

Subject:**Date:** Sun, 17 Oct 2004 08:19:00 -0700**From:** "Ernie Crist" <ernie_crist@dnv.org>**To:** "FONVCA \ (E-mail)" <fonvca@fonvca.org>, <Cagebc@yahoo.com>**CC:** "Mayor and Council - DNV" <Council@dnv.org>, "Senior Management Committee" <managecomm@dnv.org>, "Bruce Crowe \ (E-mail)" <mbr41@telus.net>, "Doug MacKay-Dunn \ (E-mail)" <macdunn@uniserve.com>, "Michael D. Molson \ (E-mail)" <formikemolson@aol.com>, "Chris Dorais \ (E-mail)" <cdorais@telus.net>, "Doug Hill \ (E-mail)" <doughill@hotmail.com>, "Glenn Henderson \ (E-mail)" <glenhenderson@telus.net>, "Jim Cuthbert \ (E-mail)" <jimcuthbert@telus.net>, "Joan Gadsby \ (E-mail)" <joangadsby@pacificcoast.net>, "Kevin Bell \ (E-mail)" <sonbel@shaw.ca>, "Robin Hicks \ (E-mail)" <robinhicks@telus.net>, "Roger Bassam \ (E-mail)" <IMCEAEX-Roger+40millarsleague+2Ecom@dnv.org>

A MESSAGE FROM ERNIE CRIST

The latest blow to an original and great idea of creating a tax and job intensive business park in the District came recently with the adoption of a Bylaw rezoning land plus a DVP to accommodate warehouses in the Maplewood area of the District.

The original idea of a business park was to utilize this rare land for purposes that would give the District higher taxes and above all more jobs.

To reduce north south traffic is one of our priorities and is so spelled out in our business and community plan. We need far more jobs if we are to improve our quality of live on the North Shore. Tax return from chemical plants and warehouses, still prominent in the area, are far lower than from other industries.

Tourist related industries, by way of example, are far more labor intensive. They also pay higher taxes per square foot. Indeed when it comes to labor intensive industries, warehouses are at the very bottom of the barrel. You can't go much lower than that. But it is not just tourist related industries which are labor and tax intensive, there are others as well.

The District, I venture to say has spent millions of dollars over the years planning to attract industries that would maximize land use for maximum community benefit in the area.

But Nexen, a chemical plant producing hazardous substances in Maplewood, has always opposed the location of such industries in its vicinity. They argued that in the event of a chemical spill the number of casualties would be minimized if the area were thinly populated and contained industries with a low labor component. This makes sense from their point of view.

Presenting a point of view making sense to them is one thing, but for a municipality to change its community objectives to suit an obsolete chemical plant is quite another. Nexen should have been encouraged to leave years ago. It simply does not fit into the modern and now highly populated residential area which Seymour has become, neither does it provide many jobs. A report commissioned by the District 25 years ago stated that statistically there would be a major accident every 23 years. Much has been done to improve safety at the plant in the last two decades but with the geography in Seymour being what it is, a serious chemical spill could affect the area in a major way.

But under the previous Mayor and his pals, Council time and time again ignored this fact. With the most recent example, another opportunity has been lost to change the status quo. I pointed all this out during the debate, but to no avail. I am not even sure whether Council understood what I was talking about. Neither did Council receive any help from our planning staff - what a difference compared to other municipalities.

Once again, the District got struck in the quagmire of mediocrity.



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