

Bulletin

Bi-annual publication sharing Metro Vancouver information with Electoral Area A residents.

WINTER 2020

NEWS & ISSUES

Greeting from Director Jen McCutcheon

Dear Residents,

Hello! With a little more than eight months under my belt as the Electoral Area A Director, it has been a pleasure meeting many of you and learning about the unique communities that make up Metro Vancouver's Electoral Area. Over these past months, I've gained a deeper understanding of the issues that are most important to residents, such as fire and flood protection, island accessibility, and other transportation and connectivity interests, and I look forward to continuing to act on your behalf to address your concerns.

Since the last Bulletin, I have had the chance to attend six community meetings across the more rural (non UBC/UEL) areas of Electoral Area A. Thank you to those who were able to attend those meetings – I very much enjoyed getting the chance to speak with you and learn more about your priorities. However, with our electoral area being so diverse – both in terms of geography and lifestyle – I still feel that I have limited connection with residents. If you or your community is holding an event, and you'd be willing to have me attend, please let me know. The better I know Electoral Area A residents, the better I will be able to represent their communities at the regional table.



In addition to rapidly getting up to speed on issues specific to the Electoral Area, I feel fortunate to have the opportunity to understand, debate, and shape decisions that are central to the way our whole region evolves. Some of the areas of particular interest in the past months have been related to parkland acquisition, stricter climate action targets (see article on page 4), and efforts to improve and expand our public transit system.

It is a privilege to be a voice for each of you on local and regional issues, and I hope that you will reach out to me with your ideas or concerns.

I can be reached by email at AreaAJen@gmail.com, and you can find out more on my website at AreaAJen.ca (though I need to apologise in advance as my social media presence is limited)!

All the best,

Jen McCutcheon

Electoral Area A Building Bylaw – New Building Permit Fees Take Effect July 1, 2020

Metro Vancouver has updated the bylaw for building in Electoral Area A, doubling the permit validity period and modifying the fee structure.

On February 28, 2020, the Metro Vancouver Regional District Board adopted *GVRD Electoral Area A Building Administration Bylaw, No. 1043*, which amends the current building administration bylaw. While many of the amendments were administrative, such as updating references to the revised BC Building Code, the bylaw also included increases to the building permit fees and to the building permit validity time.

The building permit validity time has been increased from 2 years to 4 years in response to resident input regarding the need for more time to complete construction in rural and remote portions of the Electoral Area. Increases to building permit fees (Schedule D of the bylaw), which had remained unchanged since the bylaw was adopted in 2006, take effect July 1, 2020.

To view the report and the amendments:

http://www.metrovancover.org/boards/ElectoralArea/EA_2020-Feb-5_AGE.pdf#page=27

<http://www.metrovancover.org/services/electoral-area-a/resources/building-zoning>

If you have any questions, please contact Marcin Pachcinski, Division Manager, Electoral Area and Environment, at marcin.pachcinski@metrovancover.org or at 604.451.6562.



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Electoral Area A Zoning Bylaw Review

Metro Vancouver is in the process of reviewing the **Electoral Area A Zoning Bylaw**, which regulates the use, density, and siting of buildings and structures on land within the Electoral Area (excluding UBC, the University Endowment Lands, Bowyer Island and Passage Island).

In September and October 2019, the Electoral Area A Director and staff held two rounds of community meetings on Barnston Island, in Port Moody for Indian Arm and Pitt Lake residents, and in Lions Bay and West Vancouver for residents of Howe Sound mainland communities. Residents provided valuable feedback on first draft proposed amendments to the bylaw at the meetings, and staff are in the process of contacting individual communities to gather more information that will inform the proposed amendments.

The first draft proposed amendments are available for review on Metro Vancouver's website (feedback is welcome at any time), and residents will be notified once the proposed amendments are ready for public review.

