



FONVCA AGENDA
THURSDAY October 19th 2006

Place: DNV Hall 355 W. Queens Rd V7N 2K6
Time: 7:00-9:00pm
Chair: Lyle Craver Tel: 604-980-2040
 email:lcraiver@shaw.ca

1. Order/content of Agenda

2. Adoption of [Minutes](#) of Sep 21st

3. Old Business

3.1 Latest on BCRAIL Lands Proposal

- Report by Cathy Adams
- Moving from Industrial to Commercial

4. Correspondence Issues

4.1 Business arising from 12 regular emails:

4.2 Non-Posted letters
 2 this period.

5. New Business

Council and other District issues.

5.1 “Getting on Board” – by Eric Andersen

- 5.2 Revisions to Subdivision Process**
 “to simplify the subdivision application process” – see
Oct16/2006 Council package – agenda item 5
- impact on local area plan policies
 - strips notification to community associations

- no section on “Financial impacts” (eg staff reductions) noted in report
- since on-site landscaping plans are deleted, the future solution would impact existing lots – ie. they could no longer be grand-fathered.
- Community consultation – minimal
- See
http://www.fonvca.org/agendas/oct2006/Cathy_Adams_16oct2006.pdf

5.3 Permissive Tax Exemptions

Publication of the tax exemptions generally comes before council deliberates this matter. The DNV, unlike adjacent municipalities, debates the issues and then publishes the exemption – allowing input only at adoption. See Agenda Item #3 of Oct 16/2006 Council package and letter to council on this matter.
http://www.triumf.ca/agendas/oct2006/Agnes_Hilsen_26sep2006.pdf

5.4 Amendments to Child Care Facilities Business License Bylaw

- http://www.dnv.org/upload/documents/Council_PH/pmagenda061011.htm
- Revisions are **open-ended** and thus illegal?
 - Density – not just FSR...
 - Public Meeting Wed. Oct 11/2006

5.5 Protection of Rental Housing Stock

- what steps can/should council take to prevent loss?

5.6 Financial Plan Meetings

- Degree of public involvement
- Annual Report won award

5.7 GVRD Budgets

- meeting Wed Oct 18 1:30pm District Hall
- 17% increase in water rates

6. Any Other Business

6.1 Legal Issues:

Meetings of Council allowing exclusion of public? – Corrie Kost

Snooping by Municipalities – Sun article of 18 Sep/2006 – distributed at meeting

7. Chair & Date of next meeting.

November 16th 2006

Attachments

ONLY NEW ENTRIES

OUTSTANDING COUNCIL ITEMS

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

Correspondence/Subject Ordered by Date
18 September 2006 → 15 October 2006

LINK	SUBJECT
http://www.fonvca.org/letters/2006/18sep-to/Agnes_Hilsen_20sep2006.pdf	Rental Accommodations
http://www.fonvca.org/letters/2006/18sep-to/Agnes_Hilsen_26sep2006.pdf	Permissive Tax Exemptions - Process
http://www.fonvca.org/letters/2006/18sep-to/Brian_Platts_1oct2006.pdf	Process
http://www.fonvca.org/letters/2006/18sep-to/Corrie_Kost_25sep2006.pdf	Permissive Tax Exemptions - Process
http://www.fonvca.org/letters/2006/18sep-to/Corrie_Kost_26sep2006.pdf	Permissive Tax Exemptions - Process
http://www.fonvca.org/letters/2006/18sep-to/Corrie_Kost_3oct2006.pdf	Council Motions / Procedures
http://www.fonvca.org/letters/2006/18sep-to/John_Sharpe_3aug2006.pdf	Mountain Biking
http://www.fonvca.org/letters/2006/18sep-to/Monica_Craver_5oct2006.pdf	Mountain Biking
http://www.fonvca.org/letters/2006/18sep-to/Monica_Craver_8oct2006.pdf	Mountain Biking
http://www.fonvca.org/letters/2006/18sep-to/Rosanna_Hille_21sep2006.pdf	Risks – Community Advisory Panel (CAP)
http://www.fonvca.org/letters/2006/18sep-to/Sharon_Bader_3aug2006.pdf	Mountain Biking
http://www.fonvca.org/letters/2006/18sep-to/Wendy_Qureshi_20sep2006b.pdf	Rental Accommodations

For details/history see

<http://www.fonvca.org/letters/index-letters-total-oct2006.html>

FONVCA

Minutes of September 21st 2006

Attendees:

Maureen Bragg(Chair Pro-Tem) Save Our Shores
David Knee Norgate Park C.A.
Val Moller Lions Gate N.A.
Eric Andersen Blueridge C.A.
Corrie Kost Edgemont C.A.
John Miller Lower Capilano R.A.
Brian Platts Edgemont C.A.

