



## **FONVCA AGENDA**

**THURSDAY November 18<sup>th</sup> 2010**

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

**Time:** 7:00-9:00pm

**Chair:** Cathy Adams- Lions Gate C.A.

**Email:** [cathyadams@shaw.ca](mailto:cathyadams@shaw.ca) Tel:604-987-8695

Regrets: Dan Ellis, Lyle Craver

### **1. Order/content of Agenda**

### **2. Adoption of Minutes of Oct 21<sup>st</sup>**

<http://www.fonvca.org/agendas/nov2010/minutes-oct2010.pdf>

### **3. Old Business**

#### **3.1 Council Agenda Distribution - continued**

-Basic Agenda listing still missing from District Dialogue

#### **3.2 Renewal of FONVCA.ORG**

Renewal has been done for 3yrs (to Nov 2013, name to Nov 2014) at cost of \$334.60. Members who have paid \$20 are:

Lynn Valley C.A.	Lions Gate N.A.
Save our Shores	Blueridge C.A.
Edgemont C.A.	Norgate Park C.A.
Seymour C.A.	Delbrook C.A.

#### **3.3 Update on OCP Process**

- Rescission of local area plans still undecided.
- Risk (as for 1996 OCP) of an abortive process?

#### **3.4 Tree Bylaw – continued**

-See recent emails & 6.2(a)

-North Shore News Articles

<http://www.nsnews.com/stories/3819609/story.html>

[http://www.nsnews.com/story\\_print.html?id=3746085](http://www.nsnews.com/story_print.html?id=3746085)

-Article by International society of Arboriculture

[http://www.isa-](http://www.isa-arbor.com/education/onlineResources/treeOrdinanceGuidelines.aspx)

[arbor.com/education/onlineResources/treeOrdinanceGuidelines.aspx](http://www.isa-arbor.com/education/onlineResources/treeOrdinanceGuidelines.aspx) and detailed 181 page guidelines..

[http://www.isa-](http://www.isa-arbor.com/education/resources/educ_TreeOrdinanceGuidelines.pdf)

[arbor.com/education/resources/educ\\_TreeOrdinanceGuidelines.pdf](http://www.isa-arbor.com/education/resources/educ_TreeOrdinanceGuidelines.pdf)

- Proposed Tree Compensation Model (page 62)

[http://www.dnv.org/upload/documents/Council\\_Agenda\\_s\\_Minutes/101005CWAA.pdf](http://www.dnv.org/upload/documents/Council_Agenda_s_Minutes/101005CWAA.pdf) and déjà vu articles

[http://theoakvillevatchdog.blogspot.com/2007\\_03\\_01\\_archive.html](http://theoakvillevatchdog.blogspot.com/2007_03_01_archive.html)

[http://theoakvillevatchdog.blogspot.com/2007\\_09\\_01\\_archive.html](http://theoakvillevatchdog.blogspot.com/2007_09_01_archive.html) 30/

### **4. Correspondence Issues**

**4.1 Business arising from 8 regular emails:**

**4.2 Non-Posted letters – 0 this period**

### **5. New Business**

**Council and other District issues.**

#### **5.1 Highway Robbery by Translink?**

Property taxes keep piling-up...

<http://www.nsnews.com/news/news/3826077/story.html>

<http://www.vancouver.sun.com/news/stories/3751888/story.html>

[http://www.vancouver.sun.com/story\\_print.html?id=3662897](http://www.vancouver.sun.com/story_print.html?id=3662897)

**Translink 2011 Supplement Background & Details**

[http://beta.images.theglobeandmail.com/archive/009977/TransLink\\_funding\\_s\\_997764a.pdf](http://beta.images.theglobeandmail.com/archive/009977/TransLink_funding_s_997764a.pdf)

[http://www.translink.ca/en/site-info/document-library-result.aspx?id=\(1422CC18-0809-4583-8F9C-4A805AF0417C\)&ref=\(2091EA29-0CD6-49CC-A55B-617D0DC2B663\)](http://www.translink.ca/en/site-info/document-library-result.aspx?id=(1422CC18-0809-4583-8F9C-4A805AF0417C)&ref=(2091EA29-0CD6-49CC-A55B-617D0DC2B663))

Note: SeaBus upgraded to 15 minute frequency all day every day

#### **5.2 EPA Report on Composting**

[http://beyondrecycling.org/pdf\\_files/FinalReport.pdf](http://beyondrecycling.org/pdf_files/FinalReport.pdf)

The executive summary – particularly on tipping fees – is well worth a read.

### **6. Any Other Business**

#### **6.1 Legal Issues**

a) Metro Vancouver to take port to court if tax dispute not solved

<http://www.vancouver.sun.com/news/news/3686902/story.html>

#### **6.2 Any Other Issues (2 min each)**

a) UN Report on economics of ecosystems and biodiversity

[http://www.unep.ch/etb/publications/TEEB/TEEB\\_interim\\_report.pdf](http://www.unep.ch/etb/publications/TEEB/TEEB_interim_report.pdf)

Sun article “Underpricing “nature’s bounty’ costs trillions

<http://www.vancouver.sun.com/technology/news/3698238/story.html>

Similar study done for Greater Vancouver

<http://www.vancouver.sun.com/travel/stories/3737115/story.html>

See also the TEEB Interim/final Reports

<http://www.teebweb.org/LinkClick.aspx?fileticket=u2fMSQoWJf0%3d&tabid=1021&language=en-US>

[http://www.teebweb.org/LinkClick.aspx?fileticket=bYhDohL\\_TuM%3d&tabid=924&mid=1813](http://www.teebweb.org/LinkClick.aspx?fileticket=bYhDohL_TuM%3d&tabid=924&mid=1813)

[http://www.teebweb.org/LinkClick.aspx?fileticket=bYhDohL\\_TuM%3d&tabid=924&mid=1813](http://www.teebweb.org/LinkClick.aspx?fileticket=bYhDohL_TuM%3d&tabid=924&mid=1813)

[http://www.teebweb.org/LinkClick.aspx?fileticket=bYhDohL\\_TuM%3d&tabid=924&mid=1813](http://www.teebweb.org/LinkClick.aspx?fileticket=bYhDohL_TuM%3d&tabid=924&mid=1813)

b) Expect municipalities to endorse Mounties

<http://www.vancouver.sun.com/news/news/3686899/story.html>

c) Landfill for carbon sequestration

<http://www.osti.gov/bridge/servlets/purl/795745-EMfXDz/native/>

d) To Bury or Burn?

<http://www.aps.org/publications/apsnews/201010/letters.cfm>

A low-tech/proven sequestration technology.

Note: Plastics in landfill are ~ 100% sequestered

[http://epa.gov/climatechange/wyacd/waste/downloads/ICF\\_Memo\\_Carbon\\_Sequestration\\_in\\_Landfills.pdf](http://epa.gov/climatechange/wyacd/waste/downloads/ICF_Memo_Carbon_Sequestration_in_Landfills.pdf) indicated

generally 75% carbon sequestration for landfill material.

### **7. Chair & Date of next meeting.**

**Thursday December 16<sup>th</sup> 2010**

#### **Attachments**

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

**OUTSTANDING COUNCIL ITEMS**-Cat Regulation

Bylaw; Review of Zoning Bylaw; Securing of vehicle load

bylaw; Snow removal for single family homes bylaw.

**FONVCA Received Correspondence/Subject**  
**14 October 2010 → 14 November 2010**

<b>LINK</b>	<b>SUBJECT</b>
<a href="http://www.fonvca.org/letters/2010/18oct-to/Monica_Craver_14oct2010b.pdf">http://www.fonvca.org/letters/2010/18oct-to/Monica_Craver_14oct2010b.pdf</a>	Need for proper Residents' Parking Only
<a href="http://www.fonvca.org/letters/2010/18oct-to/Monica_Craver_14oct2010.pdf">http://www.fonvca.org/letters/2010/18oct-to/Monica_Craver_14oct2010.pdf</a>	The Woods Belong to "Them" -- Says Who?
<a href="http://www.fonvca.org/letters/2010/18oct-to/Brian_Platts_29oct2010.pdf">http://www.fonvca.org/letters/2010/18oct-to/Brian_Platts_29oct2010.pdf</a>	DNV Tree Bylaw
<a href="http://www.fonvca.org/letters/2010/18oct-to/Bill_Tracey_29oct2010.pdf">http://www.fonvca.org/letters/2010/18oct-to/Bill_Tracey_29oct2010.pdf</a>	DNV Tree Bylaw
<a href="http://www.fonvca.org/letters/2010/18oct-to/Lisa_Muri_30oct2010.pdf">http://www.fonvca.org/letters/2010/18oct-to/Lisa_Muri_30oct2010.pdf</a>	DNV Tree Bylaw
<a href="http://www.fonvca.org/letters/2010/18oct-to/John_Hunter_30oct2010.pdf">http://www.fonvca.org/letters/2010/18oct-to/John_Hunter_30oct2010.pdf</a>	DNV Tree Bylaw
<a href="http://www.fonvca.org/letters/2010/18oct-to/Wendy_Qureshi_31oct2010.pdf">http://www.fonvca.org/letters/2010/18oct-to/Wendy_Qureshi_31oct2010.pdf</a>	Condo owners left out of organic waste pickup in the DNV
<a href="http://www.fonvca.org/letters/2010/18oct-to/Wendy_Qureshi_10nov2010.pdf">http://www.fonvca.org/letters/2010/18oct-to/Wendy_Qureshi_10nov2010.pdf</a>	Unelected TransLink

**Past Chair of FONVCA (Jan 2007-present)**

Nov 2010	Cathy Adams	Lions Gate C.A.	← next
Oct 2010	Eric Andersen	Blueridge C.A.	
Sep 2010	K'nud Hille	Norgate Park C.A.	
Jun 2010	Dan Ellis	Lynn Valley C.A.	
May 2010	Val Moller	Lions Gate C.A.	←add
Apr 2010	Paul Tubb	Pemberton Heights	
Mar 2010	Brian Platts	Edgemont C.A.	
Feb 2010	Special		
Jan 2010	Dianna Belhouse	S.O.S	
Nov 2009	K'nud Hill	Norgate Park C.A.	
Oct 2009	Dan Ellis	Lynn Valley C.A.	
Sep 2009	Brian Platts	Edgemont C.A.	
Jul 2009	Val Moller	Lions Gate N.A.	
Jun 2009	Eric Andersen	Blueridge C.A.	
May 2009	Diana Belhouse	S.O.S	
Apr 2009	Lyle Craver	Mt. Fromme R.A.	
Mar 2009	Del Kristalovich	Seymour C.A.	
Feb 2009	Paul Tubb	Pemberton Heights C.A.	
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Apr 2007	John Miller	Lower Capilano R.A.	
Mar 2007	Cathy Adams	Lions Gate N.A.	
Feb 2007	Diana Belhouse	Delbrook C.A.	
Jan 2007	Brian Platts	Edgemont C.A.	

# FONVCA

## Minutes October 21<sup>st</sup> 2010

Place: DNV Hall, 355 West Queens

Time: 7:00pm

### Attendees

Eric Andersen(Chair-protem) Blueridge C.A.  
Dan Ellis Lynn Valley C.A.  
Diana Belhouse Delbrook C.A. and SOS  
Cathy Adams Lions Gate N.A.  
Val Moller Lions Gate N.A.  
Paul Tubb(Notes) Pemberton Heights C.A.

Regrets: Corrie Kost

The meeting was called to order ~ 7:05pm

### 1. ORDER / CONTENT OF AGENDA

Item 6.2g regarding concerns re lack of enforcement of home based businesses bylaw added to the agenda.

### 2. ADOPTION OF MINUTES – Sept 16<sup>th</sup> 2010

<http://www.fonvca.org/agendas/oct2010/minutes-sep2010.pdf>

Minutes approved (Dan/Diana). There was also a discussion of simplifying the minutes. Suggestions included minuting only items with discussion and eliminating the links.

### 3. OLD BUSINESS

#### 3.1 Council Agenda Distribution

Basic Agenda listing still missing from District Dialogue. Eric to confirm letter of September 16 FONVCA meeting has been sent to DNV.

#### 3.2 Renewal of web site FONVCA.ORG

Renewal has been done for 3yrs (to Nov 2013) at cost of \$334.60. Members who have paid \$20 are:

Lynn Valley C.A.	Lions Gate N.A.
Save our Shores	Blueridge C.A.
Edgemont C.A.	Norgate Park C.A.
Seymour C.A.	Delbrook C.A. (correction)

Discussion of how to deal with funding shortfall and whether CA's could recover their contributions through DNV Healthy Communities funding. Cathy to follow-up with Corrie re collection efforts to date.

### 3.3 Update on OCP Process

A process to deal with conflicts between LAP's and the new OCP will be discussed at the Nov 2 Roundtable meeting when they meet to review the draft OCP. A public process to review the draft OCP is planned prior to Christmas with planned adoption of the OCP in spring 2011.

### 4. CORRESPONDENCE ISSUES

#### 4.1 Business arising from 9 regular e-mail

No discussion – no action required.

#### 4.2 Non-posted letters – 0 this period.

### 5. NEW BUSINESS

#### Council and other District Issues

#### 5.1 Shirtsleeve meeting held October 12<sup>th</sup>

Members were pleased with the quality of the discussion and the information provided by staff and Council.

#### 5.2 Regional Growth Strategy

<http://www.metrovancouver.org/planning/development/strategy/Pages/designations.aspx>

#### FONVCA discussed the content and process of the Regional Growth Strategy.

The RGS goes to Metro Board on Nov 12<sup>th</sup> for 1/2<sup>nd</sup> reading with Public Hearings towards end of Nov in 4 regional locations and adoption around Jan/Feb 2011. Thence have 2yrs to get OCP's "generally consistent" with plan.

#### 5.3 Trees

Oct 5<sup>th</sup> Tree Protection Workshop by Council

[http://www.dnv.org/upload/documents/Council\\_Workshops/cwm101005.htm](http://www.dnv.org/upload/documents/Council_Workshops/cwm101005.htm)

Staff Presentation: See particularly options on pages 19/20

Support is strongest for option 2, less for option 1, least for option 3

[http://www.dnv.org/upload/documents/Council\\_Presentation/1479151.pdf](http://www.dnv.org/upload/documents/Council_Presentation/1479151.pdf)

**It was suggested that FONVCA members view the video of the Council discussion on proposed changes to the tree bylaw.**

For convenience the FONVCA agenda references are provided below:

Annual "Tree Benefit Calculator"

<http://treebenefits.com/calculator/>

A nice Technical Guide to Urban and Community Forestry

<http://www.na.fs.fed.us/spfo/pubs/uf/techguide/toc.htm>

Identified Benefits of Community Trees and Forests

[http://www.ottawaforests.ca/city\\_trees/values\\_e.htm](http://www.ottawaforests.ca/city_trees/values_e.htm)

Tree Ordinance Guidelines

<http://www.isa-arbor.com/publications/tree-ord/ordprt1c.aspx>

Sewer lines and Trees

<http://www.sewersmart.org/prevention-4.html>

Market Value of Mature Trees in Single-Family Housing Markets

<http://www.entrepreneur.com/tradejournals/article/print/59635055.html>

Trees and the Law

<http://www.fonvca.org/agendas/oct2010/Trees%20and%20the%20Law.pdf>

Trees in the Housing Landscape

<http://www.ianpubs.unl.edu/e-public/pages/publicationD.jsp?publicationId=830>

## 6. ANY OTHER BUSINESS

### 6.1 Legal Issues- FYI ONLY

Both 6.1(a) & 6.1(b) below were deferred to Nov FONVCA meeting.

#### a) Repair of “breakwater lands”

Weak WV zoning bylaw fails to protect municipal interests.

<http://www.courts.gov.bc.ca/jdb-txt/SC/10/12/2010BCSC1297.htm>  
<http://www.vancouversun.com/health/Lawyer+wins+battle+with+West+repair+breakwater/3614579/story.html>  
<http://www.nsnews.com/news/story.html?id=3608644>  
[http://www.obwb.ca/fileadmin/docs/riparian\\_regulations\\_BC\\_Gov.pdf](http://www.obwb.ca/fileadmin/docs/riparian_regulations_BC_Gov.pdf)

Recommendation for discussion: That DNV should ensure its zoning bylaw protects our interests for such “lands”.

#### b) Provincial Elections Chill Effect

[http://www.policyalternatives.ca/sites/default/files/uploads/publications/BC%20Office/2010/10/ccpa\\_bc\\_election\\_chill\\_effect\\_full.pdf](http://www.policyalternatives.ca/sites/default/files/uploads/publications/BC%20Office/2010/10/ccpa_bc_election_chill_effect_full.pdf)

“BC’s third party advertising rules caused extensive problems for “small spenders” such as non-profits and charities during the 2009 provincial election.”

