

Cathy to contact clerk/Mayor to co-ordinate.

3.3 Climate Change Presentation

There will be a session at Parkgate, November 6th 7-8:30pm. Any FONVCA member(s) who attend will report back at next FONVCA meeting.

4. Correspondence Issues

4.1 Business arising from 22 regular emails:

Hardcopies of all emails were attached to agenda package. Upon review, none of the meeting attendees felt any of the e-mails needed further discussion.

4.2 Non-Posted letters – 1 this period

The non-posted letter was distributed with the package. It was decided not to post it to the FONVCA web site.

5. New Business

Council and other District issues.

5.1 DNV Tree Canopy Study and Proposed Tree Bylaw Changes (Council – 17Sept2007)

Powerpoint presentation at the workshop is available on the DNV website.

Presently 75cm restriction; Staff propose to reduce to 40 cm for both public and private properties.

5.2 Emergency Program act

References were provided on this enhanced program outlined by Agenda item #3 of Council's meeting of Oct 1/2007.

http://www.dnv.org/upload/documents/Council_Reports/00712.pdf

Question was raised as to when the next exercise will take place.

5.3 FONVCA Meeting for Dec. 20th

Members felt that this date was too close to Christmas; decision was to tentatively cancel the meeting unless an urgent requirement arose. Cathy to forward such cancellation after Nov 15th FONVCA meeting.

5.4 Recreational Needs Assessment Plan

As noted on the agenda.

5.5 DNV & CNV 2006 Population Statistics

Information enclosed with the handouts for the meeting. Growth, median ages, % population over 15 yrs of age, % population 0-4yrs of age, % families that have only single member were provided for the 16 Tracts of DNV.

5.6 West Van Sewage Plant relocates to DNV?

Concern expressed why the DNV always appears to end up providing infrastructure facilities for West Van and CNV thus causing DNV the loss of tax revenue.

5.7 Elder College Brochure

– Fall 2007 course calendar handout distributed at meeting.

5.8 Bear Resistant Garbage Bins

– Coquitlam experimenting with different units. Results to be available next year.

6. Any Other Business

6.1 Legal Issues

- (a) Documents/references relating to municipal borrowing and leasing were distributed.
- (b) Documents/references relating to TILMA (specifically, how TILMA would impact municipal powers) were distributed

6.2 Any Other Business (2 min each)

- (a) Councillor Nixon is proposing to re-activate, in a new form, the disbanded Advisory Planning Committee. Some of the members would come from neighbourhood planning monitoring committees. Language of the outlined proposal was felt to be inappropriate.
- (b) Development Cost Charges – workshop on Monday night Warning about insufficiency of proposed DCC for parkland.
- (c) Save Our Shores – Diana distributed a handout explaining who SOS, and latest dealing with issue of wharves on waterfront by Vancouver Ports Authority. Prospects look more positive.
- (d) Alpine Recreation report presentation also on Monday.
- (e) Lynn Valley Charette – exercise was to complete the Lynn Valley Plan and it delivered a series of options for the future – including the option of status quo.

7. Chair & Date of next meeting.

The next meeting is scheduled for Thursday November 15th 2007 with the chair to be

John Miller –Lower Cap. Residents C.A.

Tel: 604-985-8594

email: jlmmam@shaw.ca

8. Meeting Adjourned 9:28 pm.

Subject: CVMA: Cleaner Air and a Greener Tomorrow
From: Corrie Kost <kost@triumf.ca>
Date: Tue, 06 Nov 2007 10:38:30 -0800
To: Mayor and Council - DNV <Council@dnv.org>
CC: 'FONVCA' <fonvca@fonvca.org>

Your Worship & Members of Council,

Although the source of this information may be suspect,
it nonetheless came as a surprise that burning a cord of wood in
a normal fireplace produces as much smog causing emissions as 10
modern SUV's produce in a LIFETIME!

http://www.cvma.ca/eng/special/special_13.asp

The time has come to ban the use of wood burning fireplaces.
Please give consideration of this as a future council agenda item.

Yours truly,

Corrie Kost
2851 Colwood Dr.
N. Vancouver, V7R2R3
Tel: 604-988-6615

Friday, October 26, 2007

Chilliwack Announces Trio of Community Projects

By City of Chilliwack

CHILLIWACK – Mayor Clint Hames announced plans today for three community projects. These are the construction of a new Chilliwack Cultural Centre, the renovation and upgrading of the Cheam Centre, and the installation of a synthetic turf sports field at Townsend Park. The trio of projects is slated to begin before the end of the year.

