

Director's Update

SUMMER 2024

NEWS & ISSUES

Message from Director Jen McCutcheon

Dear Residents,

I hope that you are having a good summer. We have been fortunate to have been spared from wildfires or wildfire smoke in our local area thus far, and my heart goes out to all those impacted by the fires in other parts of BC and Alberta.

I hope you find some interesting articles in the pages below. I particularly ask you to take a look at the information on the proposed Electoral Area A Zoning Bylaw, and let Metro Vancouver staff know if you have any concerns or other input. Also, for those residents in Indian Arm, please note that Metro Vancouver staff will be conducting a barge clean up event on August 24 and 25. I am grateful to our staff for all the time and effort that they put into these cleanups for our water access residents.

If you are interested in reading the newsletters that I send out fairly regularly, you can read them on my website, or sign up to receive it by email. These newsletters have both a general focus on issues relevant to the Metro Vancouver, as well as some issues more specific to the UBC/UEL areas of Electoral Area A.

Please feel free to reach out to me with any questions or concerns that you have related to the area, or just to say hello.

All the best,

Jen McCutcheon

AreaAJen@gmail.com / AreaAJen.ca

Electoral Area A Zoning Bylaw Update

Metro Vancouver has proposed amendments to the Electoral Area A Zoning Bylaw following the introduction of new provincial housing legislation in late 2023. These amendments primarily propose to relax setbacks and height restrictions in residential zones. In addition, amendments to the Barnston Island Zone based on previous public consultation would simplify the zoning regulations for private lands in the ALR.

To view the proposed amendments, visit:

www.metrovancover.org/services/electoral-area-a/zoning

For more information, please contact:

Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services: 604-451-6562
marcin.pachcinski@metrovancover.org

Tom Pearce, Regional Planner: 604-432-6383
tom.pearce@metrovancover.org

Indian Arm Clean-up Event – August 24 and 25

The next barge clean-up event for Indian Arm, including Carraholly Point and Boulder Island communities takes place on Saturday, August 24 and Sunday, August 25.

The cleanup is intended to help residents remove various large and bulky items such as furniture and appliances, and small items will also be accepted.

Indian Arm residents should have received information about the cleanup by email. Please contact us if you have not received an email.

For more information, please contact:

Tom Pearce, Regional Planner: 604-432-6383
tom.pearce@metrovancover.org

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marcin.pachcinski@metrovancover.org

Download Alertable for Emergency Alerts

Sign up for free emergency alerts from Metro Vancouver through Alertable. Alertable is a mass public alert system to help you and your family stay informed and safe during an emergency.

Alertable is a free app available to download for iOS and Android smart phones, tablets, and smart speakers (Amazon Alexa/Google Home). You can also sign up for email, text message or phone alerts, personalized based on location, incident type, and severity.

Download the Alertable app or subscribe to Alertable notifications to keep yourself informed.

www.alertable.ca



Electoral Area A

DIRECTOR'S UPDATE

FireSmart Training for Indian Arm Residents

On Saturday, May 25, Metro Vancouver staff along with the Sasamat Volunteer Fire Department led a hands-on FireSmart training session at t̓əmt̓əmíx̓w̓t̓ən/Belcarra Regional Park aimed at helping residents of water-access properties in Indian Arm prepare for emergencies.



Indian Arm residents try out starting fire pumps, connecting hoses and aiming the fire hose.

Over 50 people attended from Electoral Area A as well as the District of North Vancouver and the Village of Belcarra. Metro Vancouver provides emergency planning and management services for Electoral Area A.

Residential Indoor Wood Burning Emission Regulation Bylaw

Residential indoor wood burning restrictions are once again in effect within the region to ensure we maintain good air quality throughout the year.

From May 15 to September 15 each year, the use of residential indoor wood-burning appliances is not allowed except if it is your sole source of heat, if there's an emergency, or if your home is located off-grid outside the Urban Containment Boundary (UCB). All Electoral Area A communities except for UBC/UEL are located outside the UCB.

If you own or operate an indoor wood-burning appliance, please **sign a declaration** of use of Best Burning Practices.

Residents living within the Urban Containment Boundary must also register their indoor wood-burning appliance with Metro Vancouver. Non-registered appliances will not be permitted in urban areas as of September 2025.

To learn more, declare and register, **search 'residential wood burning' on www.metrovancouver.org**

Open Burning in Electoral Area A

Open burning of land clearing debris and other materials is prohibited without express authorization from Metro Vancouver.

Open burning is also banned during provincial fire bans: www2.gov.bc.ca/gov/content/safety/wildfire-status/prevention/fire-bans-and-restrictions/coastal-fire-centre-bans

Metro Vancouver's air emission regulations protect human health and the environment. Emissions from open burning have the greatest impact on children, the elderly, and those with heart or lung conditions.

If you plan to open burn debris or other materials on your Electoral Area A property, please obtain authorization from Metro Vancouver: www.metrovancouver.org/services/electoral-area-a/open-burning-requirements

For questions, call 604-432-6237 or email ober@metrovancouver.org

BC FireSmart Resources

Many properties in Electoral Area A are located in wildfire interface areas. BC FireSmart has resources to help residents do what they can to reduce the risk of wildfire damage to their homes.