### 6.2 Any Other Issues (2 min each)

#### a) (un)Sustainability of BC Transit

[http://www.vancouversun.com/story\\_print.html?id=3595400](http://www.vancouversun.com/story_print.html?id=3595400)

**There was a discussion of the need for improved transit to attract car drivers and the complexity of the issue.**

**Items (b-f) below were for information only – no discussion of these items took place.**

b) Map Offers A Global View Of Health-Sapping Air Pollution

<http://www.fonvca.org/agendas/oct2010/Global%20View%20of%20Health.pdf>

c) Invitation to “Table Matters” –

<http://tablematters.eventbrite.com/>

d) Join planning web site [www.cyburbia.org](http://www.cyburbia.org) for free

e) Balanced view on pro/con of Cul-de-sacs

<http://www.uctc.net/access/24/Access%2024%20-%2006%20-%20Reconsidering%20the%20Cul-de-sac.pdf>

f) Three basic Population Pyramids Explained

<http://www.metagora.org/training/encyclopedia/agesex.html>

#### g) (non)enforcement of home based businesses bylaw

A member expressed concern that the bylaw was not being enforced because of the potential high cost of enforcement. **It was suggested that local residents affected by such a business meet with staff and then, if necessary, make a presentation to Council.**

## 7. CHAIR AND DATE OF NEXT MEETING

**Chair: Cathy Adams – Lions Gate C.A.**

**Date: Thursday November 18<sup>th</sup>, 2010**

## A corrected list of past chairs follows:

### Past Chair of FONVCA (Jan 2007-present)

Nov 2010	Cathy Adams	Lions Gate C.A.	← next
Oct 2010	Eric Andersen	Blueridge C.A.	
Sep 2010	K’nud Hille	Norgate Park C.A.	
Jun 2010	Dan Ellis	Lynn Valley C.A.	
May 2010	Val Moller	Lions Gate C.A.	← add
Apr 2010	Paul Tubb	Pemberton Heights	
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**CORPORATE POLICY MANUAL**

Section:	Social & Community Services Planning	10
Sub-Section:	Community Liaison – Non Governmental Organizations	4790
Title:	Healthy Neighbourhood Funding Guidelines	2

**POLICY**

**The District of North Vancouver will provide funding to support Healthy Neighbourhoods in accordance with the Healthy Neighbourhoods Funding Guidelines as indicated in the attachment to this policy.**

**REASON FOR POLICY**

1. To assist existing community/neighbourhood associations, who meet the District's Criteria for Official Recognition, develop their memberships and increase involvement of residents in improving the quality of life in North Vancouver District neighbourhoods; and
2. To support the development of new neighbourhood associations in areas where none currently exist.

**AUTHORITY TO ACT**

Delegated to Staff

**PROCEDURE**

Application Forms will be submitted to the Social Planning Department.

Approval Date:	July 8, 1996	Approved by:	Executive Committee
1. Amendment Date:		Approved by:	
2. Amendment Date:		Approved by:	
3. Amendment Date:		Approved by:	

# HEALTHY NEIGHBOURHOODS FUNDING GUIDELINES

## DISTRICT OF NORTH VANCOUVER May 1997

### PURPOSE OF THE FUND

1. Assist existing community/neighbourhood associations, who meet the District's Criteria for Official Recognition, develop their memberships and increase involvement of residents in improving the quality of life in North Vancouver District neighbourhoods; and
2. Support the development of new neighbourhood associations in areas where none currently exist

### ELIGIBLE EXPENSES

Healthy Neighbourhood Funding will contribute funds towards:

- a) Meeting space if no free meeting space exists;
- b) Activities which increase communication with all residents of Neighbourhoods served by Community Associations, such as newsletters, community forums, and signage;
- c) Due to the limited nature of the fund (\$10,000), a maximum of .13 per capita would be available for each community association for one year and **associations with overlapping populations would be expected to jointly apply for Healthy Neighbourhood funding**; and
- d) Community associations may jointly apply for funds to support communication activities which serve more than one neighbourhood or community.

### EXPECTED OUTCOMES

As more residents become aware of their local association and how to become involved, it is expected that (1) the membership of community associations will increase and (2) more residents will become involved in various activities of their association.

Based on these two expected outcomes, the Healthy Neighbourhood Fund will be evaluated during its first year of operation. Organizations using the Fund will be asked to keep track of their memberships and levels of involvement.

### ADMINISTRATION OF HEALTHY NEIGHBOURHOOD FUND

Once the application for Healthy Neighbourhood Funds is approved, the community association will be asked to submit invoices for eligible expenses to the Social Planning Department. Once invoices are approved, they will be paid directly by the District.

### ELIGIBILITY CRITERIA

Community Associations will have to meet the District's "Criteria for Official Recognition of Community Associations" as outlined on the Application Form. New associations will be given one year to meet the "Criteria for Official Recognition."

**APPLICATION FORM  
HEALTHY NEIGHBOURHOODS FUND**

1. Community Association(s) \_\_\_\_\_

2. Neighbourhood Boundaries Served & Population Estimate \_\_\_\_\_

\_\_\_\_\_

3. Number of Current Members \_\_\_\_\_ Date of Application \_\_\_\_\_

4. President/Chair \_\_\_\_\_

Address \_\_\_\_\_

Postal Code \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

5. Please describe items/activities for which funding is being requested and how they will address one or both of the following: (a) meeting space; (b) increased communication within the neighbourhood(s) with all residents.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6. What are the costs of the items/activities? What amount is being requested from the Healthy Neighbourhood Fund and what will be contributed by the Association?

**ITEMS/ACTIVITIES** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**TOTAL COST** \_\_\_\_\_ **LESS COMMUNITY ASSOCIATION**

**CONTRIBUTION** (Describe if in-kind, e.g. distribution of newsletter) \_\_\_\_\_

\_\_\_\_\_

**AMOUNT REQUESTED FROM HEALTHY NEIGHBOURHOOD FUND** \_\_\_\_\_

## **DNV OCP**

Draft going to Council Monday November 22

Refinements on format ready about Dec 1

Possibly to public (in non-fancy form) Tuesday December 7

Desire by Susan Haid to meet with FONVCA Thursday Dec 9 or Dec 16

Public meetings tentative for Tuesday Jan 11 & Saturday Jan 15

Stakeholders meeting tentatively set for Thursday Jan 13

**ACTION: Prefer Dec 9 or Dec 16 for meeting with staff?**



# Review of Local Government Act

## Official Community Plan Implications

September 2009



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## **1. Introduction**

This purpose of this paper is to outline and detail the legal obligations and powers of Provincial legislation that are provided to local governments in preparing their *Official Community Plans* (OCP). In British Columbia, the *Local Government Act* (LGA) provides the principal legal tools to enable local governments to undertake community planning. This paper will summarize the relevant LGA provisions with respect to OCPs, specifically detailing:

- the purpose and intent of the LGA and OCPs
- OCP content requirements and allowances
- OCP consultation requirements and allowances
- Adoption mechanisms and procedures
- Application, implementation, and amendment information

## **2. Purpose and Intent of Local Government Act / Official Community Plans**

### **2.1. Purposes of Local Government**

Collectively the LGA and *Community Charter* delineate the powers and responsibilities of local government. This section highlights the location and content of sections of these two documents that outline the purposes of the legislation, the purposes of a municipality, the role of local government with respect to planning, and limitations of the legislation.

The overall purposes of the LGA, as laid out in section 1, are:

- (a) to provide a legal framework and foundation for the establishment and continuation of local governments to represent the interests and respond to the needs of their communities,
- (b) to provide local governments with the powers, duties and functions necessary for fulfilling their purposes, and
- (c) to provide local governments with the flexibility to respond to the different needs and changing circumstances of their communities.

The purposes of a municipality, such as the City of Victoria, are identified in section 7 of the *Community Charter* as follows:

- (a) providing for good government of its community,
- (b) providing for services, laws and other matters for community benefit,

- (c) providing for stewardship of the public assets of its community, and
- (d) fostering the economic, social and environmental well-being of its community

A major element of the LGA is the delineation of the roles and responsibilities of local governments with respect to planning. In particular, Part 25 - Regional Growth Strategies, Part 26 - Planning and Land Use Management, and Part 27 - Heritage Conservation of the LGA contain information to guide local government planning.

With respect to planning matters, the powers in the *Community Charter* are limited in areas that intersect with the LGA. Section 8(7)(c) of the *Community Charter* states:

8(7) The powers under subsections (3) to (6) [*Fundamental Powers*] to regulate, prohibit and impose requirements, as applicable, in relation to a matter

...(c) may not be used to do anything that a council is specifically authorized to do under Part 26 [*Planning and Land Use Management*] or Part 27 [*Heritage Conservation*] of the *Local Government Act*.

## **2.2. Authority to Adopt an Official Community Plans**

Section 876 of the LGA provides local government with the authority to adopt an OCP:

- (1) A local government may, by bylaw, adopt one or more official community plans.

## **2.3. Purpose of Official Community Plans**

Broadly, the legal parameters that govern the creation, implementation, and application of OCPs are contained in LGA, Part 26, Division 2. Specifically, section 875 of the LGA outlines the purposes of an OCP as:

- (1) An official community plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.
- (2) To the extent that it deals with these matters, an official community plan should work towards the purpose and goals referred to in section 849 [*regional growth strategy goals*], which are:

- 1. Avoid urban sprawl;

2. Minimize automobile use and encourage walking, cycling and efficient public transit;
3. Move goods and people efficiently, making effective use of transportation and utility corridors;
4. Protect environmentally sensitive areas;
5. Maintain a secure and productive resource base, including the agricultural land and the forest land reserves;
6. Encourage economic development that supports the unique character of communities;
7. Reduce and prevent air, land and water pollution;
8. Ensure adequate, affordable and appropriate housing;
9. Ensure adequate inventories of suitable land and resources for future settlement;
10. Protect the quality and quantity of ground and surface water;
11. Minimize the risks to settlement associated with natural hazards;
12. Preserve, create and link urban and rural open space including parks and recreation areas;
13. Promote efficient use, conservation and alternative sources of energy; and,
14. Ensure good stewardship of land, sites and structures with cultural heritage value.

### 3. OCP Content Requirements

#### 3.1. Overview

The OCP is legally required to contain a number of items, through written statements and, in some cases, also map designations. The requirements of an OCP can be categorized into the four main areas of land use requirements, housing policy requirements, greenhouse gas emission requirements, and Regional Context Statements. Table 1 contains a summary of the items that are required in an OCP.

**Table 1: Summary of OCP Content Requirements**

LGA Section	Topic	Requirements
877(1)(a)	Residential Development	Location, amount, type & density (meet anticipated demand over 5 years) Both Statements and Map Designations
877(1)(b)	Commercial, Industrial, Institutional, Agricultural, Recreational and Public Utility Land Uses	Location, amount, and type – both present and proposed Both Statements and Map Designations
877(1)(c)	Sand and gravel deposits	Location and area suitable for future extraction Both Statements and Map Designations
877(1)(d)	Land subject to hazardous conditions /environmentally sensitive to development	Restrictions on use Both Statements and Map Designations
877(1)(e)	Major road, sewer, and water systems	Approximate location and phasing Both Statements and Map Designations
877(1)(f)	Public facilities, including schools, parks, and waste treatment and disposal sites	Location and type – present and proposed Both Statements and Map Designations
877(1)(g)	Other matter that may be required by Minister	Both Statements and Map Designations
877 (2)	Affordable housing, rental housing, special needs housing	Housing policies
877(3)	Greenhouse gas emissions	Policies, actions, and targets
866 875(2)	Regional Context Statement	Description of relationship between OCP and Regional Growth Strategy; OCP should work towards the purpose and goals referred to in section 849 [regional growth strategy goals]

### 3.2. Land Use Requirements

An OCP's primary purpose is to articulate direction for planning and land use management. Section 877(1) of the LGA requires both statements and map designations that address the following:

- (a) the approximate location, amount, type and density of **residential development** required to meet anticipated housing needs over a period of at least 5 years;
- (b) the approximate location, amount and type of present and proposed **commercial, industrial, institutional, agricultural, recreational and public utility land uses**;
- (c) the approximate location and area of **sand and gravel deposits** that are suitable for future sand and gravel extraction;
- (d) restrictions on the use of land that is **subject to hazardous conditions or that is environmentally sensitive to development**;
- (e) the approximate location and phasing of any **major road, sewer and water systems**;
- (f) the approximate location and type of present and proposed **public facilities, including schools, parks and waste treatment and disposal sites**; and
- (g) other matters that may, in respect of any plan, be required or authorized by the Minister.<sup>1</sup>

The main subject areas have been highlighted above, but note that:

- The level of detail varies (e.g. paragraph (a) says "location, amount, type and density" whereas (b) says "location, amount and type"; (c) says "location and area"; (e) says "location and phasing" and finally (f) says "location and type"; and
- Some speak in the present tense, some of the "future" (see s.877(1)(e)) and some require both "present" and "proposed" (see 877(1)(b) and (f)).

### 3.3. Housing Policy Requirements

Section 877(2) of the LGA requires an OCP to include housing policies with respect to the following:

- affordable housing,
- rental housing, and
- special needs housing.

---

<sup>1</sup> None are presently required by the Minister.

### **3.4. Greenhouse Gas Emissions Requirements**

Section 877 (3) requires that local governments address greenhouse gas emissions through the inclusion of:

- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and
- policies and actions of the local government proposed to achieve those greenhouse gas emission reduction targets.

Note that local governments have until May 31<sup>st</sup>, 2010 to include such targets, policies and actions in their existing Official Community Plans.<sup>2</sup>

### **3.5. Regional Context Statements**

The Capital Regional District adopted a *Regional Growth Strategy* on August 13, 2003. Under section 866 of the LGA, OCPs must include a regional context statement that is accepted by the Board of the Regional District. The regional context statement must describe the relationship between the official community plan and the regional growth strategy. Additionally, the regional context statement needs to be consistent with the direction contained in the remainder of the OCP.

Council is required to submit a regional context statement and any subsequent amendments to the regional board for acceptance. Council is also required to review the regional context statement once every five years.

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<sup>2</sup> Per Section 39 of Bill 27—2008 Local Government (Green Communities) Statutes Amendment Act, 2008



## 4. Additional Matters that May be Included in an OCP

### 4.1. Overview

In addition to the requirements outlined in the previous section, the LGA also provides local governments with the ability to create additional policies and objectives, designate areas for special control, and require information. Examples of these items include the development of policy statements, heritage conservation areas, and development permit areas. Table 2 summarizes the topic areas and tools that are available to local governments.

**Table 2: Summary of Items that may be included in an OCP**

<b>LGA Section</b>	<b>Item</b>	<b>Allowance</b>
878(1)(a)	Social needs, social well-being, and social development	Policies if within City's regulation authority or broad objectives
878(1)(c)	Farming on land in farming area / area designated for agriculture	Policies respecting maintenance and enhancement if within regulation authority, other broad objectives
878(1)(d)	The natural environment, its ecosystems and biological diversity	Policies relating to preservation, protection, restoration, and enhancement if within regulation authority, other broad objectives
970.1 971  Part 27 generally	Heritage conservation areas designation to require heritage alteration permit for certain subdivision, construction and alterations to land/building/feature	Specify features or characteristics that justify designation; specify the objectives of the designation
919.1 920	Development permit areas designation to require development permit for certain subdivision, building and alterations to land/buildings	Protection of the natural environment, its ecosystems and biological diversity
		Protection of development from hazardous conditions
		Protection of farming
		Revitalization of an area in which a commercial use is permitted
		Establishment of objectives for the form and character of intensive residential development
		Establishment of objectives for the form and character of commercial, industrial or multi-family residential development
	Describe special conditions or objectives to justify all	

		Establishment of objectives to promote energy conservation
		Establishment of objectives to promote water conservation
		Establishment of objectives to promote the reduction of greenhouse gas emissions
Additional Powers Reg. 69/97 920(8)	Intensive Residential Development	Designate areas and define “intensive residential development”
920.01 920.1	Development Approval Information	Specify circumstances/ Designate Areas for DAI Describe special conditions or objectives to justify
920.2 921	Temporary Commercial and Industrial Use Permits	Designate Areas/ Specify general conditions for issuance
941	Provision of Park Land on Subdivision	Policies and designations respecting the location and type of future parks

#### 4.2. Optional Policy Statements & Broad Objectives

Section 878 (1) of the LGA outlines a number of items that may be included as a policy statements in an OCP. These are:

- policies of the local government relating to ***social needs, social well-being and social development***;
- an [expanded] ***regional context statement***, [in addition to the requirements further to section 866];
- policies of the local government respecting the maintenance and enhancement of ***farming*** on land in a farming area or in an area designated for agricultural use in the community plan;
- policies of the local government relating to the preservation, protection, restoration and enhancement of the ***natural environment, its ecosystems and biological diversity***.