Notetaker: Jenny Knee

Meeting started: 7:10pm

1. ORDER/CONTENT OF AGENDA

6.2 Billboards - Corrie Kost
6.3 Seymour Plan – Eric
6.4 Costco - Dave

2. Adoption of July 20th Minutes

Add: Notetaker: Jenny Knee.
Moved Eric/Dave - Approved as circulated - carried

3. OLD BUSINESS

None

4. CORRESPONDENCE ISSUES

4.1 Business arising from 9 regular emails

Corrie discussed his letter relating to DCC policy.

4.2 Non-posted letters: 1 this period

Non posted letter distributed.

4.3 Noise – Float Planes & Helicopters

Dave gave hand out sheets of Harbour Tower control zone map and statistics on take offs and landings. Noise pollution from air traffic is becoming a larger and more widespread issue. Norgate has been communicating with various authorities on finding a solution. Corrie and Brian agreed that it was an issue in their area also.

Brian requested that Dave c/c all future communications to him on this issue.

4.4 NSTAC Meetings update - Val

Val reported that there are 5 municipalities on the committee, having 2 members each. There are two studies to improve traffic flow bridgeheads to #1 Hwy.

2nd Narrows - proposal for 'loops' to get traffic onto Hwy #1 - improve Mountain Hwy across Keith Road via Brooksbank to Main St. Improve Seymour Creek Village development.

1st Narrows - Study area between Marine Drive - Taylor Way - Capilano Road - Hwy #1 - Study started July 2005 - 80% completed. Proposed 2 lane (maybe 1 lane) flyover from Taylor Way to bridge. Possible replacement of blue bridge to include 3 lanes. Improvement to Capilano Road already under way. Draft report - early October, technical working team mid-October and final report end of October which will be made public.

Bus Depot - Frozen until 2007

Question as to if BC Rail lands would be considered in future? - Richard advised application from Costco but if turned down the land would be made available again.

Translink also advised the extension of Cross town bus - Dundarave to Lynn Valley - to include W. Vancouver to Capilano College - Next NSTAC meeting is Nov. 16 2006 in NV City Chambers.

5. NEW BUSINESS

5.1 Native Band Billboards

Corrie distributed a letter from DNV Mayor to Minister of Indian Affairs and Northern Development. Corrie – explained that Wayne Hunter approached Corrie to serve on the board Wayne is putting together to oppose the proposal and Corrie asked FONVCA members how they felt about his participation. No concerns were expressed.

5.2 CNV approves garage reno housing

Corrie gave a handout on the conversion. John said it had also already happened on Hope Road in Lower Capilano area.

5.3 Lions Gate Sewage Facility - Lawsuit

Corrie gave a handout of possible court challenge on way sewage facility is currently run.

5.4 Development Cost Charges

Corrie gave a handout - noted that GVRD are still charging growth related component (GVS&DD Sewer costs) for North Shore even though no perceived growth. Changes to this are/may be coming which

should reduce tax load. See:

<http://www.gvrd.bc.ca/board/archive/comagendas/Finance/March/4.1.pdf>

5.5 Arts commission facing “restructure”

Corrie gave a handout from NSN on this issue.

<http://www.nsnews.com/issues06/w091006/093206/news/093206nn4.html>

6. ANY OTHER BUSINESS

6.1 Legal Issues

Corrie distributed handouts on various legal issues relating to:

- “Riparian Areas Regulation Amendments”
- “New Urban Planning” – and resulting Vancouver Declaration 2006.
- Firing of Vancouver board of variance (including decision of Honourable Mr. Justice Bauman)

Corrie distributed Australian report on plastics bags and DNV council motion on this matter. Relevancy of latter to DNV plastic bags ending up in ocean was discussed.

6.2 Billboards – see 5.1

6.3 Seymour Plan

Eric explained low growth of 250 units in 5 year phases 2003 - 2007 and 2008 - 2012 not being adhered to by District staff. Last 60 units, half for seniors, exceed first phase allowance. Oct.3 meeting decision on public hearing. Corrie sees a problem with closing off road before the public hearing as it may appear to assume approval of project. Eric proposed a motion to send a letter to council. Carried unanimously. Letter at http://www.fonvca.org/letters/2006/18sep-to/Brian_Platts_1oct2006.pdf

6.4 COSTCO proposal on BCRAIL lands:

Dave update - public meeting in the near future - 250/300 new jobs average wage \$17 per hr.

7. CHAIR / DATE OF NEXT MEETING

Next Meeting on the usual 3rd Thursday of month:

October 19th, 2006.

Pro-tem Chair to be Lyle Craver - Upper Lynn Valley R.A.

(Eric Andersen as backup)

Meeting adjourned ~ 9:10pm

Subject: [Fwd: Item 5 on tonight's agenda Changes to Subdivision Process]
From: Brian Platts <bplatts@shaw.ca>
Date: Mon, 16 Oct 2006 13:11:26 -0700
To: Corrie Kost <kost@triumf.ca>

Subject: Item 5 on tonight's agenda Changes to Subdivision Process
From: Cathy Adams <cathyadams@shaw.ca>
Date: Mon, 16 Oct 2006 09:15:41 -0700
To: District Council <dnvcouncil@dnv.org>
CC: fonvca@fonvca.org

Dear Mayor and Council

Item #5. Proposed Revisions to Subdivision Process

I agree with the reasoning behind this report, with one exception.

