

Bulletin

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

SUMMER 2020

NEWS & ISSUES

Message from Director Jen McCutcheon

Dear Residents,

I trust that you and your families are staying healthy this summer. 2020 has been a tough year so far, but I hope that it has resulted in at least a few silver linings. For me, our strong and evidence-based public health leadership, as well as our beautiful natural spaces have made me even more grateful than ever to live here in BC.

This past June marked my one-year anniversary as your elected director. Politics of any sort was brand new to me, and I feel fortunate to have a voice in how our region develops and what we prioritize. I am enjoying the combination of focusing on specific EAA issues, like fire and flood safety, in addition to broader issues that impact the entire region. Over the past year, I have been (and continue to be) an active member of the Climate Action Committee, the Finance and Intergovernment Committee, and TransLink's Regional Transportation Committee, all of which provide many opportunities to apply my analytical and systems thinking background to issues such as climate change, affordable housing and sustainable development.

At a more local level, it was a pleasure meeting many of you at the fall 2019 community meetings and I am disappointed that COVID-19 is preventing me from visiting the water-access areas of EAA this summer. I am still working on getting out more in August, so please let me know if there are areas that you think it would be particularly beneficial for me to visit.

Thank you to those who have reached out with questions or concerns, or just to introduce yourselves and say 'hello.' My job is to represent you in regional decisions, so please don't hesitate to contact me. The more of you that I know, the better I can understand your concerns, and then represent them at both Metro Vancouver and TransLink.

In the words of Dr. Henry: be kind, be calm, and be safe.

As always I can be reached by email at AreaAJen@gmail.com, and you can find out more on my website at AreaAJen.ca.

Wishing you all the best,

Jen McCutcheon

COVID-19 Update

During the COVID-19 pandemic, Metro Vancouver's paramount commitment is to maintain essential services to the region while protecting the health and safety of our employees and partners.

Metro Vancouver is following the direction of the Provincial Health Authority and closely monitoring developments while taking proactive steps to ensure critical service levels, including the delivery of drinking water and the management of liquid and solid waste, are maintained at all times.

The COVID-19 Dashboard provides up-to-date information on impacts including park visitation levels, air quality readings and demands on liquid waste, solid waste, and drinking water systems.

For more information, please visit

<http://www.metrovancover.org/about/covid-19/>

Pitt Lake Barge Cleanup Event – August 22 and 23

Metro Vancouver is holding a one-time barge cleanup event for Electoral Area A residents and property owners on the west side of Pitt Lake on Saturday, August 22 and Sunday, August 23.

Similar events were held for other remote water access Electoral Area A communities in Bowyer and Passage Islands in 2016 and for Indian Arm Electoral Area A communities in 2019.

These one-time events are intended to help residents properly dispose of large items that have accumulated over the years, but small items will also be accepted. Residents are reminded that dumping of household garbage at the Grant Narrows boat launch and park is not permitted.

For the August 22 and 23 cleanup event, all properties on the west side of Pitt Lake within Electoral Area A are eligible to participate at no cost. This includes the communities of Hodgins Harbour, Yeosim Bay, Finn Bay, Christian Cove, Moonshine Bay, McKellar Point, Seal Bay, Cozen Point, Cedar Point, South of DeBeck Creek, and DeBeck Creek.

This cleanup event does not include properties on the east side of Pitt Lake, which fall within the Fraser Valley Regional District.



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Pitt Lake residents in Electoral Area A should have received information related to the cleanup by email. If you have not received information or have any questions, please contact:

Marcin Pachcinski, Division Manager, Electoral Area and Environment, at 604-451-6562 or marcin.pachcinski@metrovancover.org, or Tom Pearce, Regional Planner, at 604.432.6383 or tom.pearce@metrovancover.org.