Section 878(2) requires that OCPs can only provide the broad objectives of the local government with respect to issues that are not within the jurisdiction of local government. Therefore, the distinction between a policy statement and broad objective is important in the preparation of an OCP.

### **4.3. Heritage Conservation Area**

In Section 970.1 of the LGA, it states an OCP may designate an area as a heritage conservation area. If a heritage conservation area is designated, the OCP must:

- describe the special features or characteristics that justify the designation, and
- state the objectives of the designation.

Guidelines respecting the manner by which objectives are to be achieved must also be specified but that can be done in either the OCP or a zoning bylaw. If an area is a designated heritage conservation area, then certain subdivision, construction and alterations must not be done without a Heritage Alteration Permit (HAP). The OCP may also do one or more of the following:

- specify conditions under which heritage alteration permit requirements (section 971) do not apply to property within the area, which may be different for different properties or classes of properties;
- include a schedule listing buildings, structures, land or features within the area that are to be protected heritage property under this Act;
- identify features or characteristics that contribute to the heritage value or heritage character of the area.

### **4.4. Development Permit Areas**

A development permit area is a designation which imposes a set of regulations pertaining to a specific area. The development permit area may be small or cover the entire City. Development permit areas can be used to achieve a variety of design, revitalization and environmental objectives and require the issuance of a development permit prior to subdivision, building and/or alterations of land and/or buildings.

Section 919.1 of the LGA provides the authority of an OCP to designate development permit areas for one or more of the following purposes:

- (a) protection of the natural environment, its ecosystems and biological diversity;
- (b) protection of development from hazardous conditions;
- (c) protection of farming;
- (d) revitalization of an area in which a commercial use is permitted;
- (e) establishment of objectives for the form and character of intensive residential development;

- (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- (g) ...[*only relevant to resort regions*]...
- (h) establishment of objectives to promote energy conservation;
- (i) establishment of objectives to promote water conservation;
- (j) establishment of objectives to promote the reduction of greenhouse gas emissions.

With respect to each development permit area created, the OCP must:

- describe the special conditions or objectives that justify the designation, and
- specify guidelines respecting the manner by which the special conditions or objectives will be addressed (though these guidelines may be included in the zoning bylaw instead).

The OCP may also specify conditions under which a development permit would not be required.

Section 920 of the LGA dictates what a development permit may or may not do and it prevents a development permit from varying the use or density of permitted development (except with respect to a designation under s.919.1(b) "protection of development from hazardous conditions", and only with respect to "health, safety or protection of property from damage"). A review of this section is necessary to inform the drafting of the guidelines.

#### **4.5. Areas for Intensive Residential Development**

The City of Victoria is granted additional powers through the *City of Victoria Additional Powers Regulation (B.C. Reg. 69/67)*. This legislation allows the City to designate areas for intensive residential development in its OCP; unlike LGA s.919.1 it also specifically authorizes the City to define the meaning of the term "intensive residential development". Nevertheless, section 920(8) of the LGA applies so that a development permit under this designation "may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures".

#### **4.6. Development Approval Information**

The LGA gives local government the authority to require the provision of development approval information identifying the "anticipated impact of the proposed activity or development on the community" (per s.920.1). The first step

in requiring such information is that the OCP, in accordance with section 920.01 of the LGA, may do one or more of the following:

- (a) specify circumstances in which development approval information may be required,
- (b) designate areas for which development approval information may be required,
- (c) designate areas for which, in specified circumstances, development approval information may be required.

The second step is a separate procedures and policies bylaw further to s.920.1(2), which may be done after or concurrently with the OCP.

#### **4.7. Temporary commercial and industrial use permit areas**

The LGA gives local government the authority to issue temporary commercial or industrial use permits which could permit uses not otherwise permitted in the zoning bylaw.

In order to be able to do so, the OCP or the zoning bylaw may designate areas where temporary commercial and industrial uses may be allowed and may specify general conditions regarding the issue of temporary commercial and industrial use permits in those areas (as described in section 920.2).

#### **4.8. Provision of Parkland**

Under section 941 of the LGA, an owner subdividing land must either provide parkland or cash-in-lieu. This is at their option unless the OCP contains "policies and designations respecting the location and type of future parks", in which case the City will then have the option to require parkland or accept cash-in-lieu (s.941(2)).

## 5. Consultation Requirements

### 5.1. Overview

The process of developing an OCP involves coordination and collaboration with a variety of stakeholders. These stakeholder groups include regional government, other government agencies, and the general public. Additionally, further to LGA s.876, the local government must consider any applicable Provincial guidelines. Table 3 provides an overview of the stakeholder groups and associated consultation requirements in creating an OCP, as identified in the LGA.

**Table 3: Summary of OCP Consultation Requirements**

LGA Section	Stakeholder	Requirements
879	Persons, organizations and authorities generally	Council consideration of appropriateness of one or more opportunities, whether early and ongoing and who to be consulted
879(2)(b)(i)&(ii)	Board of regional districts	Council consideration of whether consultation required
879(2)(b)(iii)	Council of adjacent municipalities	Council consideration of whether consultation required
879(2)(b)(iv)	First nations	Council consideration of whether consultation required
879(2)(b)(v)	School district boards, greater boards, and improvement district boards generally	Council consideration of whether consultation required
879(2)(b)(vi)	Provincial and federal governments and their agencies	Council consideration of whether consultation required and with whom
881	School District #61	Consultation required with Board
890	The Public	Public hearing required – held before adopting OCP. All people who believe their interest in property is affected must be given a reasonable opportunity to be heard or present a written submission
970(4)	Property owners in newly proposed heritage conservation areas	Must be notified at least 10 days prior to an OCP public hearing

## **5.2. Council's Consideration of Consultation Opportunities, Persons, Organization and Authorities and Whether Early and Ongoing**

In addition to the formal public hearing, section 879(1) states that the local government "must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected."

Section 879(2) also requires that a local government must

- (a) consider whether the opportunities for consultation with one or more persons, organization and authorities should be early and ongoing, and
- (b) specifically consider whether consultation is required with the following bodies:
  - the board of the regional district and adjacent regional districts,
  - the Council of adjacent municipalities,
  - first nations,
  - school district boards, greater boards, and improvement district boards,
  - provincial and federal governments and their agencies.

The key here is that City Council (as the "local government") be the body that specifically considers who will be consulted and how often, and to that end there should be Council Resolution at the commencement of and throughout the OCP preparation process; Council is often assisted with reports from Staff.

## **5.3. School District Consultation Mandatory**

Section 881 of the LGA states that the local government must consult with boards of education for those schools districts within its jurisdiction. The only school district within the City of Victoria is School District #61. Consultation is required to be undertaken at the time of preparing or amending the community plan, and at least once per calendar year. The items where the City is required to seek input are as follows:

- (a) Actual and anticipated needs for school facilities and support services in the school district,
- (b) Size, number, and location of sites anticipated to be required for school facilities,
- (c) Types of school(s) anticipated to be required,

- (d) Timing of when anticipated school facilities and support services will be required, and
- (e) how existing and proposed school facilities relate to existing or proposed community facilities in the area.

#### **5.4. Public Hearing Mandatory**

As described in section 890 of the LGA, a local government must hold a public hearing before adopting an OCP bylaw for the purpose of allowing the public to make representations to the local government. The public hearing must be held after first reading of the bylaw and before third reading, and all people who believe their interest in property is affected must be afforded a reasonable opportunity to be heard or to present written submissions.

A written report of each public hearing, containing a summary of the nature of the representations respecting the bylaw that were made at the hearing, must be prepared and maintained as a public record. Other requirements of public hearings are detailed in sections 891, 892, and 893 of the LGA. A council may adopt an official community plan at the same meeting at which the plan passed third reading.

#### **5.5. Consultation for Optional OCP Topics**

The inclusion of optional items in an OCP (as detailed in Chapter 4 of this paper) does not require additional consultation measures, except with respect to the designation of Heritage Conservation Areas. If the OCP is to designate Heritage Conservation Areas, then under section 970 (4) of the LGA, the local government must give notice in accordance with section 974 to the owner of each property that is to be included in the schedule listing buildings, structures, land or features within the area that are to be protected heritage property under this Act, unless the property was already included in the schedule. This notification is required at least 10 days before the public hearing on an OCP.



## **6. Adoption**

### **6.1. Bylaw and Schedule Required**

Section 876 of the LGA gives a local government authority to, by bylaw, adopt one or more OCPs. An OCP must be included in the adopting bylaw as a schedule, and must designate the area covered by the plan.

### **6.2. Adoption Procedures**

Section 882 of the LGA requires the OCP to be adopted by bylaw and it dictates the order of a number of considerations. Each reading of a bylaw must receive an affirmative vote of a majority of all council members present.

After first reading of the OCP bylaw, the local government must follow this sequence:

- first consider the OCP in conjunction with its financial plan, and any waste management plan that is applicable in the municipality
- if any of the lands are in the ALR, then refer the OCP to the Agricultural Land Commission, and
- then hold a public hearing on the proposed OCP.

It is important to note that if amendments are made while the OCP Bylaw is in process, then the above procedure must be repeated.

A local government may consider a proposed OCP in conjunction with any other land use planning and with any social, economic, environmental or other community planning and policies that the local government considers relevant.

## **7. Application and Implementation**

### **7.1. Broad Implications**

The adoption of an OCP has a number of implications for the City, including as identified in section 884 of the LGA:

- An official community plan does not commit or authorize a municipality to proceed with any project that is specified in the plan.
- All bylaws enacted or works undertaken by Council must be consistent with the official community plan.

Furthermore, LGA s.914 provides that "compensation is not payable to any person for any reduction in the value of that person's interest in land, or for any loss or damages that result from the adoption of an official community plan" unless that property is designated for public use only.

### **7.2. Implementation**

The OCP serves as a guiding document, informing other regulations and bylaws, in particular the zoning bylaw. For some tools that are available for inclusion in the OCP (e.g. development approval information), the OCP is but the first step for implementation and further guidelines and bylaws would be required.

### **7.3. Amendment Procedures**

Under section 895 of the LGA a local government that has adopted an official community plan bylaw must, by bylaw, define procedures under which an owner of land may apply for an amendment to the plan. The local government must consider every application for an amendment to the plan and follow the above consultation requirements and procedures.

The City of Victoria's current bylaw is No.05-93 "Land Use Procedures Bylaw, 2005".

**Appendix A: *Local Government Act* Sections relevant to OCP**

# Homeowners get last word on trees

BY ROGER BASSAM, NORTH SHORE NEWS NOVEMBER 12, 2010

Dear Editor:

Your coverage of the recent District of North Vancouver council workshop on the proposed tree bylaw changes seems to have brought more confusion than clarity and triggered some concern in the community.

I believe the public would benefit from knowing about two critical elements of the proposed changes to the bylaw. First and perhaps most importantly, and this was truncated when your reporter quoted me, a home owner will ultimately have the final say in whether a tree is removed or not. If you have a large tree on your property and you want it removed, you can remove it.

Second is the recognition that large trees do provide more than esthetic value to our community, providing ecological and environmental benefits as well. Recognizing this value the proposed bylaw would ask any home owner who removes a large tree to replace that tree and maintain those community benefits. A replacement tree could be as small as six feet tall and cost less than \$100! And, if the homeowner wishes to not replace the tree on their property, they can opt to cover the cost of having the district plant a replacement tree at a suitable location within the neighbourhood.

This in my mind appears to be a reasonable balance between property rights and community responsibilities and I am looking forward to the public hearing process that will accompany the introduction of this bylaw. That public process will be much more productive if everyone has an accurate understanding of what is being proposed.

Roger Bassam, councillor,

District of North Vancouver

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## DNU looks at new tree laws

### Large trees cut must be replaced

BY NIAMH SCALLAN, NORTH SHORE NEWS    OCTOBER 29, 2010

A contentious new tree protection model that restricts homeowners from stripping their properties of trees stirred debate at a District of North Vancouver council workshop Monday night.

Councillors were asked to consider a new "compensation model" during a workshop presentation on tree protection. Put forward by environmental protection officer Richard Boase, the model calls for a bylaw amendment to incorporate a new regulation that orders replacement tree planting whenever a tree more than 75 centimetres in diameter on private land is cut down.

According to Boase, the model seeks to preserve 20 per cent canopy coverage on all private land in the district. Residents unwilling to replace trees would face off-site replacement fees, estimated at more than \$550 per tree. Boase also proposed another bylaw amendment that calls for increased fines of up to \$1,000 for illegal tree cutting.

For Coun. Mike Little, the proposed model impinges on private property rights and wrongly presumes that district residents want to clear cut their backyards.

"We're just fighting the homeowner here," he said. "I don't think we should have this assumption that people will want to denude their neighbourhoods en masse. There are a lot of residents who will protect and nurture their trees, and look after them quite happily."

But for others, the proposed bylaw amendments present a positive move for the district -- promoting the district's environmental values, reducing property damage posed by aging trees and ensuring safety.

"We're talking about community benefit here," Coun. Roger Bassam said.

"What we're doing here is managing and putting an imposition (on the community) for environmental reasons. I am quite pleased about this because, ultimately . . . there is a process in place."

"This is not a punitive bylaw," Mayor Richard Walton said, supporting the suggestions put forward. "It's a set of guidelines that we expect people to adhere to, and in the event that they don't, we need to have a hammer."

"I hope we never have to use the hammer, but there are people out there who do misbehave," he added.

Walton referred to the proposed tree bylaw amendment as a work in progress and noted that district councillors will receive the bylaw in another council workshop before being moved to the public.

# Tree Ordinance Guidelines

## Understanding the Value of Trees within Our Communities

More and more communities are beginning to recognize the tangible benefits that trees provide in the urban environment. Healthy trees reduce air and noise pollution, provide energy-saving shade and cooling, furnish habitat for wildlife, enhance aesthetics and property values, and are an important contributor to community image, pride, and quality of life. Furthermore, many communities have realized that in order to protect and enhance their valuable tree resources, it is useful to view and manage their trees as a cohesive unit, the community or urban forest.

Tree ordinances are among the tools used by communities striving to attain a healthy, vigorous, and well-managed community forest. By themselves, however, tree ordinances cannot assure that the trees in and around our communities will be improved or even maintained. Tree ordinances simply provide the authorization and standards for management activities. If these activities are not integrated into an overall management strategy, problems are likely to arise. Without an overall strategy, management will be haphazard, inefficient, and ineffective, and the community forest will suffer.

## Types of Tree Ordinances

Tree ordinances fit into one of three basic categories.

- Street tree ordinances primarily cover the planting and removal of trees within public rights-of-way. They often contain provisions governing maintenance or removal of private trees which pose a hazard to the traveling public. Also included in this category are ordinances with tree planting requirements, such as those requiring tree planting in parking lots.
- Tree protection ordinances are primarily directed at providing protection for native trees or trees with historical significance. They usually require that a permit be obtained before protected trees can be removed, encroached upon, or in some cases, pruned.
- View ordinances are designed to help resolve conflicts between property owners that result when trees block views or sunlight.

## Download The Tree Ordinance Guidelines

Download this resource, [Guidelines for Developing and Evaluating Tree Ordinances](#), to learn more about the tools and resources available to your community. The guidelines are based on a study of city and county tree ordinances in California (Bernhardt and Swiecki, 1991). This study reviewed 159 enacted city tree ordinances and nine enacted county ordinances in addition to a small number of proposed ordinances. This sample represented about 50% of the city tree ordinances and 80% of the county tree ordinances in effect in California at that time.

## Project Funding

Funding for this project was provided by the USDA Forest Service through the National Urban and Community Forestry Advisory Council and the International Society of Arboriculture.

### **Citation for This Project**

Swiecki, T.J., and Bernhardt, E.A. 2001. Guidelines for Developing and Evaluating Tree Ordinances.

# Large Private Property Tree(s)

## Compensation Model Discussion (removal only)

1. Replacement on site at ratio relative to lot size
  - For example 1 x 5m cedar (approx. \$2500 not incl. transp. & planting for 33' lot)
  - For example 3 x 4m cedar (approx. \$300 ea. not incl. transp. & planting) for larger lot/parcel
2. Local project to replace lost service at a fee relative to assessed value of the removed tree
3. DNV managed fund for urban afforestation





# An Alliance Of Oakville Property Owners



Friday, March 30, 2007

## The Problem In A Nutshell

<!--[if !supportEmptyParas]--><!--[endif]-->Some people get the message about the Tree Bylaw Proposals, some don't. For those who don't, this is it in a nutshell.