A Request for Expressions of Interest (RFEI) has been issued to identify qualified companies with the experience, resources and skills to design and construct the new Cultural Centre. A similar RFEI has been prepared for the Cheam Centre project, and will be released shortly. The synthetic turf field bid package is currently being prepared and will also be released in the next few weeks.

"The City of Chilliwack is committed to meeting the leisure needs of its citizens. These projects demonstrate our maturity as a community, one that recognizes the importance of having a diversity of cultural and recreational opportunities," said Mayor Hames.

The Chilliwack Cultural Centre project is a \$22 million plan to build a state-of-the-art cultural facility in the heart of downtown Chilliwack. The Centre will include an art gallery, a 500-seat performance theatre, a 150-seat recital hall, a 200-seat studio theatre, music instruction rooms, arts and crafts studios and related amenities. It will be located on City-owned land at The Landing, adjacent to existing sports and recreation facilities and Prospera Centre. The City will also be adding 4,000 square feet to the Chilliwack Archives portion of Evergreen Hall to meet the demand for space. Construction is expected to begin in April 2008 with completion in 2010.

"Chilliwack has a thriving arts community, with dedicated and talented individuals who've worked hard to grow programs and events. With the right facility, we can create extraordinary opportunities to support and nurture arts and culture in the community," said Mayor Hames.

The Cheam Centre Renovation plan is an \$8.5 million project to redevelop and upgrade the existing Centre into a high-quality community recreation destination. Plans include construction of a new six-lane 25 metre pool with change rooms, an administration area, storage rooms, and improvement of existing spaces. The existing swimming pool and curling rink will be demolished. The first phase of reconstruction is expected to be underway in June of 2008 with substantial completion in summer 2009. A fitness facility upgrade is planned as a second phase budgeted for 2012.

"Convenient access to facilities is a priority for the City," said Mayor Hames. "The Cheam Centre renovation will create a focal point on the South side of Chilliwack and complement existing facilities across the community."

The synthetic turf field at Townsend Park will replace the existing grass field 'A' and will accommodate a full-size soccer pitch, a Canadian rules football field and most other field sports. The \$2 million project will provide all-weather access to sports field users and reduce maintenance costs associated with grass fields. Synthetic turf is considered to be the most cost-efficient way of providing the maximum number of users the opportunity to play on a high-quality field that remains constant regardless of weather. Installation will begin in the Spring of 2008 and the new field is expected to be in use by the Fall of 2008.

Said Hames, "Chilliwack plays host to a number of sporting activities that will benefit from the installation of synthetic turf, including minor soccer, minor football and field hockey. Many communities throughout the Lower Mainland are moving toward this new standard. The installation of the synthetic turf field will give our young athletes the opportunity to play on fields that is fast becoming the standard across North America, and continue to keep Chilliwack on the leading edge."

These projects are included in the City's 10-year Comprehensive Municipal Plan. No borrowing is anticipated. The City will finance the Cultural Centre project with some assistance from cultural partner groups, service clubs, private sector supporters, and federal and provincial grants. As well, the City has applied for federal cost-sharing for the Cheam Centre Renovation. The synthetic turf field is also budgeted for 2007/08 as part of the City's 10-year Comprehensive Municipal Plan.

"Residents of the City of Chilliwack deserve the finest in community amenities. Our goal is to provide the best possible facilities within the most responsible financial framework," said Mayor Hames.

Project plans were developed through numerous consultative processes that included representatives from the City and community user groups. To find out more visit www.chilliwack.com.

[View the full text of this press release](#)

Summary by Corrie Kost.

Disclaimer: Don't take my word of what transpired as fact – please verify with the speakers on any critical points.

5.6 Governance: Global Actions and Visioning

Corrie to give summary of WV presentation by Martha Piper & Michael Byers

This free meeting was sponsored by West Vancouver Citizens for Good Governance (WVCGG) and was held 7:30pm Nov 1/2007 at the Key Meek Studio Theatre, 1700 Mathers Ave in West Vancouver. It was well attended – however I could not find anyone I knew from NV that was present. This meeting was in no way connected to “rating” politicians but was on the general issue of what constitutes “good governance”.

