



THURSDAY October 18 /2001

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

Time: 7:00-9:00pm

Chair: David Knee -Norgate Park Community Association Tel: 604-980-3863

1) Order/content of Agenda

2) Adoption of Minutes of Sep 20/2001

(attachment #1)

3) Old Business

3.1 Status of District OCP - Margaret Fraser

3.2 House Replacement (Al Price)

3.3 Encroachment fee formula bylaw - more analysis by Corrie Kost - see

http://www.fonvca.org/letters/2001/17sep-to/Corrie_Kost_22sep2001.pdf
http://www.fonvca.org/letters/2001/17sep-to/Corrie_Kost_22sep2001.pdf

3.4 Noise Bylaw - comparison by Brian Platts

4) Correspondence Issues

4.1 Business arising from extensive email -
 please consult web site www.fonvca.org for
 list of letters since last meeting - now also
 arranged by **SUBJECT !**

New Business

5) Council and other District issues.

5.1 Councillor "bias" and Public Hearings - Corrie Kost (may be late at meeting).

5.2 Why/How a Local Area Plan (OCP) can fail.
 (reading references at 6.1 will help)

5.3 Impact of BIG BOX stores on communities.

Corrie Kost - see study by Center for Applied Economic Research -

<http://www.msubillings.edu/caer/bix%20box%20report.htm>

<http://www.msubillings.edu/caer/bix%20box%20report.htm>

The Georgia Straight article "Monster in a Box" by Sara Cox is also educational -

<http://www.maquilasolidarity.org/campaigns/wal-mart/monsterinabox1.htm>

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A Public Hearing will soon (Nov 20th) be held by council on this issue!

5.4 Whistler 2010 Olympic Games - mandate for "sustainable" transportation solution to a 2 week event can be very costly!

5.5 Wed. 7pm Oct 17 Financial Planning Workshop in Council Chambers

<http://www.dnv.org/upload/documents/52n401%21%2Ehtm>

5.6 Council Advisory Committee Members wanted-

<http://www.dnv.org/article.asp?a=1116&c=485>

6) Any Other Business

6.1 - For those with a leaning to the legal side:

The New Guidelines for an OCP can be found at:

<http://www.marh.gov.bc.ca/LGPOLICY/MAR/URMA/g210.html>

<http://www.marh.gov.bc.ca/LGPOLICY/MAR/URMA/g220.html>

<http://www.marh.gov.bc.ca/LGPOLICY/MAR/URMA/g200.html>

<http://www.marh.gov.bc.ca/LGPOLICY/MAR/URMA/g400.html>

<http://www.marh.gov.bc.ca/LGPOLICY/MAR/URMA/g100.html>

<http://www.marh.gov.bc.ca/LGPOLICY/MAR/URMA/g210.html>

<http://www.marh.gov.bc.ca/LGPOLICY/MAR/URMA/g220.html>

<http://www.marh.gov.bc.ca/LGPOLICY/MAR/URMA/g200.html>

<http://www.marh.gov.bc.ca/LGPOLICY/MAR/URMA/g400.html>

<http://www.marh.gov.bc.ca/LGPOLICY/MAR/URMA/g100.html>

7) Chairperson & Date of next meeting.

November 15/2001

Attachments

- FONVCA minutes of September 20/2001

Additional Correspondence & Reference Material ORDERED BY SUBJECT

Export of Bulk Water, NAFTA, etc.