- The report by the Mayor's Advisory Committee does not have numbers and statistics to support their conclusions because they did not bother to ask the right questions. Ask any professional account, lawyer, management consultant or top business executive what is required for a true needs assessment, SWAT analysis, cost/benefit analysis, feasibility study and business case and they will all tell you this isn't it. And if we are to make intelligent decisions we need good information. This report doesn't have it.
- The Committee is a collection of individuals BUT have taken it upon themselves to speak for you and I by agreeing to "sell" the recommendations to "their respective spheres of influence". Their mandate was to give advice to the Mayor. This isn't it. They have taken upon himself or herself to give advice to us. That wasn't their mandate.
- The Mayor supports both the report and the committee's attempt to build consensus which means he supports poor planning and extending the boundary of the committee's mandate.

We have no difficulty in building consensus. We do object to building consensus based upon insufficient information and wrong conclusions. That is like building a house, not verifying the soil composition, then finding out years later that the foundation is cracking due to settling because it was built on sandy soil. There are at least 39 possible questions that this report either ignores or fails to answer. Depending upon the answers to those questions, we may need or not need bylaw. And if we need bylaw, the answers will

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dictate what type of bylaw we need. We are not opposed to a bylaw in principle. We just think we need to get it right.

We also object to the end run around the democratic process by this committee of individuals who represent no one other than himself or herself but dare to attempt to speak for the community at large.

A staff report is forthcoming. We can only hope that the staff did their homework and performed a proper needs assessment. Let's hope.

Peter Swirzon  
The Oakville Watchdog

Posted by The Oakville Watchdog at [9:44 AM](#) [Links to this post](#) 

Thursday, March 29, 2007

## **The Mayor Fires Back**

Interesting response from the Mayor in Oakville Today.

"The group recently produced recommendations supported by all of its members." Is he referring to the 5 members of the committee or is he referring to the anticipated support after "selling of the recommendations to their respective spheres of influence?" The committee members certainly don't speak for any Oakville residents except themselves or perhaps they think they do?

The mayor goes on .. "When the follow up staff report is presented in April, the legislative process will continue, allowing Council and residents the opportunity of full participation and comment." Is this before or after the group has sold the recommendations to their respective spheres of influence? There won't be a lot to comment on if the selling job has already been done will there?

The fact is the report doesn't have the numbers to back the recommendations. If this was your money that you were investing would you depend upon the advice of your advisors who talked to a few people, read a report and then said let's cash everything in and protect your \$8000 investment? It will only get 2% of course but at least it's protected. I suggest that you would want to know what the market trends were, a lot more information about what other possible investments there were that might give a better return and still protect your capital, what were your options, the stock market, mutual funds, GIC's, projected rates of return were, and even perhaps (gasp!) what your advisor's track record had been, whether the \$8000 reflected growth of an initial \$6000 investment or whether it reflect a loss after an initial investment of \$10,000. And if that information was not made available to you and all you received was a "trust me" , "our's is a reasonable approach" attitude, what might your reaction be? I dare say you would be looking for a new set of investment advisors.

Same principle. The fact is this report doesn't have the numbers to tell us whether the proposals are good or bad and that is simply not acceptable. 8000 trees, 5000 on residential property. Is this good or

bad? Who knows, because we don't have any information to tell us whether the trees increased from 6000 or decreased from 10,000. But hey, we don't care whether we are already doing a good job at preserving trees or whether we are truly negligent about losing trees. Let's just make a bylaw to protect the mature trees and allow us to cut down the newer ones, all the while our friends the developers are merrily clear cutting for urban sprawl. Is that the best we can do?

Seems to me there is too much focus on injured feelings and not enough focus on whether we are making good sound decisions. Or perhaps the Mayor doesn't think we need to make good sound decisions based upon sound factual information? And if the information isn't sound or the information necessary to make good decisions is missing or the people who are responsible don't care that they have the proper information, then isn't that in itself a betrayal of trust?

Show us the numbers so we can make intelligent decisions, because the report from the Mayor's Advisory Committee doesn't have them.

Peter Swirzon  
The Oakville Watchdog

Posted by The Oakville Watchdog at [8:16 PM Links to this post](#) 

Labels: [Tree Bylaw](#)

Wednesday, March 28, 2007

## Calling the Kettle Black

So the Oakville Beaver apologized for using the term "secrecy" in describing the Mayor's Advisory Group. How nice. How truly unfortunate. True, the Mayor's Advisory Group may not have been "secret" in the absolute true sense of the word., but perhaps that was a wrong choice of words. Perhaps "being intentionally below the radar" might have better described the situation. Maybe no one tried to hide it, but it wasn't public knowledge was it? Some council members did not know about the committee or it's mandate and neither did some senior management at the Town. For certain the committee's existence was not general public knowledge. Why not? Might it be a question of trust? Funny how that term "trust" keeps popping up. The Beaver was far too accommodating in it's apology. The issue of "secrecy" is a mute point and is not the real issue anyway.

Mr. Herring's request for an apology is a bit like calling the kettle black. Mr. Herring's letter to the editor repeatedly assures us that "Our end product was advice to the mayor, nothing more.". And yet the report states clearly that "we assure you that we will support and "sell" the final product within our respective "spheres of influence". This doesn't sound like advice to me or to anyone else that I have spoken to for that matter. It very clearly indicates that Mr. Herring and the committee went far beyond giving "advice" and have now taken it upon themselves to impose their own view of the world (however limited that may be) on an unsuspecting public. This cannot be tolerated in a democracy under any circumstances and


Mr. Herring and the committee need to be held accountable ... and heaven forbid that he and the advisory committee are held accountable in "secret".

Mr. Herring goes on to state that "We have addressed the concerns raised about "developer clear cutting" and the protection of large stature trees, while minimizing the impact on homeowners and property rights".

Nonsense. Mr. Herring and the committee have done nothing of the kind. He and the committee are doing the public a great disservice by trying to foist a poorly prepared report which is at best a result of process of interviews and a literature review compiled in a mere 5 - 6 weeks as something of substance and deserving of respect. This disservice to the public might even be described as disgraceful.

If apologies are in order, then perhaps Mr. Herring and the committee members should be apologizing to the residents of Oakville for over stepping their "mandate" and for not performing a through examination of the "developer" clear cutting and instead returning to the "same old, same old" refrain of last fall where ordinary residential property owners continue to be held hostage for this committee's and the Town's refusal to address the real issue ... developer "clear cutting" for the sake of urban sprawl. Mr. Herring knows that this is the true problem. Apologize to us sir and then withdraw the report and go back to the drawing board and do the job right. If you don't know how, then tell the public that too and they can then find someone else who actually knows how to do a needs assessment. Until then, don't expect any more apologies.

Peter Swirzon  
The Oakville Watchdog

Posted by The Oakville Watchdog at [3:46 PM](#) [Links to this post](#) 

Labels: [Tree Bylaw](#)

## Research ... What Research?

There is more than meets the eye in the recommendations of Mayor's Advisory Committee on Tree Protection.

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The Oakville Beaver reported, "The task force apparently looked extensively at last fall's urban forest (UFORE) report, which inventoried trees throughout the town". Mayor Burton says "he sees the work of the task force as being similar to having a research project". Nonsense. Read Section 4 – Process of the report. The group talked to a "large number of staff in the Town organization" then decided to support "these (Town) initiatives". No research here.

<!--[if !supportEmptyParas]-->

Next, "The group looked at tree bylaw initiatives developed in other communities". This all in the space of 5 – 6 weeks (not three

months as suggested). No original research here. This was just an attempt by the group to find a boilerplate solution and coat tail onto someone else's work without determining if Oakville's needs were the same as their (Mississauga's) needs. But then how could they compare? They didn't bother to find out what Oakville's needs are. There are adjectives to describe this kind of handiwork. No research here.

<!--[if !supportEmptyParas]-->

Next, the group worked with findings in the "Urban Forest" report". They did not bother to ask about the disparity in tree density between newly developed areas such as North Oakville and Shell Park and compare the tree density with the well-developed South Oakville. Had they bothered to actually identify Oakville's needs they might have discovered, as all of the rest of already know, that lack of (overall) tree density is due to clear cutting by developers in North Oakville and Shell Park and that there is no tree density issue in South Oakville. Instead we have recommendations that protect trees (primarily in south Oakville because that's where all the trees are) but does absolutely nothing for tree renewal in north Oakville and Shell Park which have been devastated by developer clear cutting. In fact these recommendations allow us all to cut down younger trees that are essential for renewal. So much for restoring the tree canopy and renewing the urban forest. No research here either.

<!--[if !supportEmptyParas]-->

If this is research we had better hope that they were not doing cancer research because their solution would be to take two aspirins and call us in the morning.. This is how bad this "research" is. Let's call their "research" what it really is - a literature review.

Glen Herring tries to console us by telling us "we just tried to find some reasonable middle ground". Mr. Herring, don't insult our intelligence. The ordinary residential property owner gets screwed while the developers get off scot-free. This report is an insult to every resident of Oakville. This valuable "research" is going to cost every ordinary property owner and it isn't going to cost the developers one penny.

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We are being sold a bill of goods. We are told we will be protecting our trees. If anyone accepts these recommendations, they will be making the problem worse not better. The provincial government has dictated urban growth in the Oakville area. Translated, more clear cutting by developers, more trees lost and an ever-increasing downward spiral of decreasing tree canopy all because this group had no vision of forest renewal and did no research.

The bottom line is this. No research, no needs assessment, no value. Three strikes ... you're out.

<!--[if !supportEmptyParas]-->

Peter Swirzon

The Oakville Watchdog

Posted by The Oakville Watchdog at [3:40 PM](#) [Links to this post](#) 

Labels: [Tree Bylaw](#)

Tuesday, March 27, 2007

## **A Question of Trust**

Letter to The Editor ... Oakville Today & The Oakville Beaver  
March 23, 2007

Mayor Rob Burton announced the recommendations of the Mayoral Advisory Committee on a Tree Protection Bylaw in a press release Monday, March 19. The mayor characterized the recommendations as a response to the "developer" clear-cutting issue.

What nonsense. If this was truly a response to "developer" clear-cutting, then why do the proposed recommendations target ordinary residential property owners (and not developers) with restrictions and financial penalties?

Why does the report target older trees for protection and allow the cutting of new trees that are essential to renewal of the urban forest? Why did the report not consider the disparity in tree coverage between new developments like Glen Abbey, River Oaks and Shell Park and the well-established tree coverage in south Oakville where there is little development in comparison?

We are told that the tree coverage for Oakville is at an unacceptable level of 29 per cent and that trees need to be protected to bring it up to the 40 per cent level target of acceptability. But 29 per cent is an average. The tree coverage in north Oakville and Shell Park where there is a lot of new development is probably less than 20 per cent and the tree coverage in south Oakville that is well established is more likely 40 per cent or more.

So tell me again why we in south Oakville need a restrictive and punitive tree bylaw when we are likely at or above the target level of acceptability? And tell me again why the recommendations do not target the new development areas for preservation of new, younger trees that are needed for renewal?

The fact is this committee doesn't have the answers to those questions (and more) because they didn't do any homework. Their work was performed in 5 - 6 weeks not three months as suggested. I suspect that they cannot produce supporting documentation on this or a myriad of other questions as well, simply because they don't have it. The simple fact is the report cannot be substantiated.

The press release goes on to say that "Glen Herring told the Mayor in his letter conveying the recommendations, "If you and Council find the recommendations worth supporting and an eventual draft bylaw substantially reflects the proposals we have offered, we assure you that we will support and sell the final product within our respective spheres of influence"".

The question to be asked is since when does a Mayor's Advisory committee become a lobby group for the voting public? Does this sound like democracy to you? The public has not even been consulted on the report and already a small group of "advisors" have taken it upon themselves to speak for Oakville residents. Does this sound arrogant to you?

This is the same Glen Herring that only months ago led the NoTree Bylaw is Necessary campaign against any tree bylaw. What happened to his convictions that No Tree Bylaw is Necessary? And what about leading the public down the proverbial garden path and turning 180 degrees in the opposite direction and then committing himself to selling you the voting public his view of the world after seeing the light. His new found convictions and assurances, "that we will sell and support the final product within our respective spheres of influence" seems awfully like he is now representing a different group, and the Mayor and the Council ... and not the public he purports to defend.

How would you describe this new about face? The fact is that you the public have been sold a bill of goods and the group is offering you up in the name of compromise and consensus. Remember those names: Glen Herring, Ivor Davies, Roger Mailhot, Chris Hughes and Catherine Kavassallis.

Start asking for copies of their working papers and the supporting documents on all of the options that they considered. Ask for the polls, statistics, how the problem or lack of problem was identified. Ask them how all of this information led them to the conclusion that the only solution was to adopt a bylaw from Mississauga. And when you get the double speak response in attempt to deflect your request, don't be seduced. Ask for the documentation again and again. And if they cannot deliver it, then ask yourself, can I trust this / them to use good judgment and make informed decisions?

During the Pesticide Bylaw debate, the question that was an integral part of the rational was "Who Do You Trust?" That question might best asked now. I already have my answer. It's time to get yours and then tell the Mayor what you really think.

Peter Swirzon

The Oakville Watchdog

Posted by The Oakville Watchdog at [4:22 PM](#) [Links to this post](#) 

Labels: [Tree Bylaw](#)

Monday, March 19, 2007

## **Betrayal of Trust**

**March 12, 2007**

**New Tree Protection Recommendations & A Betrayal of Trust**

**A Letter Pubished in Oakville Today March 15, 2007**

Trust is such a precarious concept. Earned through hard work and a commitment to a cause, it is the foundation of one's integrity. Once earned, trust remains fragile, and if broken, difficult if not impossible to repair.

On the horizon is the possibility of a new tree bylaw. The original tree bylaw was defeated in the fall of 2006 lead by a citizen's group (NTBIN – No Treebylaw is Necessary). However, soon after that defeat, Mayor Burton created (unknown to many) a special advisory committee made up of a cross section of interest groups including Glen Herring, Ivor Davies, Roger Mailhot, Chris Hughes and Catherine Kavassalis, with a mandate to examine the tree bylaw issue and to make recommendations to him on how to proceed. The message was that the bylaw was not defeated. It simply meant that Council in its contempt for the residential property owners of Oakville, would be resurrecting it in another form.

Rumor has it that barely six weeks after this committee commenced its work, it already has prepared a draft of its recommendations. The recommendations are not disappointing; they are a rape of the rights of every residential property owner in Oakville.

The committee did no work on examining the extent or reality of a "residential clear cutting" problem. They did no work on examining the real issue of "developer clear cutting" in the interests of urban sprawl. The report continues to recommend various degrees of restrictions on residential property owners, punitive financial penalties for first time non-compliance and excessive financial penalties of \$10,000 to \$20,000 for continued non-compliance and 100% of the costs of replacement of the tree canopy in some instances.

It also incorporates a strategy to save mature trees at the expense of the removal of smaller trees, which of course are necessary for renewal 50 years from now, a strategy that can only be described as devoid of logic and a reflection of a collection of confused minds. It is those young trees that developers savagely remove, leaving us with a gaping hole that is the real cause for concern, with little chance of renewal for hundreds of years. In some mysterious hocus focus the existing residential property owner is somehow the culprit.

This report is pathetic attempt to appear to have done due diligence, a concept not only foreign to this group but also to Council itself. Due diligence requires thorough, objective and systematic investigation of all of the options, collecting and documenting all the facts before sitting down to assess the various workable strategies. But once more, the residents of Oakville will be railroaded into another bylaw that has no foundation in substance and stripped of their rights to manage their properties in a responsible manner.

If this report is a reflection of this group's ability to conduct due diligence, then they needed to step aside, because they do not know or chose to ignore established methodologies for sound strategic planning. Or is it that there is another hidden agenda? After all it is unlikely that the public would even know about this committee or report before a new tree bylaw is drafted.. There seems to be a



definite trend developing in this government towards secrecy.

The Mayor will be told that they (the committee) can sell this to the general public. You, the public, will be told that this was the best the property owners could hope for.

Really? The best we could hope for was a lack of due diligence, negligence, incompetency, a failure to protect the interests of residential property owners, excessive and punitive restrictions, all while letting the developers off scott free?

What is most disturbing is that some members of this committee were front and centre in opposing the original tree bylaw and are on record as protesting the original bylaw as a violation of residential property rights. Their defense of this report is that they were acting as individuals on this committee not as representatives of any interest group. But what exactly happened to their commitment to property rights in that transition? They seemed to have completely disappeared. Or perhaps their original convictions were never real in the first place? Their failure to ensure due process and a thorough investigation of the issue makes one question their motives and their integrity, and rightly so. You will have to ask yourself, can we now trust what we are told by this committee? Can we trust these individuals to fight for your property rights? And when a new bylaw is introduced can we trust the basis on which it was formed?