Dr. Michael Byers (researcher in international law and politics at UBC) – hailed from Lethbridge Alberta, and as a 15 yr-old campaigned successfully to reduce a 500 home development planned to go into a river valley to about ¼ of that scope. Lesson: One can make a difference. He described some “connections” – the first was putting to bed any doubt about climate change - amply demonstrated by trends and expectation that the arctic ocean – some 1.2million sq-km will be ice-free within 10 years. It's not the melting that will raise the level of oceans – it's the expansion of water due to temperature increase that will dominate. This will impact the West Vancouver waterfront residents. The second connection – drugs in downtown east Vancouver, the war in Afganistan, and property crime in Vancouver – which currently is second in North America only to Miami. He suggested Canadian government buy the harvested drugs directly from Afganistan. Municipal governments need to get directly involved in such issues – especially as they are more nimble and flexible – and thus become leaders in dealing with the impacts of climate change. He noted that Chicago is the leader in CO2 reduction, while Norway is expected to be CO2 neutral in coming decades. **“Think big or we won't be able to thing small”!**

Dr. Martha Piper (past UBC president) indicated **that it takes more than talent to tackle climate change – it takes nerve and hard work.** Crafting of the vision was critical – giving focus to a community. There needs to be tension between consulting and the required action. Consulting means listening and perhaps agreeing, but perhaps not. Not every issue needs to go to referendum. She described the Aesop fable “Bell the Cat” <http://www.bartleby.com/17/1/67.html> - the message being that “it is easy to propose impossible to implement remedies”. Piper felt the need to align day-to-day municipal workers with the “vision” – say by changing/restructuring the various committee organizations so they all work towards the same common goals/visions. An annual hardcopy “scorecard” to keep accountability on track was essential. [*message here to DNV council!*]. The impact of “industrialization” was likened to the earth being struck by a giant meteor – except it's happening more slowly.

It was suggested that, with practice, **writing letters to the editors of newspapers can have an impact.** It was suggested that governance policies should be set by a “board” and not the public. The king of leaders we need are those who believe and practice that **“Good governance means telling the truth even if they do not want to hear it”!**

After the meeting I asked Martha Piper if she felt whether it was appropriate to only put the annual report of a municipality on a web site and not make it available in hardcopy format. She agreed that this was NOT appropriate and that **hardcopies are an essential element of an annual report.**

Subject: [Fwd: Your query]
From: Corrie Kost <kost@triumf.ca>
Date: Tue, 06 Nov 2007 09:16:26 -0800
To: 'FONVCA' <fonvca@fonvca.org>

----- Original Message -----

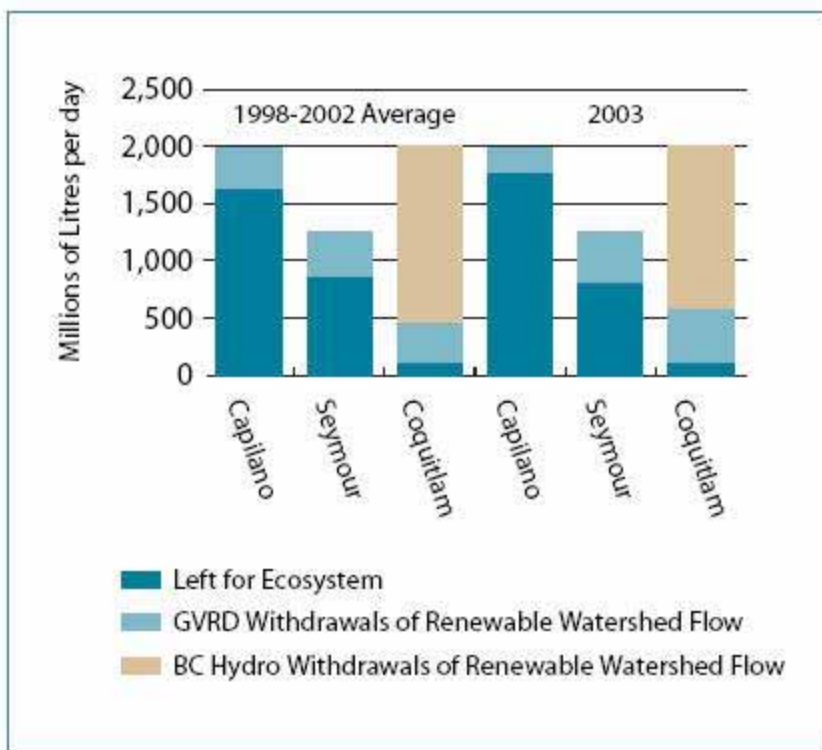
Subject: Your query
Date: Mon, 5 Nov 2007 15:52:39 -0800
From: Bill Morrell <Bill.Morrell@metrovancover.org>
To: <kost@triumf.ca>

