



**VILLAGE OF BELCARRA  
OCP REVIEW COMMITTEE MINUTES  
VILLAGE HALL  
THURSDAY, FEBRUARY 4, 2010**



Minutes of the Official Community Plan (OCP) Review Committee for the Village of Belcarra, held Thursday, February 4, 2010 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra BC.

Members in Attendance

Larry Carlsen	Mel Mercier
Jim Chisholm	John Reynolds
Ian Devlin	Craig Rietchel
Jol Drake	Liisa Wilder
Clive Evans	Sy Rodgers
Madeline Hanson	Carl Shaw
John Stubbs	Taras Hryb

Absent:

Don Hoskins  
Lauren Rietchel

Staff in Attendance:

Chief Administrative Officer, Lynda Floyd  
Planning Consultant, Michael Rosen  
Superintendent Public Works/Building Inspector, Larry Scott  
Recording Secretary, Connie Scherk

**1. CALL TO ORDER**

The meeting commenced at 7:04pm.

**2. ELECTION OF CHAIR AND VICE CHAIR**

**2.1 Election of Chair**

The Chief Administrative Officer (CAO) called for nominations for Chair.

John Reynolds was nominated for Chair.

John Reynolds consented to the nomination.

The CAO called for further nominations and after the third call, with there being no further nominations, declared Larry Carlsen elected as Vice Chair.

Discussion ensued relative to:

- Correspondence submitted at the previous meeting nominating Councillor Jamie Ross for Chair; and
- Members request that Councillor Ross be also considered as a nominee.

As there were more candidates for Chair than there were to be elected, the CAO advised an election by voting would be held with the following individuals being nominated:

John Reynolds  
Councillor Jamie Ross

Ballots were issued, cast, and the CAO and Superintendent of Public Works temporarily left the meeting to conduct the count.

Upon the return of the CAO and Superintendent of Public Works, the CAO provided the result of the election and declared John Reynolds as Chair of the OCP Review Committee.

It was Moved and Seconded:

That the ballots be destroyed.

**CARRIED**

### **Election of Vice-Chair**

The CAO called for nominations for Vice-Chair.

Larry Carlsen was nominated for Vice-Chair.

Larry Carlsen consented to the nomination.

The CAO called for further nominations and after the third call, with there being no further nominations, declared Larry Carlsen elected as Vice Chair.

## **3. APPROVAL OF THE AGENDA**

### **3.1 OCP Review Committee Agenda Thursday, February 4, 2010**

It was Moved and Seconded:

That the Agenda for the OCP Review Committee Thursday, February 4, 2010 be approved as circulated.

**CARRIED**

## **4. ADOPTION OF THE MINUTES**

### **4.1 OCP Review Committee Minutes Thursday, January 7, 2010**

It was Moved and Seconded:

That the Minutes from the OCP Review Committee Meeting held Thursday, January 7, 2010 be adopted.

**CARRIED**

It was agreed that staff would attempt to circulate the draft minutes within one week following the meeting and include a reminder of action items to be completed.

## **5. ITEMS FOR DISCUSSION**

### **5.1 Discussion of Major OCP Issues**

Discussion ensued relative to the OCP process.

Topics suggested for inclusion in the OCP put forward by committee members were as follows:

- Camp Howdy land development;
- Land agreement/road connection between Farrer Cove and Belcarra;
- Additional land base for expansion;
- More financial accessible housing;
- Further greening of the Village;
- Use of the Village Hall as a community centre;
- Community sustainability financial/environmental;

- Public safety and wild land interface;
- Accessory suites for Farrer Cove area;
- Cultural identity of Belcarra;
- Compassionate connection with all areas of Belcarra;
- Rigor of processes within Belcarra;
- Sustainability of the Village;
- Carbon footprint;
- Building density;
- Safety of environment;
- Green buildings;
- Maintaining and reducing overhead costs of the Village;
- Dealing with increased downloading by the Province;
- Security of the Village;
- Environmental issues;
- Village overhead;
- Sustainability of Bedwell Bay;
- Village overhead without development;
- Volunteerism;
- Affordable housing; and
- No new land for development.

OCP members broke into groups to consider the topics suggested and each group chose 3 priority items.

The following topics were identified as priority:

- Retaining the cultural identity of the Village;
- Sustainability of Bedwell Bay;
- Farrer Cove road access;
- Volunteerism to encourage residents to participate in sustaining Belcarra;
- Sustainability of the environment;
- Building density in current harmony with Belcarra's ideal which includes no use of public lands for development;
- Alternative forms of housing to be looked at while preserving Belcarra's character;
- Economic sustainability through increased land base;
- Better community access to Belcarra's waterfront including the docks;
- More accessible and affordable housing, accessory suites, senior housing, B&B's; and
- Other uses of the Village Hall for the community.

The main themes resulting from the prioritization were identified as follows:

- Character of the Village;
- Sustainability of Bedwell Bay;
- Affordable housing; and
- Farrer Cove road access.

## 5.2 Formation of Sub-Committees

It was noted that:

- Smaller sub-committees may be formed to look at specific topics such as financial sustainability, climate change and land use/development;
- Belcarra's previous OCP mainly dealt with social and environmental topics and not economic subject matter;
- The limited tax base in Belcarra has become a concern;

- The new OCP must deal with climate change which includes establishing targets, actions and policies;
- The idea of sub-committees to be discussed amongst OCP members and the formation of these committees to be decided at the next meeting;
- The intent of the sub-committees is to explore the different perspectives and not make decisions;
- The sub-committees are to report back at the following OCP meeting to provide an update on the progress; and
- A review of the impact on neighbouring municipalities who increased their land base would be beneficial, i.e. increase in revenue versus expenses.

**5.3 Public Information Meeting**

It was noted that:

- A public meeting should be held to inform residents about the OCP update process and to solicit community input;
- A public meeting for residents will be held Thursday, April 8, 2010; and
- The OCP meeting schedule will be amended to add an April 15 committee meeting date.

**6. NEXT MEETING DATE – THURSDAY, MARCH 4, 2010**

**7. TERMINATION**

It was Moved and Seconded:

That the meeting be terminated. (9:00 pm)

**CARRIED**

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Connie Scherk, Committee Secretary