

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

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REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, July 23, 2013 commencing at 7:32 p.m.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri
Councillor A. Nixon

Absent: Councillor M. Little

Staff: Mr. B. Bydwell, General Manager – Planning, Properties, & Permits
Mr. B. Dwyer, Manager – Development Services
Mr. R. Malcolm, Manager – Real Estate & Properties
Mr. N. Letchford, Deputy Municipal Clerk
Ms. S. Berardo, Confidential Council Clerk

Bylaw 7998: The District of North Vancouver Rezoning Bylaw 1296

Purpose of Bylaw:

Bylaw 7998 amends the Zoning Bylaw to remove 'camping ground', 'stadium' and 'trailer park' as permitted principal uses in the PRO Zone.

1. OPENING BY THE MAYOR

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed Rezoning Bylaw as outlined in the Notice of Public Hearing.

2. INTRODUCTION OF BYLAW BY CLERK

Ms. Natasha Letchford, Deputy Municipal Clerk, introduced the proposed bylaw and advised that all those who consider that their property may be affected are welcome to speak.

3. INTRODUCTION OF BYLAW STAFF

Presentation: Mr. Brett Dwyer, Manager – Development Services

Mr. Dwyer advised that:

- Most PRO-zoned properties are located in the Alpine Area, outside of the Urban Containment Boundary;
- Commented that uses such as camping grounds, stadiums, and trailer parks are not appropriate uses on these lands because of potential environmental impacts and they would increase the potential wildfire hazard;
- Many PRO lots are inaccessible by road which does not allow access by firefighting services;
- 2,622 properties would be affected by the text change; and,
- Seventy-three notification letters were sent to external land owners.

4. PRESENTATION BY APPLICANT

5. REPRESENTATIONS FROM THE PUBLIC

5.1 Mr. David Shaw, 2100 Block Kings Avenue, West Vancouver: OPPOSED

- Commented that the proposed bylaw amendment will have a negative impact on the property;
- Noted that his property is accessed by Grouse Mountain dirt road; and,
- Commented that property owners are responsible and care about the environment.

5.2 Mr. Lee Anderson, 20000 Block 982 Avenue, Langley: OPPOSED

- Commented that parking his trailer lessens the environmental impact as he is not commuting to North Vancouver daily.

5.3 Mr. Dave Duckworth , 2700 Block Spring Street, Port Moody: OPPOSED

- Spoke as the owner of Camp Jubilee;
- Acknowledged that Camp Jubilee is working with District staff as they want to re-invest in the site increasing the camp with ninety more beds; and,
- Stated that Camp Jubilee's goal is to continue to serve children and provide employment opportunities.

5.4 Mr. Harold Johnson, 2800 Block Panorama Drive: OPPOSED

- Spoke as the Manager for Deep Cove Marina; and,
- Stated that the proposed amendment will dramatically alter property owner's uses.

5.5 Mr. Charles Anderson 2050 Indian River Drive, Block: OPPOSED

- Spoke in opposition to the proposed text amendment; and,
- Stated that it will take away from the property owner's uses.

5.6 Mr. Tom Dunn, Resident: OPPOSED

- Spoke to the Van Tan Club;
- Expressed concern that there has been a decline in allowable uses over the years; and,
- Noted that 'camping grounds' is not defined in the bylaw.

5.7 Mr. Donald Watson, 1500 Block Dover Court Road: OPPOSED

- Spoke in opposition of the proposed bylaw amendment;
- Commented that property owners are sensitive to wild fire protection;
- Commented that the proposed text amendments would devalue properties affected;
- Spoke to the eco-tourism opportunities;
- Expressed concern with the decreasing use of properties affected; and,
- Questioned why the District of North Vancouver proposes to restrict the uses in the PRO Zone further.

5.8 Ms. Susan Anderson, 1500 Block Skyline Drive: OPPOSED

- Spoke in opposition to the proposed amendment; and,
- Commented on the restriction of land uses of affected property owners.

5.9 Mr. Brady Helter, Resident: OPPOSED

- Spoke as an owner of property on Grouse Mountain;
- Commented that the uses on the property have been restricted over the years;
- Suggested that applications should be dealt with on an individual basis;
- Urged Council to be considerate of private owners of PRO Zoned land; and,
- Owner of property on Grouse Mountain, uses on property have been restricted over the years, should be dealt with on an individual basis, more considerate of private owners of the land.

5.10 Mr. Tom Dunn, Resident: SPEAKING A SECOND TIME

- Expressed concern that if the Public Hearing closes affected property owners will not be able to voice their concerns.

5.11 Mr. Donald Watson, 1500 Block Dover Court Road: SPEAKING A SECOND TIME

- Stated that many of the properties are accessed by gravel roads.

Councillor BASSAM left the meeting at 8:38pm.

6. QUESTIONS FROM COUNCIL

Council queried what process Camp Jubilee would have to go through if they expand or rebuild. Staff advised that they would require the submission of a building permit application in compliance with the District's Building Regulation Bylaw and BC Building Code. This presents potential environmental impacts that are in direct contrast to a number of policy guidelines when considering new development in environmental and natural hazard development permit areas. Policy guidelines set the expectation that new development within a DPA related to the protection of the natural environment is to be located and designed to minimize any damage to that natural environment.

Council queried if Camp Capilano is within the PRO Zone. Staff advised that Camp Capilano is within the PRO Zone.

Council advised staff that "camping ground" should be defined in the bylaw.

Council recessed at 8:18 pm and reconvened at 8:28 pm.

Council advised staff that further engagement with affected property owners is needed.

7. COUNCIL RESOLUTION

MOVED by Councillor MURI

SECONDED by Councillor NIXON

THAT the July 23, 2013 Public Hearing be closed;

AND THAT Bylaw 7998 "The District of North Vancouver Rezoning Bylaw 1296", be returned to Council for further consideration.

CARRIED

(8:40 p.m.)

Absent for vote: Councillor BASSAM

CERTIFIED CORRECT:

Confidential Council Clerk