



PORT METRO
vancouver

September 9, 2008

VIA MAIL

Mr. Doug Allan,
Senior Development Planner
Sustainability, Planning & Building,
District of North Vancouver
355 West Queens Rd.
North Vancouver BC V7N 4N5

Dear Mr. Allan:

Re: Detailed Planning Application – 3703-3739 Dollarton Highway

Thank you for circulating to Port Metro Vancouver the Detailed Planning Application for 3707-3739 Dollarton Highway for the subdivision of three existing single-family lots into seven bare land strata lots. We understand that the proponent is also interested in developing a shared moorage facility on port property to serve these lots. Having received no prior formal development request, we only became aware of the shared moorage proposal in July 2008.

We have reviewed the proposed shared dock site plan schematic and the District development proposal and offer the following comments. While the current subdivision proposal does not impact port property, introducing residential uses near industrial port lands could pose land use conflicts in the future. Based on our past experience, owners of residential waterfront property generally enjoy overlooking the waterfront and animated port, but then complain about any noise or nuisances (e.g. noise, bright lighting) generated as a result of port operations.

Considering this, prospective purchasers of the seven proposed lots should be made aware of their working port neighbours. DNV may wish to consider, pursuant to section 219 of the Land Title Act, that a restrictive covenant be registered against title for a Statutory Right of Way to allow for intrusion of noise and other impacts typical to a port area. This would ensure that new residents are informed of their proximity to an industrial area. Please advise how the District will be addressing the residential-port industrial proximity concern for the subdivision proposal.

Port Metro Vancouver is presently developing a management plan for residential recreational waterfront facilities for areas within Indian Arm and Port Moody Arm. Pending the outcome of this study no new facility development applications are being accepted. While we anticipate that shared dock facilities will be a desired dock development pattern in the future, there is no assurance that this Dollarton proposal

will be approved. Any future proposal will be subject to a site-specific planning and environmental review.

If you wish to discuss this matter further, please contact me at 604 665 9129 or at sharleen.suszezwiez@portmetrovanouver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharleen Suszezwiez". The signature is fluid and cursive, with a large initial 'S'.

Sharleen Suszezwiez
Senior Planner

cc Mr. C. Felip, Port Metro Vancouver
Mr. J. Baumann, Port Metro Vancouver
Mr. Bob Heaslip, Development Planning Strategies

FR:CSI/PD/ELU/DNV/**VOE/General

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