Indian Arm – Port of Vancouver’s New Recreational Dock Guidelines Now In Effect

The Port of Vancouver is responsible for permitting recreational docks in Burrard Inlet, including the Electoral Area A communities of Indian Arm, Boulder Island, and Carraholly Point. The Port of Vancouver introduced new recreational dock guidelines, effective June 15, 2020. These guidelines apply to new recreational docks as well as maintenance, removal, and repairs to pre-existing recreational docks. For more information, visit the Port of Vancouver’s website:

<https://www.portvancouver.com/land/leasing/recreational-docks/>

Barnston Island Ferry – Temporary Replacement

The regular barge that services Barnston Island has been temporarily replaced to undergo a refit to meet Transport Canada operating requirements. The replacement barge, which has a maximum deck load of 28 tonnes and has previously served this route, is expected to remain in service until the refit is complete in September 2020.

The Barnston Island ferry is a provincial service operated by Western Pacific Marine on behalf of the BC Ministry of Transportation and Infrastructure. For information on the ferry, visit: <https://www2.gov.bc.ca/gov/content/transportation/passenger-travel/water-travel/inland-ferries/barnston-island-ferry>

Residential Indoor Wood Burning Emission Regulation Bylaw

Wood smoke from residential indoor wood burning is the most significant source of fine particulate matter (PM_{2.5}) emissions in the region, contributing more than a quarter of the total annual PM_{2.5} emissions, and is also the second top source of toxic air pollutants. PM_{2.5} are tiny particles that can damage health as they penetrate deep into lungs and even into the bloodstream. Exposure to wood smoke is of particular concern in densely populated urban areas, due to the proximity of a single smoking chimney to multiple neighbours.

To help reduce the health and environmental impacts of emissions from residential indoor wood burning, the MVRD

Board adopted *Residential Indoor Wood Burning Emission Regulation Bylaw No. 1303, 2020* in March of this year.

This bylaw introduces phased measures to promote cleaner wood-burning practices and technologies, with more stringent requirements for more densely populated areas.

The urban UBC and the University Endowment Lands communities of Electoral Area A will have more stringent requirements. For all other communities in Electoral Area A, *Bylaw No. 1303* introduces:

- A seasonal restriction on the use of indoor residential wood burning appliances between May 15 and September 15 each year, with exceptions for people living off-grid and for appliances that are the sole source of heat.
- Declaration requirements for indoor residential wood burning appliances starting September 15, 2022. In the declaration, residents of Electoral Area A would commit to using best burning practices, such as only using clean untreated wood, maintaining the appliance properly and preventing smouldering fires.

The new bylaw does not prohibit residential indoor wood burning during an emergency, such as a power outage.

For questions, please contact Julie Saxton, Acting Division Manager, Bylaw and Regulation Development, at 604.451.6650 or Julie.Saxton@metrovancover.org.

Understanding Metro Vancouver Services and Your Property Tax Bill

Whether it’s providing sandbags to prevent flood damage on Barnston Island, conducting building inspections in Howe Sound, or organizing barge cleanup events, Metro Vancouver ensures Electoral Area A residents receive the services that directly or indirectly improve their safety and quality of life.

Key services include emergency planning, training and response, administering grant funds, providing local land use planning that encompasses zoning and community planning, and running elections every four years.

Metro Vancouver also continuously measures air quality through its network of 31 monitoring stations across the region. Air is sampled every second by scientific instruments at air quality stations close to where people live, work and play. Metro Vancouver sets air quality objectives to minimize the effects of air pollutants on human health.

All of these services are funded through the Metro Vancouver property tax, which in 2020 totaled \$880,870 in levies payable by Electoral Area A property owners. The tax is divided into two portions – one for Electoral Area A services (\$374,876), and another for regional services (\$505,994).

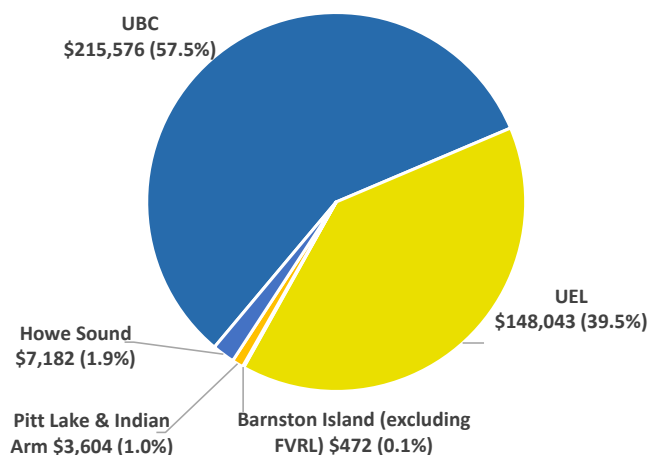
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2020 Tax Estimates

