

**Subject: FW: Encroachment License Fees Comments**

**Date:** Mon, 31 Jan 2005 10:49:19 -0800

**From:** "Ernie Crist" <ernie\_crist@dnv.org>

**To:** <fonvca@fonvca.org>, <Cagebc@yahoo.com>

The email below is in reply to a concerned resident of the District that the District formula for Encroachment License Fees as proposed by Staff is onerous.

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From: Ernie Crist  
Sent: Monday, January 31, 2005 10:28 AM  
Subject: RE: Encroachment License Fees Comments

Dear Mr. ....


If I read your message correctly you are under the impression that land leases fall or should fall under the same rules as rents in the Landlord and Tenant Act. However, as I understand it, there is no legal connection. Land leases are agreements between two parties based on the best possible return for the owner of the land in this case the District. The criteria are essentially based on market factors (supply and demand) i.e. maximum return on investment.

Also, the overall tax levy increase in the District, which you believe to be approximately the rate of inflation plus 2% per annum has actually been much higher. For one thing the District has subsidised taxes for largely political and cosmetic reasons by liquidating its assets, including much of its Heritage Fund as well as its Infrastructure Reserve Fund, a most unbusinesslike practice, to pay for "consumables".

This will have and has already had extremely negative implications for the District. By way of example, the District of North Vancouver has now the lowest Infrastructure Reserve Fund of any municipality in the Region. In 1997 this Fund was \$ 1,100 per capita. It is now virtually nil, whereas in the City of North Vancouver it is \$1,300 per capita and in West Vancouver \$ 1,700 per capita. And this is a fact, notwithstanding that some members of District Council are huffing and puffing otherwise.

Yours truly,  
Ernie Crist

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