Brian_Platts_3oct2001.pdf

Dave_Sadler_3oct2001.pdf

Corrie_Kost_3oct2001.pdf

John_Hunter_3oct2001.pdf

John_Hunter_3oct2001b.pdf

Corrie_Kost_4oct2001.pdf

John_Hunter_4oct2001.pdf

John_Hunter_4oct2001b.pdf

John_Hunter_4oct2001c.pdf

Corrie_Kost_4oct2001b.pdf

Elizabeth_James_4oct2001.pdf

Kost-Hunter-8oct2001.pdf

Leasing of Public Land

Dave_Sadler_17sep2001a.pdf
Corrie_Kost_22sep2001.pdf
John_Hunter_23sep2001.pdf
John_Hunter_23sep2001b.pdf
Margaret_Fraser_23sep2001.pdf

First Nation – Servicing Agreement

Ernie_Crist_28sep2001.pdf
Ernie_Crist_28sep2001b.pdf
Dave_Sadler_2oct2001a.pdf
Dave_Sadler_2oct2001b.pdf
Hunter-Sadler-2oct2001b.pdf

Foul Odours in Maplewood

Dave_Sadler_1oct2001.pdf
Hunter-Sadler-2oct2001.pdf
Dan_Ellis_11oct2001.pdf
Brian_Platts_12oct2001.pdf
Ernie_Crist_12oct2001.pdf
Don_Bell_12oct2001.pdf

Bylaw Enforcement & Confidentiality

Brian_Platts_17sep2001.pdf
Ernie_Crist_18sep2001.pdf
Ernie_Crist_20sep2001.pdf
Ernie_Crist_2oct2001.pdf

Council & Staff Expenses & Policies

Ernie_Crist_25sep2001.pdf
Dave_Sadler_10oct2001.pdf
Dave_Sadler_10oct2001c.pdf

RCMP & Special Task Force

Ernie_Crist_26sep2001.pdf
Dave_Sadler_26sep2001.pdf
Dave_Sadler_10oct2001b.pdf

Phifer's Finger/Fountain

Margaret_Fraser_18sep2001.pdf
Dave_Sadler_20sep2001b.pdf
Dave_Sadler_20sep2001c.pdf

Council Minutes did not list value of grant

Dave_Sadler_23sep2001.pdf
Agnes_Hilsen_26sep2001.pdf

Leasing of Public Land

Elizabeth_James_17sep2001.pdf
Bill_Tracey_23sep2001.pdf

2002 Tax Exemption

Dave_Sadler_17sep2001b.pdf
Dave_Sadler_28sep2001.pdf

Request to Censure Councillor Harris

Dave_Sadler_20sep2001.pdf
Ernie_Crist_29sep2001b.pdf

Rec. Commission 50% fee increases

Ernie_Crist_23sep2001.pdf
Ernie_Crist_10oct2001.pdf

Council's Report on Greenway Plan & 2001 Waterfront Expenditure

Dave_Sadler_22sep2001.pdf
Richard_Buolton_4oct2001.pdf

Lynn Valley Plan

Ernie_Crist_21sep2001.pdf
Ernie_Crist_27sep2001.pdf

2002-2006 Financial Plan / Public Input

Ernie_Crist_22sep2001.pdf
John_Hunter_4oct2001d.pdf

Value Analysis Task Force

Ernie_Crist_19sep2001.pdf
John_Hunter_19sep2001.pdf

Blue Bus for North Vancouver

Dave_Sadler_29sep2001.pdf

GVRD and Water

Dave_Sadler_2oct2001.pdf

Parking on Panorama Drive

Dave_Sadler_30sep2001.pdf

Occupation of District Owned Land

Dave_Sadler_30sep2001b.pdf

TRANSLINK

Dave_Sadler_4oct2001.pdf

District Property 1100 Block East 29th

Dave_Sadler_7oct2001.pdf

Rec. Commission "discrimination"

Dave_Sadler_8oct2001b.pdf

Livable Communities

Eric_Andersen_19sep2001.pdf

Repeal of Elderly Citizens Act

Ernie_Crist_1oct2001.pdf

Grouse Mountain "Zoo"

Ernie_Crist_1oct2001b.pdf

Stories missed by Pacific Press

Dave_Sadler_24sep2001.pdf

District Council Competency

Bill_Tracey_17sep2001.pdf

Where are we heading?