Assessed Value	Electoral Area A Portion	MVRD (regional) Portion	"A METRO VANCOUVER" Total Amount
\$100,000	\$3.80	\$5.13	\$8.93
\$300,000	\$11.00	\$15.00	\$26.00
\$500,000	\$19.00	\$26.00	\$45.00
\$1,000,000	\$38.00	\$51.00	\$89.00
\$2,000,000	\$76.00	\$103.00	\$179.00

2020 Tax for EAA Services



The non-UBC/UEL portions of EAA account for a total of three per cent of the total requisition, and household amount is only \$8.93 per year for each \$100,000 of assessed property value.

In addition to the local services, Metro Vancouver also provides the following regional services to EAA residents:

- **Regional Parks:** Metro Vancouver’s regional parks system includes 23 regional parks, two park reserves, two ecological conservancy areas and five greenways. <http://www.metrovancouver.org/services/parks>
- **Air Quality & Climate Change:** Metro Vancouver develops and implements plans, policies, regulations and projects that improve air quality and reduce greenhouse gas emissions. These plans and policies are supported by air quality monitoring and tracking of emissions in the Lower Fraser Valley airshed. <http://www.metrovancouver.org/services/air-quality>
- **Regional Planning:** Metro Vancouver is the steward of the regional growth strategy (Metro 2040), which strives to contain and structure the growth of our region, protect important lands, and ensure the efficient provision of infrastructure (i.e. utilities, transit and community amenities). <http://www.metrovancouver.org/services/regional-planning>

- **Other regional services** include regional emergency management, 9-1-1 emergency telephone service, a global navigation satellite system service, as well as a contribution toward affordable housing sites.

Metro Vancouver also provides Barnston Island property owners with Fraser Valley Regional Library (FVRL) service, which appears as a separate line item on Barnston Island property tax bills.

Metro Vancouver provides drinking water, liquid waste and solid waste services to most municipalities and to the UBC/UEL portion of the Electoral Area. These services are not funded by the Metro Vancouver property tax but instead have different cost recovery mechanisms. For additional information on Metro Vancouver’s budget and five year financial plan: <http://www.metrovancouver.org/services/financial-services/programs-budget/>

Metro Vancouver Corporate Carbon Neutrality

Metro Vancouver’s leadership and commitment to climate action have allowed the regional district to achieve corporate carbon neutrality for 2019 and potentially through 2022. This puts the region in a strong position to advance important climate actions and achieve its ambitious climate change and environmental goals.

In 2019, Metro Vancouver balanced its entire carbon footprint of 16,645 tonnes of GHG emissions through a number of projects which have community benefits beyond GHG reductions:

- **Ecological restoration of Burns Bog**, which sequesters large amounts of carbon and improves the ecology of North America’s largest urban bog.
- **Parkland acquisitions** throughout the region which sequester carbon, protect ecosystems and help people connect with nature.
- **Trenchless tunnel construction** methods for major liquid waste infrastructure projects, which cut down on heavy trucking and cause fewer community disruptions.
- Installation of **energy-efficient boilers and appliances** in Metro Vancouver Housing sites, which reduce emissions, reduce operating expenses and help deliver more affordable housing.
- Increasing the share of **electric and hybrid vehicles** in Metro Vancouver’s vehicle fleet, which reduces emissions and contributes to cleaner air.

Through *Climate 2050*, Metro Vancouver aims to ensure regional infrastructure, ecosystems, and communities are resilient to the impacts of climate change and has set a commitment to becoming a carbon-neutral region by 2050.

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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-aquifers/groundwater-wells/information-for-property-owners>

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:

<https://www.fraserhealth.ca/health-topics-a-to-z/onsite-sewerage-systems/resources-for-onsite-sewerage-systems-property-owners-and-authorized-persons>

To find a Registered Onsite Wastewater Practitioner, visit:
<http://owrp.asttbc.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://ow.ly/h9Qn50AVIJ2>

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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