With subdivision applications, it is proposed that the community associations no longer be sent even a notification. I believe that, where a group of neighbours needs to be notified on something like this, the community associations should also be kept apprised of such changes taking place in their area. I would argue that the associations are always interested in what's going on, and if sending out one more letter helps to keep them informed, it's not a lot of effort for such a result.

Sincerely,
Cathy Adams

Item 5 on tonight's agenda Changes to Subdivision Process
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Subject: RE: Public Notice of Permissive Tax Exemptions for 2007

From: "Agnes Hilsen" <Agnes_Hilsen@dnv.org>

Date: Tue, 26 Sep 2006 16:50:59 -0700

To: "Corrie Kost" <kost@triumf.ca>

CC: "Mayor and Council - DNV" <Council@dnv.org>, <clerk@dnv.org>, <fonvca@fonvca.org>

Dear Corrie Kost:

The Community Charter states that a proposed permissive tax exemption bylaw may only be adopted after notice of the proposed bylaw has been given.

Notice of the proposed bylaw will be placed in the newspaper on October 6 & 13. Council will consider the adoption of the Bylaw on October 16.

This is in keeping with our practice in previous years and meets the requirements of the legislation. Presumably, the purpose of advertising the proposed bylaw is to provide the public with an opportunity to review the exemptions and provide input to Council. Council may, at the time of adoption, consider any input received amend the Bylaw if it so wishes.

Agnes Hilsen
Municipal Clerk,
District of North Vancouver, 355 West Queens Road,
North Vancouver, B.C., V7N 4N5
604-990-2207, FAX: 604-984-9637, ahilsen@dnv.org

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

From: Corrie Kost [<mailto:kost@triumf.ca>]

Sent: Monday, September 25, 2006 8:19 PM

To: kost@triumf.ca

Cc: Mayor and Council - DNV; clerk@dnv.org; Agnes Hilsen;

fonvca@fonvca.org

Subject: Re: Public Notice of Permissive Tax Exemptions for 2007

kost@triumf.ca wrote:

Your Worship & Members of Council,

I may have missed it (I am not perfect!) but I question whether the public notifications (usually in local newspaper) were published on the

subject issue.

Please indicate date of publication so I can verify postings. Lacking such I urge council to rescind its consideration till it was properly advertized.

Yours truly,

Corrie Kost
2851 Cowood Dr.
North Vancouver V7R2R3

Your Worship & Members of Council,

Further the above. Strictly speaking the Community Charter requires only a public notice be given (in certain prescribed terms) before council ADOPTS the exemptions.

But traditionally (and by common sense) notification is given in the media well before council gives first readings to the bylaw.

For example, this year West Vancouver published on page 16 of NSN on Sep 22 for discussion before WV council on Oct 2, while the CNV published a notice on page 46 of NSN on Sep 15th for its council discussion on September 25th.

To have the DNV council give first 3 readings on Sep 25th and a publication at a later date is not in keeping with open governance.

Yours truly,

Corrie Kost



NOTICE OF PUBLIC MEETING

A Public Meeting is scheduled for **7:00 p.m., Wednesday, October 11, 2006** in the Council Chamber of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. to provide an opportunity for those who believe they may be affected by the Bylaw, as outlined below, to make representations to Council.

Amendments to Child Care Facilities Business License Bylaw

Background Material:

[Report: Social Planning Analyst & Manager of Development Services, August 28, 2006](#)

[Attachments](#)

[BYLAW 7624](#) Child Care Facilities Business License Bylaw, Amending Bylaw 1

Proposed

Amendments: Bylaw 7624 contains several minor changes which will bring the Bylaw into concurrence with the Provincial Community Care Facilities Licensing Regulations. The changes to the Bylaw would also **allow for more than 20 children in care in a residential unit, subject to certain conditions.**

In accordance with Section 59(2) of the *Community Charter*, notice is hereby given that the Council of the District of North Vancouver is considering Bylaw 7624, Child Care Facilities Business License Bylaw, Amending Bylaw 1. Bylaw 7624 was given first reading on September 11, 2006.

Prior to considering further readings of the Bylaw, Council is holding a Public Meeting regarding the proposed amendments. Persons who consider they are affected by the proposed Bylaw will be afforded opportunity to be heard in person at the meeting and/or by written submission.

Copies of the proposed Bylaw and relevant background material are available for review in the District of North Vancouver's Clerk's Office, Municipal Hall. The Municipal Hall is located at 355 West Queens Road, North Vancouver and is open Monday through Friday, except statutory holidays, from 8:00 a.m. and 4:30 p.m. If you would like to review the material on line, go to www.dnv.org/public_meeting. Please direct enquiries to Robyn Newton in the Community Planning Department at (604) 990-2274.

Agnes S. Hilsen
Municipal Clerk

