



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



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

Members in Attendance

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

Absent:

Don Hoskins
Taras Hryb
Madeline Hanson
Mel Mercier

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 7:05 pm.

2. APPROVAL OF THE AGENDA

2.1 OCP Review Committee Agenda Thursday, March 4, 2010

It was Moved and Seconded:

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

CARRIED

3. ADOPTION OF THE MINUTES

3.1 OCP Review Committee Minutes Thursday, February 4, 2010

It was Moved and Seconded:

That the Minutes from the OCP Review Committee Meeting held Thursday, February 4, 2010 be adopted.

CARRIED

4. ITEMS FOR DISCUSSION

4.1 Issues for the OCP Update

A review of the OCP themes ensued relative to:

- Bedwell Bay Sustainability Plan;
- Affordable housing; and
- Farrer Cove road access.

Discussion ensued relative to clarification of the Bedwell Bay Sustainability Plan noting:

1. Port Metro Vancouver and Department of Fisheries and Oceans(DFO) are third parties that can dictate the development in Bedwell Bay;
2. Port Metro Vancouver is supportive of the policy;
3. The location and number of group and single wharves along Bedwell Bay;
4. The Bedwell Bay Sustainability Plan is intended to be part of the OCP;
5. The development of the policy included discussions with the external agencies as well as residents of the community;
6. A moratorium was originally placed on any docks being built in Bedwell Bay until a policy was in place;
7. There are difficulties in becoming members of a dock association;
8. There are 15 key initiatives that are part of the policy;
9. Areas in Bedwell Bay have been designated for group and single residential moorage;
10. That Port Metro Vancouver wanted to limit the amount of single wharves and maximize group wharves and the policy has succeeded in balancing the two;
11. The value of a more open process on how to solicit members to join a wharf, and provide a place of information for new members to go to;
12. The Village does not have the ability to enforce group wharf associations to increase members to the maximum of 6; and
13. Public access to the water is permitted along Marine Avenue at any time.

Agreement was reached that:

1. In principle the Bedwell Bay Sustainability Plan be included in the OCP subject to addressing the following items:
 - a. Bedwell Bay Sustainability Plan Item 5.1 Residential Moorage - the designation of residential moorage, will be removed from the OCP;
 - b. Bedwell Bay Sustainability Plan Item 5.2 Car Top Boat Launch – West Road definition of ‘car top boat’ be added to the OCP.

At the April 15, 2010 OCP Review Committee meeting an amendment was made in Item 4.1 (to the underlined words as indicated above) by adding the phrase: "In principle the Bedwell Bay Sustainability Plan be included in the OCP subject to addressing the following items."

Issues suggested for Council consideration:

1. How to encourage group wharf associations to increase membership numbers.

4.2 Proposed Public Information Meeting April 8, 2010

Discussion ensued relative to:

- The structure and purpose of the OCP Public Meeting;
- Identification of key themes to be put forward to residents;
- Introducing OCP committee members to the residents;
- The purpose of the meeting is to obtain community input;

- External agencies will have an opportunity to comment through referral processes; and
- Staff's preparation of the mail drop and inclusion of the notice in the April issue of the Barnacle.

The key speakers to present the main OCP themes will be as follows:

Chair – John Reynolds
Bedwell Bay – Clive Evans
Affordable housing – John Stubbs
Farrer Cove – Sy Rogers
Character of the Village – Craig Reitchel

4.3 Formation of Sub-Committees

It was agreed that discussion on this item would be deferred to the next meeting.

5. NEXT MEETING DATE – THURSDAY, APRIL 15, 2010

6. TERMINATION

It was Moved and Seconded:

That the meeting be terminated. (8:56 pm)

CARRIED

Connie Scherk, Committee Secretary