Mr. Kost: Our regional utility planning folks have provided the following information in response to your query:

- the total GVWD withdrawals from the three GVWD watersheds (Capilano, Seymour, Coquitlam) in 2006 averaged 1,160 million liters per day;
- the total average annual renewable water flowing into the three GVWD reservoirs (Capilano, Seymour, Coquitlam) is about 5,250 million liters per day;
- therefore about 22 percent of the total water captured by the GVWD reservoirs is consumed by the GVWD and about 78 percent flows to the oceans.
- Note that the BC Hydro withdrawals from Coquitlam Reservoir flow into the ocean at Indian Arm.

<http://www.gvrd.bc.ca/sustainability/pdfs/Water.pdf>

Annual GVRD Water Withdrawal of Renewable Water Available from Watersheds





October 4, 2007

File: 0120.01/00

Mr. Corrie Kost
2851 Colwood Drive
North Vancouver, BC
V7R 2R3

Dear Mr. Kost:

Re: Right to Know Week

I am writing in response to the two questions you have raised in your e-mail of September 29, 2007 with reference to "Right to Know Week".

Does the new Lynn Valley Library/Town Centre meet 2005 Earthquake Specifications?

In order to receive a building permit the Lynn Valley Library had to be designed in accordance with the 1998 BC Building Code. However, the design team was aware of the potential changes that were under consideration for the 2006 BC Building Code and these were taken into consideration. For example, although not required under the 1998 code but included in 2006 code a Dynamic Analysis of the project was completed to understand how the building would respond to a design earthquake. The team was also aware that the seismic values proposed for the Vancouver region in the 2006 code were similar to the design values in the 1998 code and as a result the design parameters would be similar.

In short, the engineering analysis completed for the Lynn Valley Library/Town Centre would measure up favourably when compared to the 2006 code.

Does the new \$600 million water filtration system for the Seymour/Capilano reservoirs deal with very high turbidity events that are expected due to climate change?

The new filtration plant has been designed to handle turbidities that have historically occurred in the Seymour and Capilano water supplies over the last several decades, including the event that occurred last November (short tem turbidities of 50 to 90 ntu). The plant has been designed to increase its turbidity removal capacities by adding a sedimentation (solids removal) step ahead of the filters, and space has been provided during construction to do so.

Therefore should climate change result in much higher water source turbidities in the future, the plant can be modified to handle approximately 10 times the recent turbidity levels which will be more than adequate.

I trust the foregoing answers your questions.

Yours truly,



Gavin Joyce, P.Eng
Acting Director of Corporate Services

/dlb

cc: Mayor & Council
Dennis Back, Chief Administrative Officer
Margaret Eckenfelder, Director of Sustainability, Planning & Environment Services
Jozsef Dioszeghy, Director of Environment, Parks & Engineering Services

The District of North Vancouver

What's happening in our District

Continued from Marlborough Heights Advertisement on facing page

RESCHEDULED Public Hearings on:

Zoning Bylaw Amendments

Text Amendments - Light Industrial Zone
Pemberton Area West 16th St. & Welch St.
Pemberton Area West 1st St.

Date: Tuesday, March 14, 1995
Time: Following the Public Hearings on Bylaws 6732 and 6735 to commence at 7:00 p.m.
Location: Council Chamber of Municipal Hall, 355 West Queens Road North Vancouver, BC

BYLAW 6685 - "Rezoning Bylaw 1008"

Applicant:
The Corporation of the District of North Vancouver

Proposed Text Amendment:

- To amend Part 2 of the Zoning Bylaw to insert new land use definitions and amend existing definitions;
- To reorganize the existing commercial and industrial zones;
- To create two new zones: General Commercial Zone 8 (C8) and Storage Industrial Zone (IS);
- To revise the permitted uses and regulations for the Light Industrial (I3) Zone; and
- To reorganize the parking regulations and introduce new regulations for the new land use classes.