<http://www.metrovancouver.org/services/electoral-area-a/building-zoning/>

If you have any questions, please contact Tom Pearce, Electoral Area Planner, at tom.pearce@metrovancouver.org or at 604.432.6383.

Barge Clean-up Events: Pitt Lake Planned for Summer/Fall 2020; Indian Arm Completed in 2019

The Pitt Lake community will have a barge clean-up opportunity later this year, thanks to funding for a one-time barge clean-up event for Pitt Lake communities of Electoral Area A that was approved as part of the 2020 Electoral Area A budget. This event is expected to take place in summer or fall of this year. Electoral Area A residents on the west side of Pitt Lake will receive information regarding the logistics of the event later this year, once a date has been set.



Back in September 2019, Metro Vancouver held a barge clean-up event for Indian Arm communities of Electoral Area A. The cleanup event collected 12 mattresses, over 25 large appliances, over 100 paint and chemical containers, 19 propane tanks, more than 60 large batteries, plus significant amounts of scrap metal, wood waste, polystyrene, furniture, tires, and marine waste. Thank you to all residents who participated in the cleanup event and helped to ensure that these items were recycled or disposed of properly.

TransLink Development Cost Charges in Effect

As of January 15, 2020, **TransLink Regional Transportation Development Cost Charges (DCCs)** apply to new development in the region, including Electoral Area A. These DCCs help fund the construction or expansion of regional transportation projects by TransLink. For a new single-family dwelling, the 2020 DCC rate is \$2,100 per unit and will go up to \$2,975 per unit, on January 25, 2021. DCCs will be collected at the time of subdivision or building permit.

For more information, visit: <https://www.translink.ca/About-Us/Taxes/Development-Cost-Charges.aspx>

Clean Wood Burning Tips

If you use a wood stove to heat your home, there are many ways you can burn smart and clean. Save money, reduce air pollution and protect your health and those around you by:

- Only burning clean, seasoned wood
- Never burning prohibited materials, to prevent the release of toxic chemicals
- Building small hot fires and avoid smouldering
- Checking your chimney for smoke when burning
- Considering replacing old uncertified wood stoves or fireplaces with certified wood-burning appliances (search for “wood stove exchange” at metrovancouver.org for information about rebates)

For more details about these clean burning tips, search ‘burn smart, burn clean’ at metrovancouver.org. You can also check out the video from the Fraser Basin Council on clean burning: https://youtu.be/pwt4fVKiC_U

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Open-Air Burning Consultation & Workshops

Metro Vancouver is seeking feedback on a proposed alternative approach for regulating emissions from open-air burning of vegetative debris. The region currently authorizes emissions through an approval process.

The potential regulation would provide a more streamlined and efficient way to authorize open-air burning of vegetative debris in cases where specified requirements are met.

Several thousand open-air burning events of various sizes occur across the region each year. Smoke emissions from open-air burning of vegetative debris contain fine particulate matter, nitrogen oxides, volatile organic compounds, and other harmful compounds, some of which are associated with health and environmental issues and climate change.

A two-phase consultation with the public, Indigenous communities, businesses, member jurisdictions, provincial government and other interested parties is intended to provide any person who may be affected by a potential emission regulation with sufficient opportunity to learn about the proposals and provide feedback. The feedback will be presented to the Metro Vancouver Board, which will make the final decision on the potential emission regulation.

Public workshops are planned in communities including the Township of Langley, Maple Ridge, Richmond and Coquitlam, and webinars are scheduled for March 25 and April 2, 2020.

For details on how to register for webinars, additional planned events and other information and opportunities to provide feedback, visit metrovancover.org and search 'open-air burning.'



Alt'ka7tsem/Howe Sound Biosphere Region Nomination

The Howe Sound Biosphere Region Initiative Society is on its way towards completing the nomination process for the **Alt'ka7tsem/Howe Sound Biosphere Region**. The key objectives of the initiative are to advance biodiversity conservation, sustainable development, and reconciliation. The biosphere region boundaries include Electoral Area A communities that are in Howe Sound, but the designation would not introduce any changes to local government regulations or governance.



