

COUNCIL CORRESPONDENCE UPDATE TO NOVEMBER 12, 2025 (8:30 a.m.)

Correspondence

- (1) November 3, 2025, regarding “Please see the attached open letter regarding the North Shore Wastewater Treatment Plant project”**
- (2) Dundarave Festival of Lights Society, November 6, 2025, regarding Forest of Miracles (Dundarave Festival of Trees)**
- (3) November 7, 2025, regarding “Public Hearing Tree Bylaw: AI Tree Apps”**
- (4) November 8, 2025, regarding “Unhoused in Ambleside”**
- (5) November 10, 2025, regarding “Re: Request for Municipal Oversight and Bylaw Review Regarding Residential Beekeeping”**
- (6) November 10, 2025, regarding “West Van Halloween”**

Correspondence from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (7) Staff Lead, Pay Parking Programs, November 6, 2025, response regarding “Ambleside Parking fee waived for coaches”**
- (8) Staff Lead, Pay Parking Programs, November 6, 2025, response regarding Pay Parking**
- (9) Director of Engineering and Transportation Services, November 10, 2025, response regarding Sewage Tax**

From: [REDACTED] s. 22(1)
Sent: Monday, November 3, 2025 8:00 AM
To: council@dnv.org; citycouncil@cnv.org; correspondence; cco@squamish.net; bsimms@twnation.ca; reception@twnation.ca; icentre@metrovancover.org; hma.minister@gov.bc.ca
Cc: [REDACTED] s. 22(1)
Subject: Please see the attached open letter regarding the North Shore Wastewater Treatment Plant project
Attachments: OpenLetterToNSCouncilsAndFirstNationsNov3rd2025.pdf

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To the Clerks or other staff responsible for correspondence in their organizations:

Could you please see to the appropriate distribution of the attached letter in your organization?

It is addressed to the Mayor and Councils of the City and District of North Vancouver and the District of West Vancouver.

And copied to Chief and Council of the Squamish and Tsleil Waututh First Nations.

Courtesy copies are also sent to Metro Vancouver and the BC Ministry of Municipal Affairs.

If you have any questions or concerns, please do not hesitate to contact me.

Yours sincerely,

[REDACTED] s. 22(1)
Resident of the City of North Vancouver
[REDACTED] s. 22(1) North Vancouver, BC [REDACTED] s. 22(1)

Monday, November 3, 2025

To the Mayors and Councils of: the City of North Vancouver,

District of North Vancouver and the

District of West Vancouver

cc. the Chief and Councils: Squamish First Nation

Tsleil Watuth First Nation

Dear Mayors and Councillors,

North Shore ratepayers deserve better representation and fair treatment.

The estimated cost of the North Shore Wastewater Treatment Plant (NSWWTP) has risen from an original budget of about **\$700 million** to approximately **\$3.86 billion**.

The Metro Vancouver board voted in June 2024 to allocate **37 percent** of the total project cost overrun (\$1.036 billion) to the North Shore Sewerage Area (NSSA) which represents only **6 to 8 percent** of Metro Vancouver measured by share of population, water usage or of total assessed value of property.

Metro Vancouver staff estimates North Shore residents will pay an average of **\$590 per year for 30 years** to cover one third of the cost of what appears to be a badly mismanaged project. By contrast the other 92% of ratepayers in Metro Vancouver will contribute roughly \$80/year for 15 years.

In a meeting closed to the public on July 25th, the Metro Vancouver board terminated a public inquiry into the project. As a result, NorthShore ratepayers not only being taxed without adequate representation, they are not even getting a reasonable explanations or answers to questions such as:

- Why a \$700-million project budget increase to nearly \$4 billion? What part of the cost represents the reasonable cost to build a wastewater treatment plant, and how much is related to mistakes by Metro Vancouver management and governance?
- Why North Shore residents—8 percent of Metro's ratepayers—are to be assessed 37 percent of runaway costs for a project that was 100% MetroVancouver's responsibility?

