

Bulletin

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

Winter 2018

Farewell from Maria Harris

Having served as Director for Metro Vancouver's Electoral Area A for the past 10 years, I decided with great difficulty and reluctance not to seek re-election. The time has come for new blood and for me to move on to new ventures.

It has been a great privilege to serve the Electoral Area A, and I have particularly enjoyed meeting and working with many wonderful people during my tenure as Director.

My ability to serve the community has been supported by excellent staff and by the efforts and talents of Bill Holmes, the Electoral Area Alternate Director. Bill generously gave his time which, along with his background in government and tax law, his enthusiasm, analytical ability, and eye for detail, helped to make our community and our region a better place.

Being a member of the regional government has been a rewarding and enjoyable experience. It has given me an opportunity to participate in deliberations and decisions that preserve and enhance the livability of our region generally and the Electoral Area in particular. The quality of life we enjoy is attributable in many ways to the services provided by Metro Vancouver.

I am especially proud of having obtained approval of the first Electoral Area A Official Community Plan (OCP). Preparation of the OCP involved extensive public consultation. The plan sets out a long-term vision along with key priorities for Electoral Area A communities, excluding UBC, UEL, Bowyer Island and Passage Island.

I have attached high priority on keeping Electoral Area residents and organizations informed of Metro Vancouver developments. To this end, I was instrumental in implementing the Electoral Area Bulletins which contain information of interest primarily to residents and property owners in parts of the Electoral Area outside UBC and the University Endowment Lands. I hope that these reports have given residents a better understanding of some of the important work that Metro Vancouver has done in relation to Electoral Area A.

On November 16, Justin LeBlanc was sworn in as the new Electoral Area Director. I wish him every success in this role.

Greetings from Justin LeBlanc

Hello, my name is Justin LeBlanc and I would like to introduce myself to everybody in the various communities that make up the Electoral Area of Metro Vancouver. In the recent local government elections, I was elected by acclamation to this role.

My partner and I have enjoyed living in our apartment in University Village in the University Endowment Lands (UEL) for the past 14 years. Two and a half years ago I decided to get more involved in local government affairs by representing my neighborhood on the UEL Community Advisory Council. During that time, one of my contributions was chairing a committee whose work spurred the UEL Administration, which is run by the provincial Ministry of Municipal Affairs and Housing, to increase the number of bicycle racks provided in University Village — improvements that have since gone to great use.

My background is in scientific research, with 12 years of work experience in government and academic laboratories before and during my doctorate. I earned my Ph.D. in microbiology from the University of British Columbia (UBC), where the application of my research pertained to bacterial bioremediation of contaminated soils.

I very much look forward to meeting many of you over the coming months, and hearing about issues that are important to your quality of life as residents of the Electoral Area. I intend to continue the excellent communication programs initiated under Maria Harris's tenure. Thank you to Maria for her decade of service – she has already been an invaluable resource and mentor to me.

Lastly, I am pleased to report that Mike Feeley has agreed to be the Alternate Director for Electoral Area A. He has lived on UBC campus for over two decades and is a past Chair of the University Neighbourhoods Association Board of Directors. Mike is an Associate Professor in the Department of Computer Science at UBC.



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Official Community Plan Bylaw No. 1250 Adopted

On July 27, 2018, the Metro Vancouver Regional District (MVRD) Board adopted the Electoral Area A Official Community Plan Bylaw No. 1250 (the OCP). The OCP sets the long-term vision for communities of Electoral Area A (except for UBC, UEL, Bowyer Island and Passage Island) and provides guidance to the public, developers, staff and elected representatives when considering land use changes. Extensive public consultation was undertaken to prepare the OCP before the bylaw received first reading by the MVRD Board in September 2017. In late 2017, Metro Vancouver sought additional public feedback from Indian Arm and Pitt Lake residents on policies related to short-term rentals and subsequently revised those policies. A formal public hearing was held on July 6, 2018 and all feedback was considered by the MVRD Board before giving the bylaw third reading and final adoption later that month.

Electoral Area A Official Community Plan Bylaw No. 1250:
http://www.metrovancouver.org/boards/Bylaws1/MVRD_Bylaw_1250.pdf

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

Barnston Island Agricultural Plan: Second Community Meeting

The Barnston Island community is invited to attend a meeting to review and provide feedback on the first draft of the Barnston Island Agricultural Plan. Developing a study to explore ways to improve the long-term viability of agriculture on the island was an action item identified through the recently adopted Electoral Area A OCP. Metro Vancouver has engaged Upland Agricultural Consulting to prepare this work, and staff from the Ministry of Agriculture and the Agricultural Land Commission have also been involved. An initial community meeting was held on October 25, 2018 to provide context and to get the community's input on the challenges and opportunities for farming on the Island. A first draft of the Barnston Island Agricultural Plan will be presented for feedback on December 13. Please come out to review and provide input on the draft plan.

Date: Thursday, December 13, 2018

Time: 7:00 p.m.

Location: Tetotan Community Centre, Barnston Island

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

Electoral Area A Bylaw Enforcement Policy

In 2016, the BC Office of the Ombudsperson released a best practices guide for local government bylaw enforcement. The guide states that a written policy can assist enforcement staff in exercising discretion in a fair, reasonable and transparent manner, and can also help local governments manage public expectations while promoting transparency and accountability.