Biosphere regions or reserves are areas of terrestrial and coastal or marine ecosystems that are internationally recognized within the **United Nations Educational, Scientific and Cultural Organization's (UNESCO) Man and the Biosphere Program**. There are 701 biospheres worldwide, including 18 in Canada, and two in B.C., both on Vancouver Island.

After obtaining support from local governments, including Metro Vancouver, the nomination was submitted to the Canadian Commission for UNESCO in Ottawa in December 2019. Once the Commission confirms it meets UNESCO's statutory requirements for new biospheres, the nomination will be sent to UNESCO in Paris, which is expected to occur by September 2020.

Visit howesoundbri.org for more information.

Think Thrice About Your Clothes

Metro Vancouver is encouraging residents to "think thrice" before tossing that ugly blouse, ripped jeans or socks with holes into the garbage. Most unwanted clothing items can be repurposed, repaired or donated, resulting in less waste in the region.

Metro Vancouver residents collectively throw out an average of 44 million pounds of textiles each year, equating to the weight of 44 t-shirts per person.



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New public opinion research conducted by Metro Vancouver suggests people are likely to donate clothing they no longer need, but 40% of respondents were unclear what can or can't be donated. However, the message from second-clothing retailers is that they will accept almost anything, as long as it's clean and dry.

Those who aren't quite ready to part with a well-loved item, and are keen to repair their damaged clothing – as reported by more than 61% of women and 49% of men in the survey – can find practical advice on DIY clothing repair and alterations on the website, clothesarentgarbage.ca.

Metro Vancouver Strengthens Climate Targets to Become Carbon Neutral

Metro Vancouver is taking steps to become a carbon neutral region by 2050, as part of a growing global effort to fight climate change. The regional district recently amended its Climate 2050 Strategy to include a carbon neutral commitment, with an interim target of a 45% reduction of greenhouse gas emissions from 2010 levels by 2030. This commitment aligns with the findings of the Intergovernmental Panel on Climate Change (IPCC) Special Report on Global Warming, which makes it clear that limiting global warming to 1.5°C by 2050 is possible and crucial to prevent irreversible climate impacts.

Metro Vancouver recognizes that no matter how well we reduce greenhouse gas emissions, climate change will continue to affect the region, and over the next five years, the Regional District will invest \$6.3 billion into infrastructure upgrades – largely aimed at serving a growing population, addressing climate change and protecting the environment.

Metro Vancouver is already experiencing the effects of climate change. Expected future climate impacts include more wildfire smoke, an increase in rainfall intensity, and at least one metre of sea level rise. These environmental changes will entail significant costs and dramatically affect the quality of life for residents and businesses in the region.

For more than 20 years, Metro Vancouver and its member jurisdictions have taken a leadership role in responding to climate change, including taking steps to prepare important infrastructure for the unavoidable impacts of climate change while reducing GHG emissions.

Achieving carbon neutrality will require a commitment to using 100 percent renewable, fossil fuel-free energy by 2050. It will also mean any remaining emissions need to be balanced by removing carbon dioxide from the atmosphere through reforestation, bog restoration, enhanced carbon storage in aquatic ecosystems, and improvements in agricultural soil greenhouse gas management as well as carbon capture and storage technologies.

Metro Vancouver Approves Board Strategic Plan

Metro Vancouver's 2019-2022 Board Strategic Plan, which centres on themes such as resiliency, climate action and innovation is the outcome of a workshop held last April that gave Board members an opportunity to set the broad strategic directions for each of the organization's functions, by sharing ideas and insights as well as clarifying priorities for the next four years.

The plan was informed by the long-term planning underway at Metro Vancouver that responds to critical factors such as population growth, climate change and environmental sustainability, as well as the need to maintain and upgrade existing infrastructure. And the plan is not just about water and liquid waste – regional parks, for instance, are increasingly popular and crowded, so Metro Vancouver is working to ensure there's ample land protected for conservation and recreation, too.

