



Welcome to the Metro Vancouver Electoral Area A Bulletin – a bi-annual publication sharing Metro Vancouver information with Electoral Area A residents. For UBC/UEL residents, Maria Harris, the Metro Vancouver Director for Electoral Area A, also submits regular reports to the UNA Board and the UEL Community Advisory Council.

ELECTORAL AREA A BULLETIN

February 2015

Buying Property in the Electoral Area?

If you or someone you know is buying or selling property in the Electoral Area, we strongly encourage you to get in touch with Metro Vancouver staff to request any records on file before listing or purchasing a property. The types of records commonly available are building plans, occupancy permit records and geotechnical reports. In addition, we often have copies of water tests, septic approvals, gas inspections and electrical inspections on file. For legal surveys and documents registered on title, we recommend you obtain official copies from the Land Title Office. Please note, this does not apply to UBC/UEL residents. Please contact Tom Pearce, Regional Planner, if you have any questions: tom.pearce@metrovancover.org / 604-432-6383

House Numbering and Building Bylaws in Development

At the September 2014 Board meeting, Metro Vancouver staff was directed to bring forward a House Numbering Bylaw to further streamline emergency response and the Greater Vancouver Regional District building inspection service for the Electoral Area. In addition, a new Building Bylaw is in early development. Staff will be hosting an open house and soliciting feedback on the new Building Bylaw in the spring. Please note, this does not apply to UBC/UEL residents.

Advertising for Advisory Planning Commission and Board of Variance

The Advisory Planning Commission is an eight-member panel comprised of residents and owners who advise the Electoral Area Director on matters related to Part 26 of the Local Government Act. This includes, for example, Development Variance Permits, and Zoning Bylaw amendments.

The Board of Variance is a three-member panel that hears minor property variance applications typically related to siting setbacks. Local governments, such as Metro Vancouver, that have adopted a Zoning Bylaw must establish a Board of Variance (BOV). Property owners or leaseholders may apply to the BOV for a minor variance if they feel compliance with the bylaw would cause them a hardship.

The terms of office of the Board of Variance and Advisory Planning Commission have now expired, and Metro Vancouver is advertising to fill the vacancies of both bodies. The Board of Variance and the Advisory Planning Commission meet infrequently on an as-needed basis – typically once or twice per year. Please note, this does not apply to UBC/UEL residents. If you are interested in serving again or putting an application forward, please contact Tom Pearce by email tom.pearce@metrovancover.org

Advisory Planning Commissions: www.cscd.gov.bc.ca/lgd/planning/planning_commissions.htm

Board of Variance: www.cscd.gov.bc.ca/lgd/planning/board_of_variance.htm

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Organics Disposal Ban

New rules recently came into effect to encourage residents and businesses in Metro Vancouver to separate food waste from regular garbage.

As of January 1, 2015, compostable organics were added to the list of materials banned from disposal. The Organics Disposal Ban applies to all compostable material, including raw food, plate scrapings, leftovers and meat, and will be enforced at Metro Vancouver transfer stations.

Initial enforcement will focus on large generators of food waste, including supermarkets, major restaurants, and hotels. The first six months will be an education period when no penalties will be charged in order to give residents and businesses additional time to implement effective plans for separating food waste from the garbage. Starting in July, 2015, waste loads with more than 25% visible food will be surcharged an additional 50% of the cost of disposal.

All businesses and residential buildings are encouraged to plan and introduce food scraps recycling programs during this time frame.

This disposal ban applies to Electoral Area A residents. Check with your waste hauler to find out what options are available.

More information:
metrovancover.org/foodscraps

Deep Cove Parking Update

Electoral Area Director Maria Harris hosted an informal meeting of interested parties in early December at Metro Vancouver offices. Residents of the Electoral Area (Indian Arm), Belcarra, and the District of North Vancouver, along with staff from each jurisdiction, came together to discuss concerns. The informal meeting was convened in response to Electoral Area resident concerns with new parking restrictions along Panorama Drive in Deep Cove. The District of North Vancouver will be hosting a meeting in February to further discuss the issues. Individuals who are unable to attend the community dialogue can provide feedback through an online survey, which will be available between February 16 and March 6, 2015. Both the survey and additional information can be found on the District of North Vancouver website: www.dnv.org/deepcove

Electronic Listserve Letter

In an effort to further inform and engage with owners, leaseholders, and residents of the Electoral Area, staff will be sending a letter to further promote the electronic listserve, the Advisory Planning Commission and Board of Variance, the local planning function and the building inspections service.

Wood Stove Exchange Program – \$250 Rebates Available

Metro Vancouver’s Wood Stove Exchange Program offers a rebate towards replacement of an uncertified wood-burning fireplace, stove, or appliance with a new, low-emission unit.

Residential wood smoke is responsible for about 25 percent of emissions in the region that contribute to respiratory illnesses. Health threats from wood smoke are largely due to fine particulate matter, which in the respiratory system can cause short-term effects like coughing, runny nose, and asthma symptoms, or can lead to chronic heart and lung diseases like bronchitis and emphysema.

Exchanging old wood stoves for low-emission replacements can make a difference in air quality within neighbourhoods.

Metro Vancouver residents are eligible to receive a \$250 rebate for trading in their old uncertified wood burning appliance for a new low emission appliance. For more information, search “wood stove exchange program” on www.metrovancover.org

For an archive of past bulletins, please search for “Electoral Area A” on www.metrovancover.org

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