Purpose:

- To make the Zoning Bylaw more user-friendly and more up to date in terms of permitted uses and development regulations;
- To introduce changes to the Light Industrial Zone to more closely reflect the types of uses which locate in light industrial areas;
- To introduce changes to the Light Industrial Zone to more closely reflect the types of uses which locate in light industrial area; and
- To create an industrial zone for outdoor storage.

BYLAW 6730 - "Rezoning Bylaw 1015"

Applicant:
The Corporation of the District of North Vancouver

Subject Lands:

Lots E, G, (EP 10400) and 21, Block 58, DL 552, Plan 4680;
Lots D, E, S, 6 and 7, Block 57, DL 552, Plan 4680;
Lots 1 and 2, Block 2, DL 266, Plan 14306;
Lots 15 and 21, Block 2, DL 266, Plan 4680;
Lots G, K and 7 Block 3, DL 266, Plan 4680;
Lots 1, F, 4, 5 and J, Block 6, DL 266, Plan 4680;
Lot A, Block 7, DL 266, Plan 14607;
Lots 15 and 18-21, Block 7, DL 266, Plan 4680;
Lots A, 15 and 18-20, Block 10, DL 266, Plan 4680;
Lot E (EP 9050), Blocks 10 and 15, DL 266, Plan 4680;
Lots A, 1-3, 6 and 7, Block 11, DL 266, Plan 4680;
Lots A and C, Block 14, DL 266, Plan 14627;
Lot B, Block 14, DL 266, Plan 14627;
Lots 16AM, 17 and 18, Block 15, DL 266, Plan 4680;
Lot A, Block 15, DL 266, Plan 13263;
Lots 15AM (EP 9656), 17AM, 18, 19 and A, Block 18, DL 266, Plan 4680;
Lots 1-3, Block 19, DL 266, Plan 4680;
Lot B, Block 19, DL 266, Plan 15020; and
Lot A, Block 19, DL 266, Plan 16065.
(Pemberton Area as shown on map at top right)

Proposed Amendment:

To rezone the subject lands FROM Light Industrial Zone (I3) TO General Commercial Zone (C8).

Purpose:

To implement a new C8 zoning category which will alter the land uses permitted on Pemberton Avenue between West 16th Street and Welch Street and establish new development regulations.

BYLAW 6731 - "Rezoning Bylaw 1016"

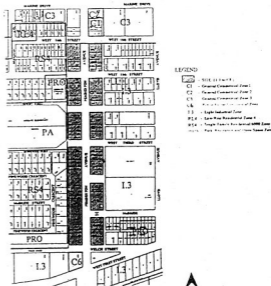
Applicant:
The Corporation of the District of North Vancouver

Subject Lands:

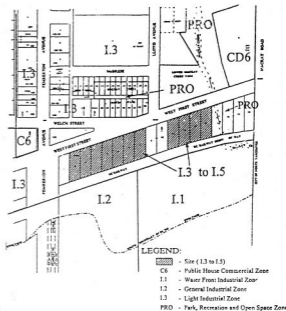
Lots 2-8 and 11-14, Block 26, DL 266, Plan 4680 (Pemberton Area as shown on map at right).

Proposed Amendment:

To rezone subject municipal lands FROM the Light Industrial Zone (I3) TO the Storage Industrial Zone (IS) as shown on the map at middle right.



MAP PERTAINING TO BYLAW 6730 - "Rezoning Bylaw 1015"



MAP PERTAINING TO BYLAW 6731 - "Rezoning Bylaw 1016"

Purpose:

To implement a new IS zoning category to allow for outdoor storage as a principal use on municipal lands on West First Street east of Pemberton Avenue.

All persons who believe their interest in property may be affected by the above proposals will be afforded an opportunity to be heard in person and/or by written submission. Written submissions will be accepted up to the conclusion of the Public Hearings. These Public Hearings are held under the provisions of the *Municipal Act*. Copies of the bylaws, resolutions, supporting staff reports and any relevant background material are available for review at the District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC, in the Legislative Services Department or Planning Department, Monday through Friday, except Statutory Holidays, March 3 to 14, 1995, inclusive, between the hours of 8:30 a.m. and 4:30 p.m.

Agnes S. Hilson
Deputy Municipal Clerk
March 3, 1995