We ask that our three local governments collaborate to do the following:

1. **Collaborate to make a formal complaint** as provided for in Section 59 of the Act which created the Greater Vancouver Sewerage and Drainage District “GVSDD”, with the Inspector of Municipalities. Along with the complaint should be a request for an inquiry to differentiate that portion of the increased costs of the NSWWTP project cost that represents reasonable costs of a wastewater treatment plant from the portion that is attributable to the project management and governance failures of MetroVancouver.
2. **Jointly seek provincial assistance for a restructuring study** to investigate the feasibility of creating a North Shore Sewerage and Drainage District by removing the assets of the GVSDD located on the Northshore and establishing a separate governance function based on local representation. The study would invite the participation of the Squamish and Tsleil-Waututh Nations as partners, which are not currently members of Metro Vancouver. A Northshore-only entity could be much more attractive option for them and a catalyst for a more inclusive approach to the management and governance of other Metro Vancouver assets located on the Northshore.

Given the scale of the financial impact and the loss of public trust that has accompanied this project, we believe these steps are reasonable, necessary and urgently needed.

Respectfully,

s. 22(1)

and all signatories to a related petition.

For background and further information see the following links:

[Environmental Science and Engineering Magazine, June 7th, 2025, “Metro Vancouver approves regional cost-sharing plan for \\$3.8B North Shore WWTP”](#)

[“Metro Vancouver skirts transparency by pausing probe into sewage plant” by Kirk Lapointe, Business In Vancouver, July 28th, 2025](#)

[MetroVancouver Organization and Board Representation](#)

From: Mary Markwick <mary@dundaravefestival.com>
Sent: Thursday, November 6, 2025 6:45 PM
To: correspondence
Subject: Love & Joy 🤝 + 🌟 = 🤝 🌟

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let love [and joy] rule

The phrase keeps coming back to me, as so many of you and so *very quickly* claim trees of your own in **the Forest of Miracles** — "Let love rule".

I feel that very much, and joy. Truly, even with the economy doing what it's doing, it's been a minute since we last saw our trees being claimed so quickly, so lovingly and joyfully.

This is why I'd offer a friendly amendment to Lenny Kravtiz's immortal lyric.

He'd scrawled *LET LOVE RULE* on the wall outside his Soho apartment – something for everyone visiting him (landlord included) to see. One day, he picked up a guitar, and it became an anthem – the song that helped him claim his voice.

When you actually let it happen, when you truly let love rule, joy happens.

🌲 [Claim Your Tree in the Forest of Miracles](#)

Live your joy out loud, let love rule, by joining us when we launch the ultimate Canadian Christmas – the 17th (!) season of the Dundarave Festival – at Noon, **Saturday November 29th**. Bring everyone you love.

When you claim a tree of your own, you allow the Dundarave Festival to support the elders and performing artists who bring love and joy to us.



Even better: be an **Angel** or **Archangel**. Let love [and joy] rule by giving a bit more to keep the Festival's four Saturdays of free concerts – the ultimate Canadian Christmas – strong and free.

But, a word to the wise, claim your tree now. Did I mention they're going fast...

 **Make Your Pledge to the Forest of Miracles Fund**

We've created the **Forest of Miracles Fund** with the West Vancouver Community Foundation to end homelessness beautifully, all of us together.

The **Fund** allows us to save lives on the North Shore, especially in the harshest weather, when community members have lost their homes. It also allows us to transform the lives of youth, families, and seniors to prevent homelessness in the first place.

Give beautifully to support:

- **The Hollyburn Society:** Helps kids, youth, families, and elders thrive. Tackles the root causes of homelessness.
- **The Lookout Society:** Provides emergency housing on the North Shore, especially in brutal winter. Guides community members home again.

Or both.

Give all in one go, or get a bunch of friends, family, and colleagues together to get it done.

Or both.

Let love [and joy] rule by giving beautifully.

Need a hand? Don't be shy—I'd love to connect.

Here's to letting love [and joy] rule,

s. 22(1)



Mary Markwick

Executive Director

Dundarave Festival of Lights

[778.847-1426](tel:778.847-1426)

p.s. If you're looking for inspiration, few people know better how to let love rule than the glorious and kind Kelly Lack...