Ernie_Crist_23sep2001b.pdf

OUTSTANDING FUTURE FONVCA ITEMS

- ◆ Status of petition list appearing in library copy of council package - Dave Sadler
- ◆ Sub-committee - models for community involvement in municipal election
- ◆ A process to follow outstanding issues of Council, for example, where are the
 - Joint Use Agreement
 - Sign Bylaw
 - Cat Regulation Bylaw
 - Snow removal for single family homes bylaw
 - Securing of vehicle load bylaw
 - Review of Zoning Bylaw
 - Taxicab regulations bylaw
 - Encroachment fee formula bylaw - public meeting coming

FONVCA

Minutes September 20, 2001

Attendees:

Margaret Fraser (Chair)	Lynn Valley C.A.
Al Price	Pemberton Heights C.A.
Eric Andersen (Notes)	Blueridge C. A.
Dave Sadler	Seymour C. A.
Brian Platts	Edgemont C. A.
John Miller	Lower Cap. Comm. Res. Assn.
Hugh Murray	Lower Cap. Comm. Res. Assn.
Corrie Kost	Edgemont C. A.
Maureen Bragg	Save Lynn Canyon Park
Cathy Adams	Lions Gate Neigh. Assn.
Val Moller	Lions Gate Neigh. Assn.

Guests/observers:

Felipe Grossling	felipeg@home.com
Greg Little	

1. Order/contents of agenda

Add items:

- 6.2 Secondary suites charges
- 6.3 Bylaw enforcement and confidentiality
- 6.4 Noise/Construction bylaws
- 6.5 House replacement
- 6.6 Lynn Valley Plan

2. Adoption of August 16, 2001, minutes.

Moved by Al Price, seconded by Brian Platts and carried unanimously

3. Old Business

- 3.1 **Status of District OCP** - Margaret Fraser reported that Mr. Zerr of the Planning Department had informed her that the North Vancouver District OCP was held in abeyance until such time that the three local area plans, that were being reviewed, had been finalized. Margaret will check regarding the legality of a municipality NOT having an updated OCP in place.
- 3.2 **Encroachment fee formula bylaw** (combined with item 5.3).
Brian and Corrie had worked together on a proposal for a 2.5% formula based on the assessed valued divided by the zoned maximum floor space as a formula for encroachments, whereas NVD staff recommended only 1.5%. However this new formula would only apply as of when the property is sold (i.e. grand-fathering the present arrangements). Thus the current very low fees would stay for many years – perhaps 20-40 years. Council considered this otherwise to be a hardship for the owners and also feared that they might lose a court case. Corrie

pointed out that none of the 3 possible outcomes of such a court case (based on the Property Law Act) were necessarily unfair to the District.

The question is whether the present owners who are encroaching on District property are paying a fair market value? Council approved staff's recommendation. Staff didn't look at applying fees retroactively. Staff's report also did not state what a fair rate of return would be for the NVD. A Bylaw will now be drafted and go to a Public Meeting before council consideration.

4. Correspondence Issues

4.1 Accountants' Report in connection with Complaint regarding Council and Staff Expenses

The LGA stipulates that a resident can file a complaint and ask for a report on Council and Staff expenses, which was done earlier this year in the NVD. Without being specific the report stated that out of 30 test samples 15 (i.e. 50%) of them had flaws in them.

http://www.dnv.org/upload/documents/Council_Reports/00070.pdf

4.2 Business Arising from e-mail

There has been lots of communication to FONVCA, but there is room for about another 1000 letters on our site. A total of 80 megabytes are available to FONVCA as a free service by Quik.ca
The only member of Council who communicates regularly with FONVCA is Councillor Ernie Crist. One councillor is rumored never to take advantage of e-mail. Should it be requested that this tool be taken away from that Councillor? Councillors are not duty-bound to respond to letters from the public.