FireSmart begins at home: firesmartbc.ca/wp-content/uploads/2020/04/05.30.23_BeginsatHomeGuide_Web.pdf

Tips to FireSmart your home (rural): firesmartbc.ca/wp-content/uploads/2022/09/22.08.22_FSBC_RuralHomeInfographic.pdf

Emergency wildfire preparedness checklist: firesmartbc.ca/wp-content/uploads/2019/04/Emergency-Wildfire-Preparedness-Checklist.pdf

Home development guide (for new projects): firesmartcanada.ca/wp-content/uploads/2019/10/FireSmart_Canada_Home_Development_Guide.pdf

Fire bans & restrictions: www2.gov.bc.ca/gov/content/safety/wildfire-status/prevention/fire-bans-and-restrictions/coastal-fire-centre-bans

Electoral Area A

DIRECTOR'S UPDATE

Understanding Metro Vancouver Services and Your Property Tax Bill

Property owners in Electoral Area A will see the “A METRO VANCOUVER” line item on their property tax bills. This amount funds Metro Vancouver local and regional services that directly or indirectly improve Electoral Area A residents’ safety and quality of life.

Key local Electoral Area A services included in this line item are emergency planning, training, and response; administering grant funds; local land use planning in rural areas; and running elections every four years.

The following regional services are also included in the “A METRO VANCOUVER” line item:

Regional Parks: Metro Vancouver’s regional parks system includes 23 regional parks, two park reserves, two ecological conservancy areas, and five greenways.

metrovancover.org/services/regional-parks

Air Quality & Climate Action: 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 emissions tracking in the lower Fraser Valley airshed.

metrovancover.org/services/air-quality-climate-action

Regional Planning: Metro Vancouver is the steward of the regional growth strategy, Metro 2050, which strives to contain and structure the growth coming to our region, protect important lands, and ensure the efficient provision of infrastructure, including utilities, transit, and community amenities.

metrovancover.org/services/regional-planning

Other regional services: These services include regional emergency management, a global navigation satellite system service, and contributions toward 9-1-1 telephone service and affordable housing.

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.

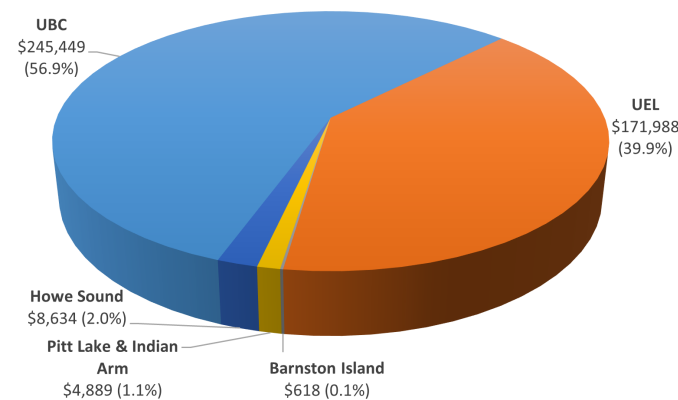
All of these services are funded through the Metro Vancouver property tax, which in 2024 totaled \$1,097,966 in levies payable by Electoral Area A property owners. The tax is divided into two portions – one for Electoral Area A services (\$431,578), and another for regional services (\$666,388).

Assessed Value	Electoral Area A Portion	MVRD (regional) Portion	“A METRO VANCOUVER” Total Amount
\$100,000	\$3.70	\$5.70	\$9.40
\$300,000	\$11.00	\$17.00	\$28.00
\$500,000	\$18.00	\$29.00	\$47.00
\$1,000,000	\$37.00	\$57.00	\$94.00
\$2,000,000	\$74.00	\$114.00	\$188.00

The household amount for both Electoral Area A and Regional Services is \$9.40 per year for each \$100,000 of assessed property value.

For additional information on Metro Vancouver’s budget and five year financial plan: metrovancover.org/about-us/budgets-and-financial-plans

2024 Tax for Electoral Area Services



Electoral Area A

DIRECTOR'S UPDATE

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 or tom.pearce@metrovancouver.org for more information.

For legal plans and documents registered on title, please contact the BC Land Title Office at www.ltsa.ca or 604-630-9630.

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 encourage 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.

Building Permit Application Form and Checklist:
[www.metrovancouver.org/services/regional-planning/
Documents/electoral-area-a-building-permit.pdf](http://www.metrovancouver.org/services/regional-planning/Documents/electoral-area-a-building-permit.pdf)

Please contact Tom Pearce, Electoral Area Regional Planner, at 604-432-6383 or tom.pearce@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. www.technicalssafetybc.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:

[www2.gov.bc.ca/gov/content/environment/air-land-water/
water/groundwater-wells-aquifers/groundwater-wells/
information-for-property-owners](http://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:

[www.fraserhealth.ca/health-topics-a-to-z/onsite-sewerage-
systems/resources-for-onsite-sewerage-systems-property-
owners-and-authorized-persons](http://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:
owrp.asttbc.org/rowp-finder or
www.wcowma-bc.com/locate-a-pro/

CONTACT



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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. For more information, please visit www.AreaAJen.ca