CLAIM YOUR TREE. MAKE YOUR PLEDGE



Copyright (C) 2025 Dundarave Festival of Lights Society. All rights reserved.

You are receiving this email because we want to celebrate the ways you've been part our Festival community in previous seasons, and we want to make sure you have the chance to shine with us.

Our mailing address is:

Dundarave Festival of Lights Society P.O. Box 91766 West Vancouver, BC V7V 4S1 Canada

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From: [REDACTED] s. 22(1)
Sent: Friday, November 7, 2025 11:45 AM
To: correspondence
Cc: Mark Sager, Mayor; [REDACTED] s. 22(1); Linda Watt; Nora Gambioli; Sharon Thompson; Scott Snider; Peter Lambur
Subject: Public Hearing Tree Bylaw: AI Tree Apps

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Good Morning Mayor and Council,

Prior to the public hearing discussions on changes to the Tree Bylaw I wanted to quickly put forward a possible solution to many of our most significant tree issues being the use of AI Tree Apps. It only occurred to me today and on quickly looking into this seems like a very good fit for WV and will save considerable time and money. I am not aware that anyone has raised it publicly before in WV. I will look into it further, but at least wanted to put this on your radar for consideration as soon as possible.

You may or may not be aware that there are now AI Tree, Forestry apps that can quickly and accurately determine the dimensions of trees and their species, etc.. This would of course address the issue of Staff (Land Development and Bylaw) time in onsite visits (not to mention AI analysis of the data municipalities like WV have been gathering.)

For example, this is an app from the University of Cambridge ww.cst.cam.ac.uk/using-ai-see-wood-trees. There are others like it that can also quickly identify trees, etc. based on photos.

Please note, these AI Tree Forestry apps are free and apparently relatively easy to use.

As far as I researched online, the use of AI in forestry is in its infancy. It is being presented in jurisdictions across the US. This is what an online search indicated locally: "In short, Metro Vancouver relies on broader, regional-level datasets and GIS software for its urban forestry analysis, while the use of AI apps to measure individual tree dimensions has yet to be publicly implemented by municipalities in the region."

While AI Tree Apps may be in their infancy, they are apparently highly accurate and based on Staff comments, much needed.

For example, Bylaw Officers responding to a call, or a resident walking by and seeing trees(s) being cut down that look like they are protected trees, could take a photo to quickly identify the tree's dimensions and species as protected or not, either on their phone's app or sending the photo to the DWV.

As you know, the use of photos (long used by many municipalities) was recently added as part of our WV process to prove/disprove hazard tree permit requests. This is another step in that direction that could, most likely, have positive cost and time savings, perhaps significant.

As Staff has pointed out many times, our WV trees are a significant financial asset for many reasons and given that 85%+ of WV residents want more tree protection, AI could be a very good fit for WV.

I will be looking into this further. Staff have made comments on their willingness to be on the cutting edge, and these AI methods have the potential to save considerable time - and most importantly our highly valuable and desperately needed trees and increasing our tree canopy.

Sincerely,

s. 22(1)

West Vancouver

From: s. 22(1)
Sent: Saturday, November 8, 2025 4:11 PM
To: correspondence; Mark Sager, Mayor; Nora Gambioli; Christine Cassidy; Scott Snider; Peter Lambur; Linda Watt; Sharon Thompson
Subject: Unhoused in Ambleside

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Dear Mayor and Council:

I have noticed in the last couple of weeks or so, an unhoused individual has set up a permanent home on 14th next to 7-11. Both yesterday morning and this morning (Nov. 7 and 8), I noticed that the population seems to have increased to 2.

The large bump-outs installed a few years ago to accommodate the Rapid Bus did remove the second lane on 14th. The wide sidewalks comfortably accommodate pedestrians and outdoor restaurant services as intended. They are also a perfect place to build a shelter. The glass awning on 7-11 does keep the area dry and allows for lovely night views of the sky. 7-11 does a stellar job of keeping this area spotless, although I am not sure what they are doing about the accumulating human waste. It certainly is a health hazard, particularly so close to a restaurant or a convenience store where employees are serving hotdogs after cleaning up human waste.