5. New Business

5.1 Provincial Government's Community Charter Council'

http://www.legis.gov.bc.ca/37th2nd/3rd_read/gov12-3.htm

A committee, whose final report will be completed by January 15, 2002, is working on the Community Charter Council Act. There is no public representation on this committee which was put together by the Minister of Municipal Affairs, Mr. Ted Nebbeling. Most of the members are past and present (mostly municipal) politicians. Public input should be allowed once the report has been completed early next year.

5.2 Report 2002-2006 Financial Plan.

The Chair of the Finance Committee continues to speak against public input at Council meetings.

At the public meeting on the budget held on September 15 only two members of the public spoke. The next meeting with public input has now been scheduled for December 01, which leaves very little time to consider any (drastic proposed) changes, since the Financial Plan is scheduled to be adopted by the end of 2001.

It was discussed that the garbage costs for the NVD are the highest on the North Shore, which appears to be due to inefficiencies. The NVD however is also the municipality with the highest recycling rate on the North Shore.

5.3 (Please refer to item 3.2)

5.4 Analysis by Corrie Kost of the Value Analysis Task Force Report.

<http://www.fonvca.org/agendas/sep2001/Analysis-of-VAT-report2.PDF>

Corrie has prepared a response - point by point that covers the above task force report.

Discussion arose about public input at Council Meetings, since this is one of the items dealt with in the report. There was clear consensus among the attendees that the present status should not be changed. There is little point in changing the public input to the end of the meeting, particularly regarding items that are on the agenda and which would, consequently, already have been discussed by Council by the time the public has a chance to address the issue. The question was raised whether public input should be enshrined in the LGA?

5.5 Large Recreation Fee Increase for Seniors

Very large (up to 50%) recreation fee increases have been applied towards seniors. Although this might partly be justified due to the seniors' higher wealth now, this argument is being largely negated by improved health resulting from such exercises.

The fee increases are much greater for seniors than for any 'regular' users. Cost/visit has remained stable despite improved participation. In most private enterprises, unit costs would go down as volume increases. Over all, the seniors did a good job at rallying against the fee increase, although to no avail. Note that Burnaby phased in their seniors increase over 4 years, Vancouver over 3 years, while the District did this overnight.

6. Any Other Business

6.1 For those with a leaning to the legal side:

Reference to how one can use Small Claims Court in BC
http://www.pushormitchell.com/articles/small_claims.html

6.2 Secondary Suites Charges

The NVD now has 3000 registered suites.

The present costs of owning (and reporting to have) a registered suite will next year go up from \$260 to \$480 yearly.

The question was raised whether the NVD is improperly obtaining information about secondary suites via FOI's through the B.C. Assessors and also through the Tenancy and Landlords Branch?

All secondary suites are treated equally whether they are nanny suites, family suites, inlaw suites etc.

It was also asked where the money from the secondary suites is going to? Would it be for general revenues, or what the costs are allegedly earmarked for, e.g. water and sewer maintenance?

6.3 Bylaw enforcement and confidentiality

It is important that complaints can be filed with confidentiality by any residents of the NVD. This had clearly not been done in a recent case involving a Councillor. Professionalism is needed on the part of our bylaw officers.

Brian Platts moved that FONVCA would address this issue in a separate motion which was carried unanimously.

6.4 Noise Bylaw

Attendees asked whether these bylaws are more lax in the NVD than in other municipalities. In particular, the hours that construction noises can take place on Saturday & Sundays. Brian agreed to do more research on this subject.

6.5 House replacement - carried over to October Mtg.

6.6 Lynn Valley Plan

The Lynn Valley Plan will be discussed in more details by the Lynn Valley Community Association at their next meeting on September 28 where Mr. Zerr of the Planning Department has been invited.

It was agreed that more work has to be done regarding community centres in general.

7. Chair & Date of next meeting.

David Knee – Norgate Park Community Association – Tel: 604-980-3863

Thursday, October 18th, 2001
at DNV Hall, 7pm.