“With an average of 35,000 people joining our region every year, we need to make sound decisions today if we are to maintain a high quality of life, protect nature and support the region's prosperity well into the future,” said Metro Vancouver Board Chair Sav Dhaliwal.

Metro Vancouver will explore the potential application of Development Cost Charges, which are billed to developers for the increased service demand of their residential projects to fund growth-driven projects in Water Services. Metro Vancouver will also consider new technologies that recover energy and resources for Liquid Waste, while reducing environmental impacts. In Solid Waste, the focus is on identifying alternatives for disposal, working closely with the private sector to boost recycling rates, and fleshing out a strategy to tackle single-use items.

“Our big-picture strategic plan aims to help us maintain our infrastructure so it's resilient to seismic events, natural disasters and the effects of climate change while leveraging opportunities within our operations for greenhouse gas reductions and the recovery of energy and resources,” said Vice-Chair Linda Buchanan.

The 2019-2022 Board Strategic Plan provides guidance to Metro Vancouver staff in their work and planning. You can view the 2019-2022 Board Strategic Plan on Metro Vancouver's website.

<http://www.metrovancouver.org/about/strategic-directions/>

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Building Inspection Services

Metro Vancouver provides Building Inspection Services to all parts of Electoral Area A, with the exception of UBC, UEL and First Nations reserves. Metro Vancouver staff encourages you to please get in touch with our office well in advance of any land clearing, building, renovating, or demolition. Metro Vancouver staff can assist you in the building permit process, in obtaining and understanding the required documentation, and with any questions you may have.

Buying/Selling Property in the Electoral Area?

If you or someone you know is buying or selling property in Electoral Area A (except for UBC/UEL), we encourage you to get in touch with Metro Vancouver staff to request any records on file before purchasing or listing 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.

Please contact Tom Pearce, Electoral Area Planner, at 604.432.6383. For legal plans and documents registered on title, please contact the BC Land Title Office at www.ltsa.ca or 604.630.9630.

Wood Stove Exchange Program: \$250 Rebates Available

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

For details on how to take advantage of this program, search “wood stove exchange” on www.metrovancouver.org

Gas and Electrical Permits

Permits are required for all gas and electrical work being undertaken by homeowners. These permits are handled directly through a provincial body called Technical Safety BC.

<https://www.technicalsaftybc.ca>

Provincial Well Database

If you have a well, there may be information on it in the provincial well database. If a well record does not exist for your well, the province recommends that you register it. This will create a record of your water use, which helps to ensure that your use is considered in decisions for new provincial authorizations and during times of water scarcity. More information can be found at:

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/groundwater-wells/information-for-property-owners/well-records-registration>

Sewage Disposal System Information

Onsite sewage disposal in Electoral Area A is regulated by either Fraser Health Authority or Vancouver Coastal Health Authority, depending on where your property is located. The Fraser Health Authority has a number of resources that are applicable to all residents with onsite sewage disposal systems. These resources provide maintenance tips and answers to frequently asked questions:

<http://www.fraserhealth.ca/health-info/health-topics/onsite-sewage/onsite-sewage-resources>

To find a Registered Onsite Wastewater Practitioner, visit: <http://owrp.astbc.org/rowp-finder> or <http://www.wcowma-bc.com/locate-a-pro/>

CONTACT



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Subscribe To Electoral Area Email List

Email is one of the fastest ways Metro Vancouver can send information related to events and issues of interest to you and your community.

To subscribe, visit: <http://goo.gl/gR3Amn>. For an archive of past bulletins, please visit: <http://goo.gl/aabPtU>

For UBC/UEL residents, Jen McCutcheon, the Metro Vancouver Director for Electoral Area A, also submits regular reports to the UNA Board and the UEL Community Advisory Council.



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