So, this person or persons may be quite harmless. However, as this encampment appears to be growing, that may not always be the case. Just like the “broken window theory,” if nothing is done, more will come.

Right now, I am feeling uncomfortable in my own neighbourhood. I will no longer walk to my local shops but get into my car and drive to – horrors – Park Royal. Sorry, ADBIA, it has nothing to do with pay parking, but with personal safety. I am sure there are others.

I will also not be taking the bus anytime soon. 14th and Marine is the Rapid Bus stop. Again, I will get in my car and happily pay for parking everywhere else to ensure personal safety.

And a word of warning to various building owners in Ambleside: reconsider allowing public parking after hours. There have been instances of the unhoused finding shelter in local parkades. As the local unhoused population grows, this will likely be a problem for you.

I request that Council promptly address this issue. These people need a more appropriate place to reside than in a lean-to attached to 7-11.

Yours truly,

s. 22(1)

West Vancouver, BC

s.22(1)

s.22(1)

From: s. 22(1)
Sent: Monday, November 10, 2025 10:31 AM
To: correspondence
Cc: Jessie Wilson
Subject: Re: Request for Municipal Oversight and Bylaw Review Regarding Residential Beekeeping

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Correspondence Team,

Why have I not yet received a reply to my correspondence?

Regards
 s. 22(1)

From: s. 22(1)
Sent: Tuesday, October 14, 2025 10:45 AM
To: correspondence@westvancouver.ca <correspondence@westvancouver.ca>
Cc: jwilson@westvancouver.ca <jwilson@westvancouver.ca>; s. 22(1)
Subject: Request for Municipal Oversight and Bylaw Review Regarding Residential Beekeeping

Dear Mayor and Council Members,

I am writing as a resident of Cypress Park Estates, West Vancouver, to raise a growing concern that has significantly impacted the enjoyment and use of our property; excessive bee activity originating from a s. 22(1) beehive.

Over the past several months, s. 22(1), has become unusable due to a large number of bees congregating and circling around. In the attached short video, you can count more than thirty bees swarming simultaneously.

After speaking with Bylaw Services, I understand there is currently no bylaw that allows the City to regulate or enforce responsible beekeeping practices in residential neighborhoods. While I appreciate the ecological value of beekeeping, this gap leaves residents without recourse when bee activity becomes excessive and materially impacts the quality of life and property enjoyment.

For comparison, the City has clear oversight and guidelines for other animal-related activities — such as backyard chickens and domestic dogs — recognizing the need to balance personal freedoms with community well-being. Beekeeping, given its potential to directly affect surrounding properties, deserves similar consideration and structure.

This particular issue has further extended beyond s. 22(1). We recently noted a sign posted (picture attached) by the City at the park at Cypress Park Trails warning of unusually high bee activity.

This park is [REDACTED] s. 22(1) [REDACTED], indicating that the issue is now affecting both properties on [REDACTED] s. 22(1) [REDACTED].

I respectfully request that Council consider drafting or amending bylaws to:

- Establish reasonable limits or conditions for residential beekeeping.
- Provide Bylaw Services with the authority to assess and address situations where bees are demonstrably interfering with neighboring properties.
- Include public consultation to ensure residents and beekeepers alike can contribute to a fair and balanced policy, taking into consideration the greater risk that bees pose in communities where anaphylaxis allergy may be present.

West Vancouver has long been known for its livability, balance of natural beauty, and respect for residents' property enjoyment. I believe this matter warrants review to ensure harmony between individual activities and the broader neighborhood experience.

Best Regards

[REDACTED] s. 22(1) [REDACTED]

West Vancouver, BC, [REDACTED] s. 22(1) [REDACTED]

From: [REDACTED] s. 22(1)
Sent: Monday, November 10, 2025 2:46 PM
To: correspondence
Subject: West Van Halloween

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Hello,

I have been resident in West Vancouver for overall nearly 30 years. I am a homeowner in the Westmount/Cypress area for the last [REDACTED] s. 22(1) .

[REDACTED] s. 22(1) children are growing up in West Vancouver along with many young cousins and friends. I have always enjoyed being part of this community.