Oakville residents need to wake up to the new reality. You are being subjected to a government that has hidden agendas, that has no idea about due diligence, no idea about how to make sound judgments based on an objective assessment of the facts and will use any method to impose their vision on you the taxpayers, all in the name of democracy that ended with the final vote of the election. And now they have even seduced some of the opposition into their bed of "compromise". There are not enough adjectives in the dictionary to describe this kind of betrayal of trust. It is a trust broken beyond repair.

Once again, no one has done any homework and Oakville property owners are going to held out as the scapegoat for the ineptitude of this committee and this Council.

Draw your own conclusions. But whatever you say, don't say you weren't warned. What you need to do to now is to starting screaming and to continue screaming hard and loud that you have had enough!

Peter Swirzon  
The Oakville Watchdog

Posted by The Oakville Watchdog at [7:40 PM](#) [Links to this post](#) 

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# An Alliance Of Oakville Property Owners



Saturday, September 29, 2007

## The Value Of An Infomed Opinion

I attended the meeting hosted by the Town Thursday night ostensibly to garner public input regarding the Tree Protection issue. I say "meeting" loosely because it was in reality a workshop of a relatively small group of concerned citizens focused on gathering the opinions of those attending. It's value was questionable at best, because those making various presentations and the facilitators were unable to answer basic fundamental questions that would facilitate the gathering of informed opinions. And that is what this discussion is about ... the value of informed opinion.

For example ... A fundamental premise (of the Tree Protection issue) was to "examine options to limit the destruction of trees on private property". When asked for clarification of what private property implied, officials were unable to provide a clear definition. It was suggested that it might include both individual owners and developers, but then again it might not. The premise that we "limit destruction of trees on private property" implied that trees are being destroyed. When asked to clarify the extent of that destruction, the answer was we don't know or that the premise was based simply upon undocumented phone calls to the Town.

All of this is pretty vague if you ask me. So what exactly do we know? Nothing really. It might mean this but then again it might mean that and don't ask us for numbers because we don't know anything about that either. We don't know if we are talking about individuals or developers (or both) and we don't know how many trees are being destroyed (if any) by either or both, we don't know if the tree canopy is increasing or decreasing and the online survey might be qualitative but then again it might not. The list of unanswered questions goes on. And without some basic facts, how exactly does one form an informed opinion? The answer is, you can't. And without the facts all one has to offer is ... I think the problem is this or that, I think we should do this or that ... an opinion not based upon anything other than conjecture. What is

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down right scary is that 900 responses from an online survey, and the opinions of 40 -50 people at Thursday's night's meeting (in contrast to population of Oakville of 161,500) is conceivably being viewed as a basis of formulating policy that affects every Oakville resident all the while with an indifferent attitude to defining the problem and collecting the facts.

No one is suggesting that tree canopy coverage is not important. Quite the contrary. But how can one address the problem when the Town can't even define the nature of the problem in the first place? It's analagous to trying to make a decision for the leasing of a fleet of corporate cars, and the whole discussion is on what make and model and colour you like, instead considering the leasing and financing costs, mileage consumption and maintenance costs. Opinion versus informed opinion based on the numbers.

The tree canopy numbers released this week provide some of the answers but not all. When it was pointed out (at the meeting) that South Oakville was already at the targeted 40 %, the suggestion was perhaps we could do better. What pray tell is the target for if not to be a threshold to tell us that we have reached an acceptable level of canopy coverage? Then again we do not know if the tree canopy numbers are good or bad, we do not know whether the tree canopy numbers have decreased over the past 30 years or increased. If they represent a decrease then this is a very real problem. And if they have decreased, why have they decreased? But if the canopy coverage numbers represent an increase, then why exactly are we spending so much time on the issue if in fact coverage is already improving? More and more questions and fewer and fewer answers and more and more opinions based upon conjecture.

It was suggested that all of these points were good input for the workshop. My question is why are we having to ask these types of questions and provide this type of input in the first place? These are simple fundamental problem solving questions and techniques that our children are being taught in high school. Gather the facts and evidence to support your premise, because unsupported and uninformed opinions are just that ... opinions of questionable value and nothing more. How exactly does one form a public strategy to address a problem without defining the problem first?. How exactly does one form an informed opinion without the gathering the appropriate facts and information and getting at the truth of the matter? And why exactly are we expending all of our time collecting opinions when those opinions are based on conjecture and sentiment and not the facts.

The limited facts (on tree canopy coverage) that we do have, speak for themselves. South Oakville is already at the targeted canopy coverage of 40% and since we are at the targeted coverage it's time to move on. Those geographic areas of concern are those areas where there is massive housing development underway. Even with this limited information, the facts clearly point to developer clear cutting. And we don't need opinion after opinion to confirm that facts. It's the facts that should shape our opinions, not the other way around. In the end it should be the facts that determine the solution to the problem not uninformed opinion, which is what we are still getting under the guise of looking at the "options".

Posted by The Oakville Watchdog at [8:24 PM](#) [Links to this post](#) 

Friday, September 21, 2007

## Show Us The Numbers

Dear Mayor Burton ...

In mid-April we met to discuss the tree protection issue. As a follow up to that meeting I submitted a list of "20 questions " to you (in my professional capacity as a management consultant) that if answered, would provide some guidelines to you and Town Council for the collection of factual data that would provide a foundation of the extent of the "perceived problem". In your response to me you indicated that you would pass the information on to Town staff and get back to me. It is now five months later and so far I have heard nothing in response to those specific questions. Perhaps it is time to share those "20 questions" with other residents in Oakville and ask them to demand answers.

I note with interest the upcoming meeting at the Central Library on September 27th (which I plan to attend) but I see nothing that indicates that the Town has done any homework on documenting the actual need for tree protection. An opinion survey just doesn't cut it as a needs assessment not to mention that any online survey is always seriously flawed, not scientific, and biased because it does not survey everyone, is open to repetitive voting so as to bias the results and is open to non-residents of Oakville. To cite an online opinion survey as a basis for input to the Town only raises further questions about the competency of the individuals involved in helping direct Town policy.

Furthermore, the notice on the Survey web site states "more than half of the Town's trees are found on private property; therefore, **it is important to the Town to create a mechanism to limit the destruction of trees on private property**".


I am writing to you to demand that you provide the study that documents the extent of "destruction on private property" that requires "limits".

To my knowledge there is no study , there are no numbers, no needs assessment that documents the extent of the so called destruction of trees on private property. If the numbers exist then please provide them to the public. If there is no study documenting the extent of the destruction and the underlying causes, then this assertion is sheer speculation on the Town's part and in that case you must retract this assertion as it has no basis in fact. Furthermore, you must insist that a proper needs assessment be conducted.

I repeat my request ... show us the numbers that document the extent of the "tree destruction" on private property. As the Mayor of Oakville, you owe us the residents and taxpayers those answers before initiating any action. Either you have the facts to support the extent of "destruction of tress on private property" or you do not. And if not then why is this agenda being rammed down the throats

of Oakville residents?

Peter Swirzon

Posted by The Oakville Watchdog at [8:39 PM](#) [Links to this post](#) 

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# Highway robbery

**NORTH SHORE NEWS** NOVEMBER 14, 2010

TransLink is a trainwreck. The management structure devised by then-transportation minister Kevin Falcon in 2004 has lurched from funding crisis to funding crisis, buying and building like there's no tomorrow and then pleading poverty when it comes to day-to-day budgeting.

The plans, unveiled Tuesday, to pay for the Evergreen Line and the North Fraser Perimeter Road are yet another pile-up. Once again, the unelected TransLink board emerged from a secret meeting to stick their whole spending plan onto property tax rolls. The region's mayors know that property taxes are already high, already growing, and already earmarked for mandatory big-dollar projects like solid waste and sewage treatment plants, not to mention the everyday running of their municipalities.

TransLink seems oblivious to this.

The funding of transportation should be reconnected to the use of transportation, through some combination of gas tax, a vehicle levy, and yes, the tolling of some routes. Pillaging municipal budgets is not only unfair, it's just not sustainable.

More importantly though, the province needs to clean up its mess and reconnect the people who make the plans with the people who are going to pay for them. This means doing away with the TransLink cabal, who effectively hold the region's mayors for ransom by producing a fait accompli plan and only giving them an up-or-down vote. The taxpayer's interests should be in the minds of planners at every stage, not just at the very end.

We elected our mayors and councillors to lead -- let's let them do it.

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# Metro residents face tax increase

BY ANDREA WOO WITH FILES FROM KELLY SINOSKI, VANCOUVER SUN    OCTOBER 30, 2010

Metro Vancouver residents are in for a tax hike following the regional district board's approval on Friday of a 5.8-per-cent increase for next year's operating budget.

The owner of an average \$600,000 home will pay an additional \$44 in Metro's share of property taxes, for a total of \$513.

The extra revenue of \$33 million will bring 2011's operating budget to \$603.4 million. It will be used to pay for everything from sewers, water and garbage collection to parks, culture and improved air quality.

Burnaby mayor Don MacLean was disappointed the increase was approved, saying cuts should have been made in other areas first.

"I don't believe we have eliminated all the waste from the budget," he said Friday night.

"We have over \$425,000 for international travel ... and \$100,000 for cultural grants. That's not what we were hired to do.

"We have to stop these things that are nice to have but not necessary."

The bigger budget will also include money to hire two dozen new staff members -- a move questioned by some mayors and directors.

"We're all between a rock and a hard place, yet we tend to take our foot off the gas when it comes to Metro governance; money isn't so tight," said Burnaby mayor Derek Corrigan in an interview with The Sun on Wednesday.

"In my city, staff are very jealous when I say 'no, no, no,' [while] at the Metro level we're dumping money off the back of a pickup truck."

Vancouver mayor Gregor Robertson had moved a motion to cap the increase at two per cent, however it was voted down on Friday.

[awoo@vancouversun.com](mailto:awoo@vancouversun.com)

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# Stop raising property tax to pay for transit projects, mayors tell B.C.

## Council passes resolution not to support \$68.2-million TransLink proposal, and to look for alternatives

BY KELLY SINOSKI, VANCOUVER SUN    OCTOBER 13, 2010

Metro Vancouver mayors are once again calling on the provincial government for gas taxes or other forms of revenue to pay for transit projects like the Evergreen Line, saying they don't support another property tax increase.

The regional mayors' council passed a resolution Tuesday to not support TransLink's coming public consultation process on its proposed plan to seek up to \$68.2 million from municipal property taxes for transportation projects. It also agreed to schedule a meeting with the province as soon as possible for alternative funding options for transportation including the gas tax, a vehicle levy or the carbon tax.

A similar request last year, which included up to \$300 million per year from the provincial carbon tax and \$120 million in federal fuel-tax transfers that now go to the province, was rejected by Premier Gordon Campbell.

"We're reiterating our position that property taxes shouldn't be the main source of revenue," Port Coquitlam Mayor Greg Moore said Tuesday. "We're going to send a group to the provincial government to discuss alternative sources of revenue ... the property tax wasn't meant to fund all of these infrastructure [projects]."

Richmond Mayor Malcolm Brodie agreed many mayors believe property taxes are "inappropriate" for this type of funding supplement. "It sounds like the only way to resolve this impasse is to have a meeting or a series of meetings [with the province]," he said.

The latest decision comes as TransLink prepares to launch a public consultation on a two-option plan for a financial supplement that would see homeowners pay an extra \$5.20 to \$9 a year per \$100,000 assessed value.

TransLink's first option, which includes the Evergreen Line and upgrading United Boulevard in Coquitlam for the North Fraser Perimeter Road project, requires a \$39.3-million annual property tax increase, about \$31 a year per average household.

The second option, which also includes "key regional investments" such as Surrey's King George Boulevard B-Line service to White Rock, upgrades to Main Street and Metrotown SkyTrain stations, bike paths and amenities and a Highway 1 bus and rapid transit route, calls for a \$68.2-million annual increase from property tax, or \$54 a year per average household.

TransLink's plan must be approved by the mayors' council.

**Metro taxpayers already contribute 65 per cent of Trans-Link's operating costs, up from 53 per cent a decade ago when the agency was created.**

Local governments get only eight per cent of total government taxation revenue, the provinces 42 per cent and the federal government the remaining 50 per cent.

Metro mayors say they've been fighting for tax room to fund TransLink since its creation in 1999, when the then-NDP government scrapped a proposed vehicle levy following a public outcry. No equivalent revenue source was put in its place, leading to a decade of chronic financial shortfalls for TransLink.

TransLink only has access to a limited number of funding sources such as fares, fuel tax, property tax and transfers from senior government.

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## Moving Forward: Improving Metro Vancouver’s Transportation Network

### 2011 Supplement Backgrounder

November, 2010

The 2011 “Moving Forward” Supplement proposes the following improvements and enhancements in our region’s transportation network, moving our region significantly towards our long-term goals of:

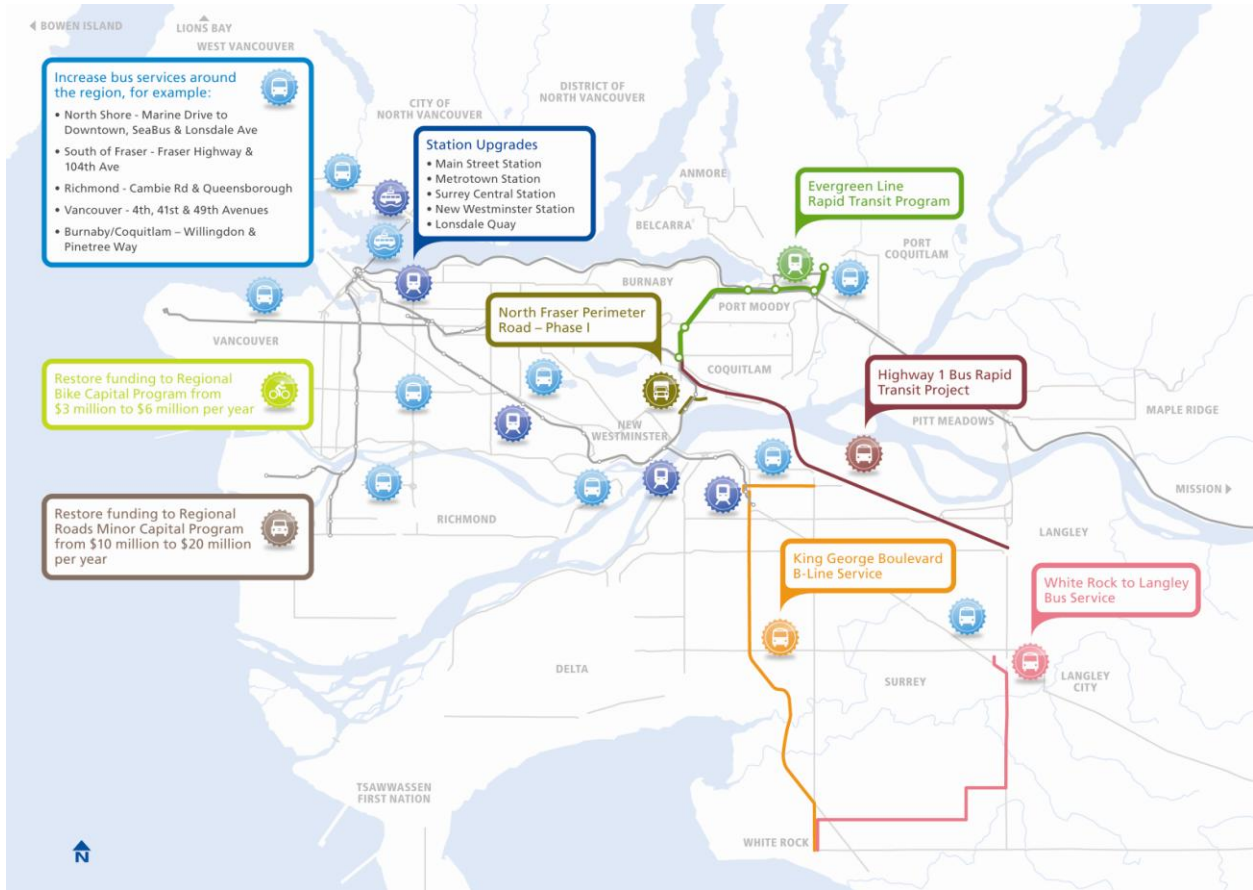
- aggressively reducing greenhouse gas emissions
- increasing the number of trips made on transit, by cycling and by walking
- encouraging the development of transit where people work and live
- reducing road congestion and supporting the efficient movement of people and goods

RAPID TRANSIT	SERVICE IMPROVEMENTS	ROADS & CYCLING
<p><b>Evergreen Line Program</b></p> <ul style="list-style-type: none"> <li>▪ Connects Coquitlam &amp; Vancouver via Port Moody &amp; Burnaby: 11 km line, 5 stations, &amp; 28 new SkyTrain vehicles</li> <li>▪ Construction begins in 2011, completion in 2014</li> <li>▪ Community and network integration and wayfinding upgrades</li> <li>▪ Commercial-Broadway Station</li> </ul> <p><b>Station Upgrade Projects</b></p> <ul style="list-style-type: none"> <li>▪ Main Street Station</li> <li>▪ Metrotown Station</li> <li>▪ Surrey Central Station</li> <li>▪ New Westminster Station</li> <li>▪ Lonsdale Quay SeaBus Terminal</li> </ul>	<ul style="list-style-type: none"> <li>▪ King George Boulevard B-Line</li> <li>▪ Highway 1 Bus Rapid Transit</li> <li>▪ White Rock to Langley Bus Service</li> <li>▪ Additional bus service hours to increase frequency (e.g. on SeaBus) and address overcrowding</li> <li>▪ More bus service hours to accommodate population growth</li> <li>▪ Increased bus service hours for U-Pass B.C. routes</li> </ul>	<ul style="list-style-type: none"> <li>▪ North Fraser Perimeter Road: Phase I (United Boulevard Extension)</li> <li>▪ Retain Funding for Major Road Network improvement projects ( Minor Capital Program) at \$20M/year</li> <li>▪ Preserve funding for Bike Capital Program at \$6M/year</li> </ul>

The projects included represent time-sensitive needs with strong business cases. They have been prioritized based on a rigorous evidence-based professional analysis, balancing the region's long-term goals with its short-term needs. The priorities contained in this plan have garnered strong support: more than 80 per cent of public respondents indicated that these investments are important for the region.