To that end, the MVRD Board adopted an Electoral Area A Bylaw Enforcement Policy in October 2018 based on recommendations in the guide and on policies from comparable regional districts. Key elements of the policy include: providing a framework for evaluating and addressing complaints; striving for voluntary compliance whenever possible; and ensuring confidentiality. The policy provides residents, staff, and the MVRD Board with clear guidelines on how to handle enforcement of unsightly premises and nuisances, zoning contraventions, and unlawful construction.

Electoral Area A Bylaw Enforcement Policy:
<http://www.metrovancouver.org/services/regional-planning/PlanningPublications/ElectoralAreaABylawEnforcementPolicy.pdf>

BC Office of the Ombudsperson's Bylaw Enforcement Best Practices Guide for Local Government:
<https://www.bcombudsperson.ca/documents/bylaw-enforcement-best-practices-guide-local-governments>

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

Revised Electoral Area A Potable Water Policy

Metro Vancouver's Electoral Area A Potable Water Policy specifies the types of construction activities and water sources that require third-party documentation or a potable water covenant as part of the building permit process. In October 2018, the policy was revised to remove outdated references and to narrow the instances where residents are required to enter into a potable water covenant. With the new policy, only construction activities that involve alterations to potable water sources or plumbing systems will require a covenant.

Electoral Area A Potable Water Policy:
<http://www.metrovancouver.org/services/regional-planning/PlanningPublications/ElectoralAreaAPotableWaterPolicy.pdf>

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

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Emergency Management

Metro Vancouver is responsible for emergency management in Electoral Area A and works side by side with First Nations and Provincial authorities in the case of emergencies. Emergency planning and preparedness, whether for flooding, wildfire or earthquake, are ongoing priorities for Metro Vancouver. To improve accessibility and usability of information related to Electoral Area A, both the Emergency Management Plan and the Emergency Planning and Response websites were recently updated.

Metro Vancouver offers a web-based messaging system to send Electoral Area A residents a voice, text and email message in the event of an emergency.

Residents are encouraged to register for this important service: <http://www.metrovancouver.org/services/electoral-area-a/emergency-planning/>

Salish Sea Nearshore Habitat Recovery Project: Indian Arm and Howe Sound

In 2017, SeaChange Marine Conservation Society, a non-profit marine conservation organization, received funding support from the Department of Fisheries and Oceans for the Salish Sea Nearshore Habitat Recovery Project (2017-2022). The goal of this five-year project is to support ecosystem health and to increase resiliency of nearshore marine intertidal and subtidal habitats for all species of salmon and the critical forage fish upon which the salmon depend.

The current phase of the project focuses on identifying and prioritizing sites restoration. Restoration activities involve removal of underwater debris, restoration of damaged or destroyed eelgrass habitats, and improvement of marine riparian areas, where feasible, in sites utilized by juvenile salmon and spawning forage fish.

All restoration sites will be discussed and agreed upon with indigenous partners and relevant authorities before sites are finalized or work commences. For potential sites in Electoral Area A, Metro Vancouver staff are assisting with communications between project staff and upland property owners.

For more information, residents and property owners can contact Seachange@shaw.ca or visit <https://seachangesociety.com/salish-sea-nearshore-recovery-project/>

Invasive Species Best Practices

The impacts of invasive species on ecological, human, and economic health are of concern in the Metro Vancouver region. Successful control of invasive species requires concerted and targeted efforts by many players.

Metro Vancouver retained the Invasive Species Council of Metro Vancouver to create a set of best management practices for key invasive species found within the region. These documents are for use by anyone who has a role in invasive species management in the region, and may also be of assistance to residents. Together, these best practices provide a compendium that has been tested locally by many researchers and operational experts.

Metro Vancouver has best management practices for: Himalayan Blackberry, Scotch Broom, European Chafer Beetle, Japanese Knotweed, European Fire Ants and Giant Hogweed.

<http://www.metrovancouver.org/services/regional-planning/conserving-connecting/invasive-species/>

Grow Green Guide

Grow Green is your guide to creating and maintaining a sustainable garden or lawn space, using non-invasive plants that are readily available in Metro Vancouver. In collaboration with UBC Botanical Garden, Metro Vancouver has compiled an extensive selection of plants that thrive in our local climate, without needing lots of water or chemicals. Whether you're working in a yard, or have containers on your balcony, our practical approach to sustainable gardening offers great ideas and practical solutions for attractive, healthy lawns and gardens.

Join the Green Thumb News mailing list for practical, expert advice on the most popular and contemporary gardening topics, along with interesting gardening news and events from around the region. For example, a recent guide shows you how to make your green space into a healthy avian habitat.

<http://www.growgreenguide.ca>

<http://www.growgreenguide.ca/mailling-list>



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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, Regional 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



Justin LeBlanc

Director, Electoral Area A, Metro Vancouver
604-218-3854
justin.leblanc@metrovancouver.org

Marcin Pachcinski

Division Manager, Electoral Area and Environment
Metro Vancouver
604.451.6562
marcin.pachcinski@metrovancouver.org

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, Justin LeBlanc, 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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