I want to express our disappointed at the situation this Halloween. Parts of Ambleside have historically provided relatively well lit areas with sidewalks where kids can enjoy the evening and about 2-3 hours trick or treating together. This year the rain obviously encouraged some parents to drive their children from house to house along these same streets. This created a hazardous scenario with multiple small kids running through the dark and rain while SUVs crept alongside them and intermittently reversed down Kings.

The last few years have negatively impacted the sense of community for the kids in West Van. Intermittent access to things like community centres and festivals have made these events a less consistent part of what they will remember about growing up here. North Vancouver is often holding community events that we are attending, often preferentially.

Halloween is a big part of their year. I know that not all people have or like children but it is massively disappointing that we can't close off a couple of walkable streets to traffic for a few hours once a year. I know homeowners are entitled to their privacy but they can easily choose not to acknowledge they are home.

I would like to request that the West Van police be employed to close a couple of walkable streets to non resident traffic next year for the trick or treaters. I am quite happy to purchase and supply the candy myself if people are concerned about the cost of this memorable family evening. My [REDACTED] s.22(1) was nearly driven over and I don't think the current situation is remotely safe or reasonable.

Thank you for considering,

[REDACTED] s. 22(1)

West Vancouver

From: Steven Liu
Sent: Thursday, November 6, 2025 10:44 AM
To: s. 22(1)
Cc: correspondence; Engineering Department
Subject: RE: Ambleside Parking fee waived for coaches

Dear s. 22(1),

Thank you for your message and for taking the time to share your concerns.

Council has approved that teachers and volunteers may park at no cost in Ambleside Park while coaching for West Vancouver Schools. This was communicated to West Vancouver Schools on October 7, and we have been working together since then to ensure the process runs smoothly.

West Vancouver Schools has been collecting the required information from all eligible teachers and volunteers to facilitate their parking exemption, and this work is well underway and now in effect.

Best regards,

Steven Liu
Staff Lead, Pay Parking Programs
Engineering & Transportation Services | District of West Vancouver
engineeringdept@westvancouver.ca | 604-925-7020

We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səliłwətał (Tseil-Waututh Nation), and xʷməθkʷəy̓əm (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

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From: [REDACTED] s. 22(1)
Sent: Wednesday, October 29, 2025 11:00 AM
To: correspondence
Cc: [REDACTED] s. 22(1)
Subject: Ambleside Parking fee waived for coaches

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Dear Mayor and Council,

A concerned friend has extrapolated the wider consequences of pay parking at Ambleside to illustrate the unfair burden of fees on volunteer coaches. It is an important factor to examine considering how dependent our community athletes of all ages are on the generosity of so many talented volunteers.

Please take the time to re-read her excellent letter.

Please consider issuing a dashboard exemption pass or sticker for coaches and coaching staff for parking at Ambleside fields.

Thank you,

[REDACTED] s. 22(1)

West Vancouver

Dear Members of the School Board, Mayor and Council, Union Representatives, and Club Directors,

I am writing to express serious concern about the new parking fee policies in West Vancouver and their impact on the teachers, school staff, and volunteer coaches who dedicate their time to the development and wellbeing of our children and community.

It is fundamentally unfair—and deeply short-sighted—to require educators and coaching staff, many of whom volunteer their time outside of paid hours, face a financial penalty while working in and supporting our community.

Many of our volunteer coaches and teachers already work for modest wages, and adding this additional financial burden is insulting and exclusionary—it is a shameful policy that punishes generosity and discourages service to our children and families effectively penalizing those who give most generously of their time and skill. When just one district over they can volunteer or coach without these fees, we risk losing talented, caring people who make our children's programs possible.

I am surprised that the Mayor and Council did not anticipate this outcome when implementing the pay-parking initiative. What may have been intended as a simple revenue measure now stands to undermine both our education system and our children's well-being.

As we all know, children benefit immensely from spending time outdoors, learning teamwork, and building physical literacy. These opportunities rely on the goodwill and availability of our teachers and volunteer coaches—people who should be supported, not penalized.