### Regional and sub-regional improvements

There are substantial improvements here for all major sub-regions of Metro Vancouver, including the Northeast Sector, South of Fraser, North Shore, Richmond, Vancouver, Burnaby and New Westminster.



The region-wide improvements and upgrades outlined in this plan will translate into:

- A nine per cent or 425,000-hour annual bus service increase by 2013, with approximately half of those hours bound for South of Fraser
- An eight per cent increase in total transit service hours by 2015 resulting from 138,000 of new annual rapid transit hours
- An eight per cent increase in transit boardings by 2015, equal to 30 million rides per year
- A drop in vehicle kilometres travelled per capita by 2015; a reversal of historic trends

## Project-specific information

### Evergreen Line Rapid Transit Project

The Evergreen Line rapid transit line will include:

- Construction of 11 kilometres of new SkyTrain guideway and supporting systems from Burnaby to Coquitlam via Port Moody
- Five new rapid transit stations and modification of the existing Lougheed Station
- Twenty-eight additional SkyTrain vehicles
- Rail vehicle storage facility, bus integration facilities
- 13 minute travel time from Coquitlam Centre to Lougheed Town Centre
- 40 minute travel time from Coquitlam to Vancouver Downtown – more than 20 minutes faster than average driving times
- Approximately 9 million annual boardings in 2015, growing to 18 million by 2020

### King George Boulevard B-Line

Beginning in 2012, a new limited stop B-Line service along 104<sup>th</sup> Avenue and King George Boulevard between Guildford and White Rock Centre via Surrey Central Station will bring an additional 65,000 annual service hours to the region. The line will feature service every 7 to 8 minutes between Guildford Exchange and Newton Exchange with service every 15 minutes between Newton Exchange and White Rock Centre. Customers can connect from Langley to White Rock in 48 minutes – 14 minutes faster than the current travel times – and boardings in the corridor are expected to grow by 5 million annually by 2013.

### Highway 1 Bus Rapid Transit

TransLink will invest 71,000 annual service hours commencing in 2013 (in coordination with the Port Mann Bridge project) for Bus Rapid Transit (BRT) on the Highway 1 corridor connecting the South of Fraser region with the Evergreen Line in the Northeast Sector. This service will establish a high-quality commuter service with highway coaches and peak period frequencies of 10 minutes following dedicated lanes with bus queue jumpers. Customers will be able to travel from Langley to Lougheed Station in 20 minutes (current travel times are 62 minutes).

### White Rock to Langley Bus Service

24,000 annual service hours to support the introduction of local stop service every 30 minutes on 24<sup>th</sup> Avenue and 200<sup>th</sup> Street between White Rock Centre and Langley/Willowbrook via Campbell Heights, starting in 2012. This new service optimizes the use of the existing fleet and creates a much-needed connection between two regional nodes.

### Examples of Additional Transit Service Improvements

While detailed analysis needs to be conducted, below are examples of additional transit service improvements that could be implemented if the supplement is passed.

- North Shore:
  - SeaBus upgraded to 15 minute frequency all day every day
  - Increased service from Marine Drive to Downtown
  - Increased service along Lonsdale Avenue
- South of Fraser (in addition to the projects outlined above)
  - Increased service along Fraser Highway
  - Increased service along 104<sup>th</sup> Avenue
- Richmond:
  - Improved service on key corridors including Cambie Avenue, in Queensborough and possibly other areas
- Vancouver
  - Improved service on key corridors including 4<sup>th</sup> Avenue, 41<sup>st</sup> Avenue and 49<sup>th</sup> Avenue and possibly others
- Burnaby, Port Moody and Coquitlam
  - Increased capacity and frequency from Evergreen Line
  - New direct, high capacity route from Burquitlam Station to SFU
  - Improved service on core routes including 160 and along Willingdon Avenue
  - Improved service in other corridors including Pinetree Way
- Maple Ridge and Pitt Meadows
  - Increased capacity and frequency on core routes including 701 to approximately 10 minute service

North Fraser Perimeter Road

The North Fraser Perimeter Road Phase I (United Boulevard Extension) Project will connect Brunette Avenue with United Boulevard and relieve congestion, benefitting the area by:

- improving connectivity, efficiency, reliability and safety of the regional trucking network
- relocating trucks and regional vehicular traffic from residential areas in New Westminister to industrial areas
- promoting cycling by connecting two previously disconnected bikeways with new bikeway segments

Major Road Network Minor Capital Program

The \$20 million in annual funding will help TransLink:

- improve road capacity, encourage economic growth and efficient goods movement and reduce emissions caused by congestion
- enhance intersections, improving the safety of vehicles, bicycles and pedestrians
- introduce bicycle lanes to roadways to encourage cycling
- create new pedestrian facilities to encourage more trips by walking
- improve transit facilities to encourage transit use
- rehabilitate structures (such as bridges and retaining walls) to restore state of good repair

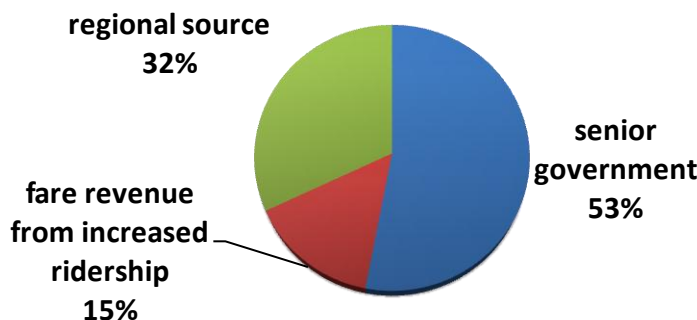
Bike Capital Program

Through the program, TransLink will double its investment to \$6 million annually to improve the integration of transit and cycling by:

- investing in new bike route construction and upgrades
- introducing bicycle traffic signals
- improving bicycle access to bridges
- investing in bicycle parking at transit stations, park-and-ride lots and transit nodes
- improving other infrastructure that promotes integrating transit and bicycles

**Funding**

The 2011 Supplement Plan leverages funds already committed to regional transportation improvements by the provincial and federal government, and from an anticipated increase in fare revenue due to increased ridership.



The funding source of TransLink’s 32 per cent commitment will be determined through discussions between the municipalities of Metro Vancouver and the provincial government as agreed to in the September 2010 Memorandum of Understanding. In the interim, TransLink has committed to finance the supplemental plan until 2012, which will allow the parties to determine an agreeable source of funding for the supplemental plan.

If an alternative funding source cannot be confirmed before 2012, this plan would be funded through an increase in property tax starting in 2012. Tax on residential properties would increase \$8.91 per \$100,000 of assessed value for an average household total of approximately \$61.65 per year, while tax on commercial properties would increase between \$43.2 and \$59.5 per \$100,000 of assessed value, depending on building classification. Together, residential and commercial property tax increases will generate \$75.8 million annually.

For more information, please visit [www.bepartoftheplan.ca](http://www.bepartoftheplan.ca).

A REPORT TO REGION 9 OF THE  
U.S. Environmental Protection Agency

by the  
Center for a Competitive Waste Industry  
with Gary Liss & Associates and  
Steven Sherman (formerly with ESA)

B e y o n d R e c y c l i n g  
**Composting**  
Food scraps and soiled paper



January 2010

# EXECUTIVE SUMMARY

**M**any local governments are considering implementing residential collection of organics or expanding existing programs, either by volume or types of material collected. Typical reasons cited are to increase the overall waste diversion rate from landfilling or incineration, or to address specific concerns about impacts of disposal, notably global warming.

To provide information for these communities, this report examines data from the 121 existing Residential Organics Programs (ROP) in the United States and Canada. The study utilized a survey, site visits, and interviews. The report focuses on (1) the economics of various options for collection and processing, (2) the connections among the various program components, (3) operational implications of the volume of material and categories of organics that are collected, and (4) changes needed to increase composting capacity in communities across North America.

## *Major statistics from surveyed programs*

In conducting a survey, the idea was not simply to delineate the status quo, but to analyze the parameters and practices of existing programs so that the industry can move forward. Survey data can be found in the Appendices and is summarized as follows:

- About a third of those responding collected food scraps separately; the rest collected food with yard trimmings, and the latter were generally in climates where yard trimmings are generated and collected year round.
- Only a few programs included pet waste and only one program included diapers.
- Few communities banned organics from trash; more banned them from landfills; three banned plastic bags to collect organics.
- The largest number of respondents indicated that organics are collected separately, on a weekly basis and not collected on the same truck with other materials in different compartments.

### KEY POINTS

- ✓ The ability of expanded organics programs to significantly reduce greenhouse gas emissions provides a potent new reason for more communities to become involved, along with the earlier motivations to increase diversion and lessen landfills' threats to groundwater
- ✓ When organics programs capitalize on their synergies to reduce the frequency of trash collection, they can both double diversion and produce savings to offset the cost of the new programs
- ✓ Processing food scraps creates potential odor problems that, ultimately, may require more expensive enclosed systems
- ✓ In 2009, 121 communities in North America had moved beyond recycling to composting

- The largest number of programs included paper, food scraps and yard trimmings together.
- The total cost of trash, recyclables and organics programs per household ranges from \$11 to \$33 per household (HH) per month, with an average of \$22/HH/month. the range of tipping fees for organics processing varies from \$15 to \$90 per ton and averages \$44 per ton.
- The range of tipping fees for landfilling varies from \$16 to \$115 per ton and averages \$61 per ton.
- The range of tipping fees for the 3 communities reporting the use of incinerators, ranged from \$45 to \$140 per ton, with an average of \$92 per ton.

### *Findings regarding collection and processing*

Once the initial decision is made to divert organics, many decisions must then be made about the scope of the program. Most particularly, the question is whether it is to be an incremental expansion, or a program that from the outset collects a wide

range of organics. In general additional categories of organics, especially pet waste and diapers, entail more expensive processing, that is, moving from windrows, to in-vessel processing (including anaerobic digesters for energy capture before composting). Program components are connected, however, and a decision in one area has implications for another, a fact that has implications for long-term costs projections.

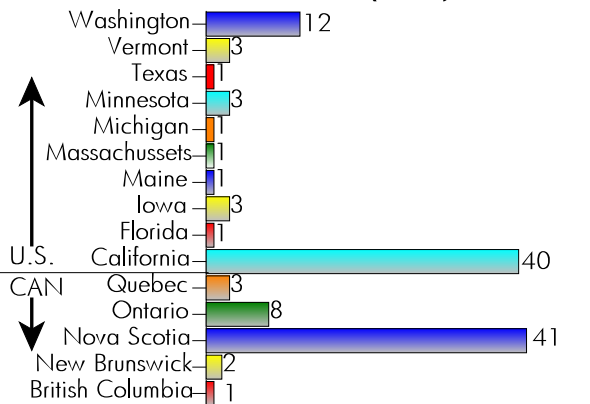
A key finding of the study is that if, in addition to recycling, all putrescibles are collected (often including pet waste and diapers), the residual rubbish collection can be reduced to once every two weeks or even once a month. The costs saved from less frequent rubbish collection could offset the additional costs of processing the extra categories of organics. This approach also increases diversion of organics because residents are motivated to put organics in the

appropriate container to avoid holding on to them until the next rubbish pick-up. Various strategies are offered regarding how to structure collection, depending on local factors.

Organics programs that expand incrementally will have an easier time to provide processing capacity for their smaller additional loads of food scraps and soiled paper beyond yard trimmings.

Many California composters that accept food scraps had previously been required to upgrade to covers and aerated piles in an effort to keep within air quality standards and community norms. Today, the trend suggests that there may be a gradual shift to in-vessel technologies and possibly anaerobic digesters.

**NUMBER OF ORGANICS PROGRAMS BY STATE OR PROVINCE (2008)**





Program decisions must be made at the local level to consider such factors as disposal fees, availability of outside funding such as stimulus grants or cap and trade funds, existing collection vehicles, as well as community support for organics collection and processing. For example:

- In lower tipping fee environments, windrow systems may be cost competitive; if tipping fees are high, more elaborate technologies may be able to be cost-justified.
- Where yard trimmings are not collected year-round, the expanded program should consider keeping yard trimmings separate from food.
- Existing collection vehicles might do double-duty, with co-collection of organics and, at different times, recyclables and rubbish. If communities are cities that have lost sizable manufacturing plant, wastewater treatment plant digesters might have excess capacity and be a resource for processing organics, with the benefit of capturing energy.
- One way to start with residential collection would be a pilot in part of the community for part of the year to minimize capital costs.

### ***Increasing composting capacity***

The capacity for processing food scraps is not nearly large enough to handle the material generated. Changes needed to increase the capacity to process organics fall into several categories:

- Policy changes on the state or local level
- Operational changes that will shift the economics of organics processing
- Public awareness efforts to develop political will for collection and siting facilities.

Policy changes are needed, especially to attract business investors. These changes include raising disposal fees; in California, eliminating recycling credit for organic Alternative Daily Landfill Cover; giving carbon trading credits for compost; and streamlining the permitting process. In addition, some changes in operational practices, especially regarding nuisance factors such as odor control will in turn generate public support for composting. ■

## HOW TO LEARN MORE AND NETWORK

Go on-line to [www.beyondrecycling.org](http://www.beyondrecycling.org) to learn more, keep current with new developments and network with others interested in expanding diversion programs beyond recycling to also recover organic discards.

## Underpricing 'nature's bounty' costs trillions

People often talk about "nature's bounty," especially during this harvest month. But how much is it really worth?

BY VANCOUVER SUN    OCTOBER 20, 2010



People often talk about "nature's bounty," especially during this harvest month. But how much is it really worth?

Well, humanity's failure to figure out and charge a fair price for Earth's natural assets costs trillions in the long run, according to a new UN report released today. And Canada's share of that loss is substantial.

It's much more than just the obvious forest products, fish catches and that sort of thing. In addition to these -- the report calls them provisioning services -- it identifies:

- Regulating services such as filtration of pollutants by wetlands, climate regulation through carbon storage, water cycling, pollination and protection from disasters.
- Cultural services such as recreation areas and spiritual and esthetic retreats.
- Supporting services such as soil formation, photosynthesis and nutrient cycling.

A number of factors make it difficult to put a value on these things, let alone to collect an appropriate payment from those who use up such resources or who monopolize the benefits. But the numbers at stake are huge.

The report estimates, for example, that 3,000 large companies in the world are responsible for "externalities" -- that is, net costs foisted onto the public -- of \$2 trillion.

These companies get this astounding benefit -- seven per cent of their combined revenues, or as much as a third of their profits -- by not paying for greenhouse-gas emissions, overuse or pollution of water, air emissions, waste and unsustainable use of fish or timber.

How do they get away with it, year after year and in jurisdiction after jurisdiction?

Part of the explanation is the usual dynamics that come into play when property is held in common. The benefits in any specific case are sharply concentrated for the lucky few who lobby like mad to hold onto them; the costs are broadly dispersed among the many, who tend not to notice or to be preoccupied with other priorities.

Also, the report notes, the losers are most frequently the poor, who have little voice, and future generations, who have

none at all. And citizens don't value every benefit equally, as we see in the dozens of different preservation-vs.-jobs debates that go on pretty well endlessly in B.C.