While I understand that some concessions have been made for those who work in local businesses, these measures are insufficient and poorly conceived. Reducing the cost is not the same as eliminating it. Teachers, coaches, and volunteers should be fully exempt. By overlooking them, this initiative disregards the very people who enrich our schools, parks, and communities.

I urge the School Board, the Teachers' Union, and the West Vancouver Football Club to take this issue seriously and to advocate immediately for an exemption for all school staff and volunteer coaches who support West Vancouver's children.

I sincerely hope all involved will recognize the broader impact of this policy and take swift action to correct it.

Sincerely,

From: Engineering Department
Sent: Thursday, November 6, 2025 10:55 AM
To: s. 22(1)
Cc: correspondence; Engineering Department
Subject: RE: Ambleside Parking

Hello s. 22(1),

Thank you for sharing your thoughts and feedback about the pay parking program at Destination Parks. It has been received by Council and forwarded to staff for information and response.

At their regular Council meeting on Monday, October 20, 2025, Mayor and Council released for [information](#) a decision made at an earlier closed meeting to implement a seasonal hourly rate for pay parking in Ambleside Park. The seasonal rate will be \$2.50/hour, including taxes, from November 1, 2025, remaining in place until May 31, 2026.

Council also directed staff to include an update on seasonal rate options as part of the six-month implementation report for Ambleside Park pay parking program, expected in spring 2026.

The pay parking program is designed to ensure equitable access to parking spaces for all park visitors. The program helps manage parking availability, maintain park infrastructure, and fund various amenities and services that benefit everyone who utilizes these spaces.

The District is committed to ensuring that our parks remain welcoming and accessible while also managing parking demand and addressing impacts on surrounding neighbourhoods.

Kind Regards,

Steven Liu
Staff Lead, Pay Parking Programs
Engineering & Transportation Services | District of West Vancouver
engineeringdept@westvancouver.ca | 604-925-7020

We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), səliłwətał (Tsleil-Waututh Nation), and xʷməθkʷəy̓əm (Musqueam Nation). We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

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From: [REDACTED] s. 22(1)
Sent: Wednesday, October 22, 2025 12:04 PM
To: correspondence
Subject: Ambleside Parking

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Dear Mayor Sager and Members of Council,

I am writing regarding the implementation of paid parking in Ambleside.

Let me begin by saying that I fully support paid parking in West Vancouver. As a car owner, I do not believe anyone is entitled to free storage of their personal vehicle on public property, and I was pleased to learn that the District is implementing paid parking in our local parks.

However, I have two concerns about the current approach.

First, I was disappointed to see that resident passes were made free of charge. A modest annual fee — such as the original \$25 — is a reasonable contribution for the benefit of free parking in all West Vancouver parks. I urge Council to reconsider reinstating that fee.

Second, the rollout of paid parking in Ambleside appears poorly planned and inconsistently applied. The current rates are disproportionately high — in fact, a quick online search shows that it now costs more to park in Ambleside on a Saturday morning than in downtown Vancouver or even Stanley Park. Families should not have to pay \$15 or more simply to attend a child's soccer game.

Equally concerning is the inconsistency between adjacent areas. Paid parking has been introduced in one busy section while neighbouring blocks remain free. As one Bellevue shop owner told me, weekend mornings now see her block filled with cars belonging to sports families headed to Ambleside fields, leaving no parking for her customers. A more balanced and logical approach would apply paid parking across the full area — for example, between 12th and 18th Streets and from Bellevue to Clyde or Duchess — but at a more reasonable rate.

I encourage you to look to the City of North Vancouver's model as a more thoughtful example. There, the first 30 minutes are free, followed by a gradual rate increase capped at \$3 per hour. This structure supports both short visits and longer stays, and residents are already noticing improved parking availability near busy commercial areas.

Please don't let the predictable opposition to change derail sensible progress. West Vancouver cannot remain frozen in time; we need to move forward thoughtfully. Paid parking is a step in the right direction — it simply needs to be implemented in a way that works for families, visitors, and local businesses alike.

Thank you for your time and consideration.