In Canada and other rich nations, public policy does tackle some of these problems. We routinely require developers to preserve and enhance some recreational amenities; forest harvesters to replant; miners to mitigate the damage they do and rehabilitate sites when the ore runs out.

But even though our governing and regulating agencies may do a better job now than in years gone by, they still tend to merely scratch the surface.

Take the global loss of forest land as just one example.

The net loss of forest -- mainly in the tropics, as loggers in temperate zones tend to replant after cutting -- has slowed from about 83,000 square kilometres a year in the 1990s to about 50,000 today. If this were cut in half by 2030, it would save 1.5-2.7 gigatons of CO2 emissions, a benefit it estimates to be worth \$3.7 trillion.

"By far the greatest use of deforested land is for agriculture, a sector that generates substantial income which shows up clearly in national accounts and trade balances," the report notes. "By contrast, the multiple flows of value generated by standing forests tend to be in the form of public goods that in the past have not been valued in monetary terms or priced in markets."

Specifically, nature's "regulating services" -- moderating water flow, absorbing greenhouse gas and that sort of thing -- generally account for about two-thirds of a forest's value.

Politically, I think the report strikes a good balance. It does not attempt to vindicate the BANANA (Build Absolutely Nothing Anywhere Near Anyone) crowd who've never seen a tree they don't want to hug. Yet nor does it buy into the argument of many on the right who maintain every resource should be privatized in order to ensure it has a true market price.

But, it says, "better accounting of business impacts and dependence on biodiversity and eco-system services -- direct and indirect, positive and negative -- is essential to spur needed change in business investment and operations. . . .

"Companies do not clear-cut forests out of wanton destructiveness or stupidity. On the whole, they do so because market signals -- influenced by price, subsidies and state regulation, as well as land tenure and use rights -- make it a logical and profitable thing to do."

So the trick is to put a price on all the externalities that are now taken for granted, and put policies in place to ensure those who benefit pick up the tab.

Then market forces, combined with sensible regulation that reflects a communal consensus rather than somebody's special interest, will much more readily settle on sustainable ways to harvest and use the Earth's many rich resources.

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# Nature provides \$5.4 billion a year in Greater Vancouver

**Greatest economic benefits include climate regulation, water supply and flood protection**

BY BRIAN MORTON, VANCOUVER SUN    OCTOBER 28, 2010



Faisal Moola, science director with David Suzuki Foundation, holds nature's wealth in Stanley Park on Wednesday. 'Vancouver and the suburbs are sitting on [some of the best] natural assets that include wetlands, forests and farmland,' he says.

**Photograph by:** Arlen Redekop, Vancouver Sun, Vancouver Sun

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In economic terms, how much is Mother Nature worth?

About \$5.4 billion a year, or \$2,462 per person to the Greater Vancouver region, according to a study released Wednesday by the David Suzuki Foundation and Pacific Parklands Foundation.

The report examines the extent of the region's "natural capital" -- forests, fields, wetlands, watersheds and other ecosystems; it estimates the economic values the ecosystems provide.

The report, which encompasses Metro Vancouver and the Fraser Valley in an area extending from Hope in the east to Squamish in the north to the U.S. border in the south, looks at the ecosystem's benefits, such as climate regulation, clean air, flood protection and water regulation, waste treatment, water supply, pollination, salmon habitat, recreation and tourism, local food production and air pollution absorption in trees, plants and soils.

"Vancouver and the suburbs are sitting on [some of the best] natural assets that include wetlands, forests and farmland," David Suzuki Foundation science director Faisal Moola said. Sprawling development remains a major threat to the region's natural capital, he added.

"And we estimated that, conservatively, it's worth \$5.4 billion annually in natural benefits like clean air and clean water. The problem is that the decision-makers often take these benefits for granted, that they have no value."

Other threats cited in the study are air and water pollution, including run-off from urban centres, agricultural production and sewage treatment plants, which increase the amount of nutrients, sediments and toxic compounds in surface and groundwater.

Moola said that, though nature provides services for free, the benefits can't be ignored and that's it's time to account for the economic value by better managing the region's growth.

"In the last two decades, we've lost 1,300 hectares of wetlands, mostly due to urban sprawl," he said. "And our current stock of wetlands stores 3.5 million tons of carbon. We estimated that carbon is worth about \$23 million based on the avoided costs of the greenhouse gas emissions that will happen if you destroy those wetlands."

The study found that the ecosystems with the highest values are wetlands (\$4,000 to \$6,000 per hectare) and forests (\$5,900 to \$7,400 per hectare). It found that the greatest economic benefits provided by the natural world are climate regulation (\$1.7 billion per year), water supply (\$1.6 billion), and flood protection and water regulation (\$1.2 billion).

Moola cited forests on the North Shore mountains as an example of how nature provides economic benefits.

"Those trees on the North Shore mountains are keeping that mountain intact," he said. "If we cut those trees, we'd have to keep the mountainside intact by investing in retaining walls and other engineering to replace a service we're otherwise getting for free."

Bryan Wallner, vice-president of the Pacific Parklands Foundation, said the study "reinforces the importance of protecting and restoring parklands and green spaces within our Lower Mainland communities and across the country."

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# Expect municipalities to endorse Mounties

BY IAN MULGREW, VANCOUVER SUN    OCTOBER 18, 2010

Attorney-General/Solicitor-General Mike de Jong has put to rest fears among some cities and towns that they might have to pay the real cost of policing.

The province, de Jong says, is not about to sever its relationship with the national police force, a third of which, or nearly 10,000 members, is deployed here.

The cosy bargain-priced deal with Ottawa will apparently continue.

B.C.'s top prosecutor and cop said last week that municipal politicians have told him they like the iconic institution "for all its shortcomings."

And he hammered his predecessor, solicitor-general Kash Heed, the Liberal in political limbo, for stirring up controversy about the contract talks.

For months now, negotiators for Ottawa and Victoria have been grinding away at producing a new RCMP contract covering provincial and civic policing duties to replace the 1992 agreement that expires in March 2012.

At the Union of B.C. Municipalities convention last month, the situation dominated conversation -- would the feds pick up less of the tab than they already do?

The province used to pay about 56 per cent of the actual policing cost, but in the last round of negotiations two decades ago, Ottawa changed the split to 70/30. The province then passes along the tab to the municipalities.

Are the feds likely to do that again and download even more of the costs?

In spite of the burning public controversy over accountability, civic politicians are not among the Mounties' biggest critics.

Freedom of information requests indicate a vast majority of British Columbians have told Victoria they want a return to the old provincial police service and a system similar to that in Ontario and Quebec, where the provinces maintain their own forces.

But you don't hear that from municipal leaders and it is obvious the status quo will be maintained.

The renewal of the contract appears a *fait accompli* -- which leaves Heed looking like a man whose political career is stunted at best.

He made much political mileage out of the widespread criticism of the iconic force that followed shooting scandals in rural B.C., where Mounties rule, and the death of Robert Dziekanski at Vancouver airport.

During his brief stint in cabinet, he insisted the force must submit to civilian oversight and be governed by the B.C. Police Act or lose the contract.

Together with his wingers -- Robert Gordon, criminology honcho at Simon Fraser University, and former Vancouver police chief Robert Stewart -- Heed has been de Jong's biggest headache on this issue.

The acting solicitor-general has gone on the offensive, though, slamming Heed and casting a heavy pall over his chances of ever returning to cabinet.

On accountability, de Jong said RCMP Commissioner William Elliott understood the concerns about transparency and control and that the issue was being addressed.

It may take time for the much-needed cultural shift to local responsibility to occur within the force, de Jong acknowledged, but he sounded confident.

That said, there is scant reason for Victoria not to renew the agreement.

The \$400-million contract is a bargain -- currently saving the province and municipalities about \$120 million annually.

David Eby, executive director of the B.C. Civil Liberties Association, who wanted the force replaced, pointed out acidly that there's a reason it's cheap -- we're getting Wal-Mart policing.

But explaining why that's a bad thing is insider baseball and the public's not much interested in that debate if the visceral question of accountability is resolved.

It looks like a done deal.

Still, de Jong cautions: "These are complex discussions in terms of the subject area and the number of agencies and communities involved. That said, I expect to have a draft agreement-in-principle ready for cabinet review by the end of 2010 or early 2011."

Translation: He will soon unveil the new pact to much fanfare.

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<http://www.aps.org/publications/apsnews/201010/letters.cfm>

## **Bury, Don't Burn**

Many promising high-tech methods for carbon sequestration are presently being developed, but one low-tech method is as simple as deciding to bury discarded wood rather than burn it. Cleared brush, old pallets, wood from demolished buildings, etc., are commonly burned worldwide as a means of disposal. When wood decomposes or burns, short-term sequestered carbon is returned to the atmosphere. Nothing is more low-tech than digging a hole, and if it is deep enough and/or capped to stay dry, approximately 50% of the buried wood would represent long-term sequestered carbon. The industrialized world has been inadvertently sequestering carbon for some time by including discarded wood in dry landfills. As a complement to the present scientific and engineering efforts, encouraging people everywhere to “bury, don't burn” discarded wood would be a relatively cheap and easy way to sequester carbon.

*Philip Ugorowski*  
*Manhattan, KS*



April 28, 1995

**MEMORANDUM**

**TO:** Michael Podolsky, Clare Lindsay, Brett Van Akkeren

**FROM:** Joanne Colt, William Driscoll, and Randy Freed

**SUBJECT:** Work Assignment 239, Task 2: Carbon Sequestration in Landfills

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This memorandum revises and refines the preliminary estimates of landfill carbon sequestration presented in ICF's January 12 memorandum (prepared under Work Assignment 210). It covers both mixed MSW and each of several materials present in MSW: food waste, three types of yard waste (grass, leaves, and branches), three types of paper waste (newspaper, office paper, and corrugated boxes), and three types of plastics (HDPE, LDPE, and PET). Our revised analysis indicates that the proportion of carbon sequestered in MSW landfills is considerably higher than estimated in our previous memorandum.

**BACKGROUND**

In our January 12 memorandum, we presented a "back-of-the envelope" calculation of the amount of landfilled carbon that enters long-term (i.e., hundreds of years) sedimentary storage. The analysis, which was based on a conceptual approach developed by Jean Bogner of Argonne National Laboratory and data derived from laboratory studies conducted in 1989 by Dr. Morton Barlaz of N.C. State, indicated that about 45 percent of the carbon placed in landfills does not degrade. We stated in the memorandum that the proportion sequestered might actually be considerably higher than 45 percent, and suggested performing a mass balance on landfilled carbon to make sure that our estimates of methane yields and sequestered carbon are consistent with one another.

In this memorandum, we take a different approach to estimating landfill carbon sequestration. Basically, we employ a mass balance approach that partitions the carbon placed into a landfill into each of its three major fates: bioconversion to methane, bioconversion to carbon dioxide, and long-term sequestration. Most of the inputs to the mass balance are derived from Dr. Barlaz's most recent (1994) laboratory studies<sup>1</sup> — the same laboratory studies that we have used, in previous memoranda, as a basis for estimating the methane yields of different materials in MSW. We discussed our analysis with both Dr. Barlaz and Kurt Spokas of Argonne National Laboratory (who works with Jean Bogner), and, although

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<sup>1</sup> Dr. Barlaz's work was funded by EPA's Air and Energy Engineering Research Laboratory under the supervision of Susan Thorneloe.

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they have not seen all of our detailed results, both researchers agree that the basic methodology is sound and the results are reasonable.

Our approach and results are discussed in detail below.

## **APPROACH**

### **General Approach**

Under this task, we estimated the amount of carbon sequestered when various materials in MSW are landfilled (and when mixed MSW is landfilled). To do so, we used the simplifying assumption that all carbon that enters a landfill is either (1) converted to methane or carbon dioxide (i.e., biogas), or (2) sequestered. This assumption is reasonable because the other fates of carbon entering a landfill are probably much less significant on a mass basis. These other fates include conversion to biomass (e.g., bacterial cells) and dissolution in leachate.<sup>2</sup>

We estimated the amount of carbon in each material in MSW as it enters the landfill, and the amount of carbon converted to methane or carbon dioxide as the material decomposes anaerobically. We then estimated the amount of carbon sequestered by calculating (1) the amount of carbon "in" minus (2) the amount of biogas carbon (i.e., CO<sub>2</sub> and CH<sub>4</sub>) "out." We first conducted this carbon balance for each carbon-containing material in MSW (e.g., food waste, newspapers). To obtain carbon balance estimates for mixed MSW, we used the values for carbon "in," carbon "out," and carbon sequestered for each material, combined with estimates of the proportion of each material in mixed MSW.

### **Approach to Estimating the Amount of Carbon "In"**

Our first step was to estimate the amount of carbon in each carbon-containing material in MSW as it enters a landfill. For food waste, yard waste, office paper, newspaper, and corrugated boxes, we used data from unpublished research by Dr. Barlaz.<sup>3</sup> We estimated the amount of carbon present in other carbon-containing materials (e.g., plastics, rubber, leather) using chemical formulas and data published by George Tchobanoglous et al.<sup>4</sup>

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<sup>2</sup>Because the results of our analysis indicate that landfilling may be much more favorable in GHG terms than previously thought, our findings may be controversial. Thus, some follow-up work to estimate carbon flows through these fates may be worthwhile.

<sup>3</sup> M. Barlaz, "Measurement of the Methane Potential of the Paper, Yard Waste, and Food Waste Components of Municipal Solid Waste," unpublished paper, Department of Civil Engineering, North Carolina State University, 1994.

<sup>4</sup> Tchobanoglous, George, Hilary Theisen, and Rolf Eliassen, *Solid Wastes: Engineering Principles and Management Issues* (New York: McGraw-Hill Book Company) 1977, p. 61.

Food Waste, Yard Waste, Office Paper, Newspaper, and Corrugated Boxes

Dr. Barlaz measured the amounts of several carbon-containing components (cellulose, hemicellulose, lignin, and total volatile solids) in samples of food waste, yard waste, paper waste, and mixed MSW. Dr. Barlaz's data are shown in Appendix A. The first column (column "a") shows the materials in MSW that Dr. Barlaz investigated. For each of these materials, Dr. Barlaz dried the material and analyzed the amount of cellulose, hemicellulose, lignin, and total volatile solids in one pound of dried material (protein measurements are from earlier work published by Dr. Barlaz<sup>5</sup>). These data are shown in columns "b" through "f" of Appendix A. We assume that the "total volatile solids" consist almost entirely of the four named components (cellulose, hemicellulose, lignin, and protein) plus all other carbon-containing components (e.g., waxes and tannins).<sup>6</sup>

We used Dr. Barlaz's data on the amount of cellulose, hemicellulose, etc., per pound of dry material (Appendix A) to estimate the amount of cellulose, hemicellulose, etc., per pound of wet material (Exhibit 1-A). (We converted to wet weight because MSW is typically measured by its wet weight, not its dry weight.) We did this based on the estimated solids content of each material, shown in column "b" of Exhibit 1-A. Our source for most of the data on solids content Tchobanoglous et al.<sup>7</sup> Dr. Barlaz provided us with the solids contents of grass, leaves, and branches in our telephone call earlier this week.

Columns "c" through "h" of Exhibit 1-A show the amounts of each carbon-containing component in one wet pound of each material. To determine the values for "other carbon-containing materials" in column "h," we simply subtracted (1) all of the measured carbon-containing components (cellulose, hemicellulose, lignin, and protein) from (2) the total volatile solids.

Note that Dr. Barlaz presented separate data for grass, leaves, and branches, rather than data for yard waste as a whole. We used Dr. Barlaz's data to estimate the values for yard waste, by assuming that yard waste is composed of 50 percent grass, 40 percent leaves, and 10 percent branches (all on a wet basis).

Finally, we converted the amounts of carbon-containing components per pound of wet material to the amount of carbon per pound of wet material. For cellulose, we used the chemical formula to determine that cellulose is 44.4 percent carbon (on a mass basis). Because there are various types of hemicellulose, we used a composite chemical formula to estimate that hemicellulose is 45.5 percent

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<sup>5</sup> Barlaz, Morton A. and Robert K. Ham, "The Use of Mass Balances for Calculation of the Methane Potential of Fresh and Anaerobically Decomposed Refuse," in *Proceedings from the GRCDA 13th Annual International Landfill Gas Symposium, March 27-29, 1990* (Silver Spring, MD: GRCDA -- The Association of Solid Waste Management Professionals) 1990, p. 235.

<sup>6</sup>The laboratory procedure for total volatile solids involves heating a sample to 550°C to determine the fraction of the solids that are driven off. This temperature is high enough to volatilize virtually all organic compounds but not high enough to volatilize most inorganics.

<sup>7</sup> Tchobanoglous et al, Op. cit., p. 57.

carbon. Our source for the chemical formulas for cellulose and hemicellulose was an EPA report.<sup>8</sup> For lignin, we used a carbon content of 63.8 percent, as reported in the "average elementary analysis of wood lignin" for coniferous species, in a chemical encyclopedia.<sup>9</sup> Because there are many types of protein, we used a carbon content of 53.8 percent from a composite composition for protein from a paper by Barlaz and Ham.<sup>10</sup> For "other carbon-containing components" (e.g., waxes and tannins), we used a value of 50 percent carbon, based on available data on the carbon content of waxes and tannins.<sup>11</sup>

### Plastics

Dr. Barlaz did not analyze the composition of plastics in his laboratory work. Therefore, for the three types of plastic, we used a different approach to determine the amount of carbon "in." For LDPE, HDPE, and PET plastics, we used the chemical formula for each type of plastic to determine the percentage of carbon per pound of plastic (on a dry basis), and then converted this to the pounds of carbon per wet pound of plastic. The resulting values are shown in columns "h," "m," and "n" of Exhibit 1-A (because plastics have a very low moisture content [about 2 percent] the dry-basis percentages are equal to the wet-basis percentages).

### **Approach to Estimating the Amount of Carbon "Out"**

To estimate the amount of carbon generated by each material in the form of biogas, we first determined the amount of carbon generated in the form of methane, and then estimated the amount generated in the form of carbon dioxide.

We started with Dr. Barlaz's unpublished data on the amount of methane generated by various materials when decomposed anaerobically under ideal conditions. These data (in units of milliliters of methane per dry gram of material, as given in Dr. Barlaz's paper) are provided in the last column (column "g") of Appendix A. In Exhibit 1-B, we convert these values to cubic feet of methane per pound of wet material (column "q") and then to pounds of carbon in the methane, per pound of wet material (column "r").

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<sup>8</sup> U.S. Environmental Protection Agency, *Estimate of Methane Emissions from U.S. Landfills* (Washington, D.C.: U.S. EPA) September 1994, p. 6.

<sup>9</sup> Kirk-Othmer, *Encyclopedia of Chemical Technology, Third Edition* (New York: John Wiley & Sons) 1981, Vol. 14, p. 298

<sup>10</sup> Barlaz, Morton A. and Robert K. Ham, "The Use of Mass Balances for Calculation of the Methane Potential of Fresh and Anaerobically Decomposed Refuse," in *Proceedings from the GRCDA 13th Annual International Landfill Gas Symposium, March 27-29, 1990* (Silver Spring, MD: GRCDA -- The Association of Solid Waste Management Professionals) 1990, p. 232.

<sup>11</sup> Different types of plant waxes have varying chemical compositions. We estimated the carbon content of Douglas fir bark wax at 59 percent, based on the components of the wax as reported in the Kirk-Othmer chemical encyclopedia cited above. Tannic acid has a carbon content of 54 percent. Thus, we believe that an estimated 50 percent carbon content for other carbon-containing compounds in materials in MSW is a conservative estimate, that will lead to a lower-bound estimate of the amount of carbon sequestered.

To estimate the amount of carbon released as carbon dioxide, we simply assumed that decomposition results in equal masses of methane-carbon and carbon dioxide-carbon (column "r" = column "s" of Exhibit 1-B). This is based on the stoichiometry of the anaerobic decomposition of carbohydrates and proteins, which generates equal moles of CO<sub>2</sub> and CH<sub>4</sub>. Our approach assumes that aerobic decomposition (which generates CO<sub>2</sub> but no CH<sub>4</sub>) plays a minimal role in the carbon balance.

The total amount of carbon released as biogas (methane plus carbon dioxide) is shown in column "t" of Exhibit 1-B.

To estimate the amount of carbon sequestered per wet pound of material landfilled, we subtracted (1) the amount of carbon released as biogas (the carbon "out") from (2) the amount of carbon "in." The results are shown in column "u" of Exhibit 1-B.

Exhibit 1-B also shows, in columns "v" and "w," the estimated percentage of carbon in each material that is released as biogas, and the percentage that is sequestered.

#### **Approach to Estimating the Carbon Balance for Mixed MSW**

Next we estimated the carbon balance for mixed MSW. To do so, we used (1) the carbon balance for each material in MSW (on a wet basis) from Exhibits 1-A and 1-B (supplemented by additional data on other carbon-containing materials in MSW), and (2) data from Franklin Associates on the composition of mixed MSW. Our spreadsheet analysis is shown in Exhibits 2-A and 2-B. The row labeled "Total" shows the values for mixed MSW, based on our calculations.

Exhibits 2-A and 2-B show additional rows for three materials (rubber, leather, and textiles) that were not considered in Exhibits 1-A and 1-B. Because rubber, leather, and textiles are carbon-containing materials in mixed MSW, we estimated the amount of carbon sequestered in these materials when mixed MSW is landfilled. For rubber and leather, we assumed that much more rubber than leather is discarded, and used the estimated carbon percentage (on a dry basis) for rubber from Tchobanoglous et al. For textiles, we again used data on carbon percentage (on a dry basis) from Tchobanoglous et al.<sup>12</sup> We assumed that all carbon in these materials, including textiles, would be sequestered. (For textiles, the petrochemical fibers such as polyester would be expected to be sequestered, but some natural fibers such as cotton might degrade.)

Because we did not have data on the composition of "other paper and paperboard" or of "wood," we estimated the carbon-containing components of these materials based on the composition of similar materials. We approximated the amount of each the carbon-containing component contained in "other paper and paperboard" by using the weighted averages of the amounts of each component in office paper, newsprint, and corrugated boxes. We used the composition of branches (on a dry basis) as the composition of wood (also on a dry basis).

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<sup>12</sup> Tchobanoglous et al, Op. cit.,p. 61.

We estimated the composition of an average wet pound of mixed MSW based on data on materials discarded in the municipal waste stream in 1993, developed by Franklin Associates.<sup>13</sup> The resulting values are shown in column "b" of Exhibit 2-A. The remaining columns of the spreadsheet were derived using the approach described above, in the discussion of Exhibit 1-A. Column "o" shows the total carbon "in" for the amount of each material contained in an average wet pound of mixed MSW.

Exhibit 2-B shows the amount of carbon "out" when a pound of mixed MSW (wet basis) is landfilled. We estimated methane generation based on the values in Exhibit 1-B, and the amounts of each material in one pound of mixed MSW; the resulting values are shown in column "q." (Note that no decomposition is expected for plastics, rubber and leather, and textiles over a timeframe of hundreds of years; thus the methane generation for these materials is assumed to be zero.) As before, the methane generation values are converted to methane carbon in column "r," and the remainder of the spreadsheet was derived as described above in the discussion of Exhibit 1-B.

The bottom row of Exhibits 2-A and 2-B shows the carbon balance based on Dr. Barlaz's analysis of the methane generated by anaerobic decomposition of mixed MSW under ideal conditions (Dr. Barlaz's data for mixed MSW are shown in the bottom row of Appendix A). Dr. Barlaz's data are empirical data, but are based on mixed MSW in a single truckload of refuse. In contrast, our estimate for the carbon balance for mixed MSW is based on the national average composition of mixed MSW, as estimated by Franklin Associates.

## RESULTS

The amount of carbon sequestered when one pound of each material (wet basis) is landfilled is shown in column "u" of Exhibit 1-B. The percentages of carbon sequestered for each material are shown in the last column of the exhibit. These percentages range from 30 percent for food waste to more than 80 percent for newsprint, leaves, and branches. We estimate carbon sequestration of 100 percent for plastic.

The amount of carbon sequestered when one pound of mixed MSW (wet basis) is landfilled is shown at the bottom of column "u" of Exhibit 2-B. Again, the percentages of carbon sequestered are shown in the last column of the exhibit. The percentages for each material are the same as in Exhibit 1-A. The percentage for mixed MSW is shown in the "Total" row: 81.4 percent. The bottom row shows similar results based on data collected by Dr. Barlaz on methane generation from one pound of mixed MSW: 74.5 percent. Although Dr. Barlaz's results are based on a single sample, and our estimate is based on aggregation of dozens of individual data points, each with some component of error, there is remarkable agreement between our "bottom-up" estimate of biogas generation and carbon sequestration for mixed MSW and his "top-down" measurement for mixed MSW.

Both of the results are consistent with estimates of carbon sequestration presented in a paper authored by Jean Bogner and Kurt Spokas of Argonne National Laboratory.<sup>14</sup> Bogner and Spokas

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<sup>13</sup> U.S. EPA, Office of Solid Waste and Emergency Response, *Characterization of Municipal Solid Waste in the United States: 1994 Update*, November 1994, pp. 31, 62, and 71.

<sup>14</sup> Bogner, J., and K. Spokas. 1993. "Landfill CH<sub>4</sub>: Rates, Fates, and Role in the Global Carbon Cycle." *Chemosphere*, Vol. 26, Nos. 1-4, pp. 369-386.

conducted original laboratory research on biogas production during the decomposition of mixed refuse and compared their results to others presented in the literature, including earlier work by Dr. Barlaz. The authors concluded that "...in general, more than 75 percent of the carbon deposited in landfills remains in sedimentary storage." The authors believe that the percentage sequestered may be even higher in field conditions that are not conducive to biodegradation.

## CAVEATS AND LIMITATIONS

This section discusses the major caveats and limitations associated with the analysis.

Probably the most important caveat is that the analysis is based on only one set of laboratory experiments. While researchers other than Dr. Barlaz have conducted laboratory studies tracking the degradation of MSW, Dr. Barlaz is the only researcher we have been able to identify who has tested different materials individually. Among the people we have spoken to over the past few months, Dr. Barlaz is recognized as the expert on the degradation of different fractions of MSW under anaerobic conditions. Moreover, as discussed below, his findings with respect to the methane potential of mixed MSW are well within the range used by landfill gas developers.

Both Dr. Barlaz and Kurt Spokas made the point that Dr. Barlaz's work was conducted under "ideal" conditions favoring biogas production. As a result, one would expect the carbon balances derived from Dr. Barlaz's work to overestimate the amount of biogas that would be generated in the field, and therefore to underestimate the amount of carbon sequestered in landfills. The extent to which this is true is unclear. Dr. Barlaz's observed methane yield for mixed refuse was about 1 ft<sup>3</sup>/lb, which is actually toward the lower end of the range used by landfill gas developers (0.8 - 1.8 ft<sup>3</sup>/lb). This indicates that Dr. Barlaz probably has not systematically overestimated methane yields, and that the carbon balances based on his work therefore do not systematically underestimate carbon sequestration in landfills. However, it is also likely that the 0.8 - 1.8 ft<sup>3</sup>/lb range used by landfill gas developers overestimates methane generation for certain landfills, particularly those located in arid climates or designed to be kept dry (i.e., in accordance with the recent revisions to the Subtitle D criteria). The bottom line is that the carbon balances presented in this memorandum probably underestimate carbon sequestration for dry landfills, and might overestimate carbon sequestration for landfills located in climates that favor biogas production.

It is also important to mention that when Dr. Barlaz conducted a carbon mass balance for his laboratory experiments, he was unable to account for 100 percent of the carbon. The carbon recovery calculations presented in his paper reflect the extent to which measured losses in cellulose and hemicellulose are consistent with the amount of methane actually produced. Carbon recovery was 87.5% for mixed refuse and ranged from 75.1% to 98.3% for the different materials. Dr. Barlaz believes that the "missing" carbon was mostly in the form of biogas and is currently recalculating methane yields under that assumption. The effect will be to slightly increase biogas yields, which would — in our analysis — result in slightly decreased sequestration estimates.

As mentioned earlier, our analysis ignores the aerobic phase of degradation that occurs directly after organic wastes are placed in a landfill. We asked both Kurt Spokas and Dr. Barlaz whether they believed this to be a significant limitation, and they both stated that it is not, because the vast majority of organic carbon placed in landfills degrades under anaerobic conditions.

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Finally, our spreadsheet analysis is subject to limitations introduced by the assumptions that were made at various steps in the analysis, as described in the "approach" section of this memorandum.

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We look forward to hearing your comments on this analysis. Please call Joanne at (703) 934-3284 with questions or comments.

copy: Dr. Morton Barlaz, NCSU  
Michael Gibbs, ICF  
Bruce Rappaport, ICF



## Regional Growth Strategy

-  [November 12th Regional Growth Strategy Bylaw \(1st and 2nd Reading\)](#)
-  [Public Hearing Sessions Notice](#)

 [Contact Us](#)

» [Local Government Act - Part 25: Regional Growth Strategies](#)

The Metro Vancouver Board, at their November 12, 2010 meeting referred the Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010 to a Public Hearing. Public Hearing sessions will be held at the following locations.

Wednesday November 24, 2010 at 1:00pm and 7:00pm  
Executive Inn, 405 North Rd., Coquitlam B.C.

Tuesday November 30, 2010 at 6:00pm  
Pinnacle At The Pier, 138 Victory Ship Way, North Vancouver B.C.

Wednesday December 1, 2010 at 7:00pm  
Sheraton Guildford, 15269 104th Ave, Surrey, B.C.

Thursday December 2, 2010 at 7:00pm  
2nd Floor Boardroom Metro Vancouver Head Office, 4330 Kingsway, Burnaby, B.C.

Written submissions are encouraged and may be submitted prior to the Public Hearing. **All written submissions must be received by 12:00 noon on Tuesday, November 23, 2010.** After the deadline, written submissions will only be accepted at the Public Hearing sessions. Please send submissions to the attention of Paulette Vetleson, Corporate Secretary:

By mail: Metro Vancouver, 4330 Kingsway, Burnaby B.C., V5H 4G8  
By fax: 604-451-6686  
Or by email: [PublicHearing@metrovancouver.org](mailto:PublicHearing@metrovancouver.org)

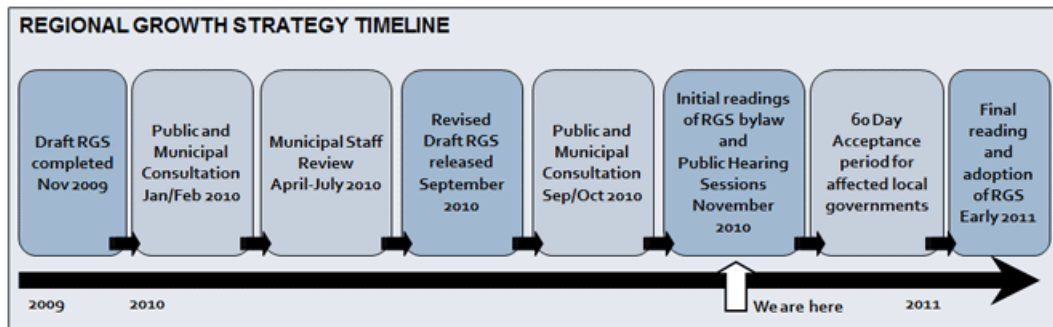
Please see the downloadable notice in the box below for further details on speaking at the Public Hearing or submitting written comments.

### Regional Growth Strategy Draft Bylaw No. 1136, 2010

 [November 12th Regional Growth Strategy Bylaw \(1st and 2nd Reading\)](#)

### The Process

- » [Public Hearing Sessions Notice](#)
- » [The RGS Process](#)
- » [Comments on the Sept 2010 Draft](#)



The Regional Growth Strategy provides guidance for coordinated regional decision-making. Looking ahead, some challenges that the RGS addresses are:

- Accommodating the next 1 million people and 500,000+ jobs which are projected over the next 30 years
- Building complete, healthy communities
- Supporting the region's economy by protecting the industrial land base, identifying places for jobs, and connecting transportation networks
- Protection of agriculture and conservation and recreation lands
- Addressing climate change

The Regional Growth Strategy Bylaw was created with input from stakeholders, municipalities and the public. After several drafts and corresponding consultations, a draft bylaw was developed and the Metro Vancouver Board gave it 1st and 2nd Reading on November 12, 2010 and referred it to a Public Hearing (see details above). After the Public Hearing, the Metro Vancouver Board may consider any changes and refer the Regional Growth Strategy Bylaw to all affected local governments for acceptance. Affected local governments then have a 60 day period in which to respond. Following acceptance by all affected local governments, the Metro Vancouver Board may give the bylaw 3rd Reading. Adoption could occur in early 2011.

*Video - required Flash Player*



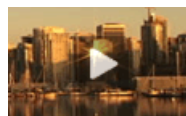
A New Regional Growth Strategy pt. 1: Introduction



A New Regional Growth Strategy pt. 2: Strategies



A New Regional Growth Strategy pt. 3: Sustainable Region Initiative



A New Regional Growth Strategy pt. 4: Regional Town Centres



A New Regional Growth Strategy pt. 5: A Shared Vision