Sincerely,

[REDACTED] s. 22(1)

From: Engineering Department
Sent: Monday, November 10, 2025 3:13 PM
To: [REDACTED] s. 22(1)
Cc: correspondence; Engineering Department
Subject: District of West Vancouver Engineering Public Enquiry [REDACTED] s. 22(1) - Lawrence Way Sewer Tax Exemption Enquiry

Hello,

Your enclosed correspondence has been deferred for consideration and response, as follows:

A portion of the increase on your 2025 property tax notice for amounts to be recovered on behalf of Metro Vancouver is due to Metro Vancouver's increased costs associated with the construction of the North Shore Wastewater Treatment Plant. The District included its 2025 share of these increased costs in the amounts to be recovered under the District's 2025 annual property value tax bylaw. The District has very limited authority to grant exemptions from such property taxation, and cannot exempt a property from a portion of property value taxes on the basis of whether a property receives a particular service. The annual property tax bylaw imposes property value taxes on all land and improvements in the District, in order to provide funding for a broad range of municipal services, works and activities.

Regards,

Jenn Moller, Director, Engineering and Transportation Services
Engineering and Transportation Services | District of West Vancouver
engineeringdept@westvancouver.ca | 604-925-7020

From: [REDACTED] s. 22(1)
Sent: Monday, October 6, 2025 10:03 AM
To: correspondence
Subject: Sewage Tax

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[REDACTED] s. 22(1)
West Vancouver, BC [REDACTED] s. 22(1)
[REDACTED] s. 22(1)

October 6, 2025
District of West Vancouver
Municipal Hall
750 17th Street
West Vancouver, BC V7V 3T3

Dear Mayor and Council,

Subject: Request for Exemption from Proposed Sewage Tax for Lawrence Way Residents

I am writing on behalf of the residents of Lawrence Way to respectfully request an exemption from the proposed new sewage tax. Our street does not have access to municipal sewage services, as all properties on Lawrence Way rely on privately maintained septic systems. Consequently, imposing a sewage tax on our households would be inequitable, as we do not benefit from the infrastructure or services this tax is intended to support.

The residents of Lawrence Way independently manage and maintain our septic systems, bearing all associated costs, including regular inspections, pumping, and repairs. These systems effectively handle our wastewater needs without reliance on the district's sewage infrastructure. As such, we believe it is fair and reasonable to exempt our street from the proposed tax, aligning with the principle that taxation should correspond to services received.

We kindly request that the District of West Vancouver review our situation and confirm that properties on Lawrence Way, or any other streets reliant on septic systems, are excluded from the sewage tax. Alternatively, we would appreciate the opportunity to discuss this matter further or provide additional documentation to support our request.

Thank you for your attention to this matter. We value the district's commitment to fair governance and look forward to your response. Please feel free to contact me at [REDACTED] s. 22(1) if further information is needed.

Sincerely,

[REDACTED] s. 22(1)

From: s. 22(1)
Sent: Monday, October 6, 2025 10:05 AM
To: correspondence
Subject: Council meeting on Sewage taxes

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From: s. 22(1)
s. 22(1)
West Vancouver, BC s. 22(1)
Mobile: s. 22(1)
Email: s. 22(1)

Oct 6, 2025

West Vancouver Municipal Council
750 17th Street
West Vancouver, BC V7V 3T3

Dear Members of the West Vancouver Municipal Council,

I am writing to express my concern regarding the proposed inclusion of sewage fees in property taxes for residents of s. 22(1) Lawrence Way, West Vancouver, where s.22(1) I reside s.22(1). Our property relies on a private septic system, which we maintain at our own expense, incurring annual costs of several hundred dollars and the eventual need for costly replacement.

While I understand the rationale for incorporating sewage fees into property taxes, this change would impose an unfair financial burden on households like ours that do not utilize municipal sewage services. I respectfully urge the Council to reconsider this proposal or to grant an exemption for properties on septic systems, including those on Lawrence Way and Pasco Road, which, to my knowledge, also rely on private septic systems.

Thank you for your time and consideration. I am hopeful that this issue is an oversight and that the Council will address it by exempting septic system users from the proposed sewage fees. Please feel free to contact me at s. 22(1) or s. 22(1) if further discussion is needed.

Sincerely,
s. 22(1)