



**VILLAGE OF BELCARRA
OCP PUBLIC MEETING
VILLAGE HALL
THURSDAY, APRIL 8, 2010**



Notes of the public meeting held Thursday, April 8, 2010 to inform residents of the OCP Plan Update and solicit feedback.

1. Welcome - Chair

The meeting commenced at 7:08pm.

2. Introduction

John Reynolds, Chair OCP Review Committee provided an overview of the Official Community Plan (OCP) process, introduced the committee members and provided direction for the process of the public meeting.

3. Overview – Michael Rosen, Planning Consultant

- An overview of the OCP Plan Update was presented and is attached to these notes.

4. Key Theme Presenters

Clive Evans, OCP Review Committee member spoke relative to the Bedwell Bay Sustainability Plan noting:

- The Plan was adopted by Council in 2007;
- The Vancouver Port Authority (VPA), Department of Fisheries and Oceans (DFO), and Burrard Environmental Review Committee (BERC) have jurisdiction in Bedwell Bay; and
- The Plan deals with residential moorage, car top boat launch at West Road, community wharf zone, no sewage discharge in Bedwell Bay, group wharfage associations, stewardship committee, and riparian areas.

It was clarified that it would be very difficult to amend the Bedwell Bay Sustainability Plan but some relatively minor adjustments may be possible.

John Stubbs, OCP Review Committee member spoke relative to affordable housing noting:

- That Belcarra is characteristically rural;
- There are approximately 300 dwellings in Belcarra;
- There are approximately 700 people living in Belcarra;
- \$1.22 million is the average assessed value of a home in Belcarra;
- The median family income in 2006 was \$118,000;
- The Provincial median was \$65,000;
- Some residents need to downsize and want to remain in the Village but affordable housing is not available;
- A need to expand the tax base to curb rising taxes;
- Rapidly rising housing costs in the Lower Mainland;
- A need to broaden and invigorate the community;
- A dependency on the Sasamat Volunteer Fire Department (SVFD) but demographically it can't be sustained;
- The lack of viable land to build new housing in Belcarra;
- Housing possibilities on existing property; and
- The possibility of accessory suites, laneway housing and duplexes.

Sy Rogers, OCP Review Committee member spoke relative to Farrer Cove road access noting;

- The 1996 OCP contained verbage pertaining to Farrer Cove road access;
- The success of the YMCA project would have facilitated road access;
- The health and sustainability of Belcarra's finances would be further enhanced by the additional tax base as a result of road access to Farrer Cove;
- There is 138 acres for development in Farrer Cove; and
- No new houses have been built in Farrer Cove since the last OCP in 1996.

Craig Reitchel, OCP Review Committee member spoke relative to the character of the Village noting:

- That we should examine the character of Belcarra by looking at:
 - The importance of open spaces;
 - Views and the environment;
 - What it means to be a member of the community;
- Appreciation for the natural setting in Belcarra; and
- Recreational opportunities that exist.

5. Open forum for discussion

Comments:

- Potential for North Vancouver moorage;
- Community moorage; and
- Commercial fishing interests depleting shoreline crabs.

Comments:

- Character of the Belcarra should remain the same; and
- Queried the influence of Metro Vancouver on Belcarra's development.

Response:

- Metro Vancouver does not dictate a municipality's development.

Comments:

- Queried regarding additional development within Belcarra; and
- Additional dwellings to accommodate increasing tax base.

Response:

- Intention is to for sub-committees to further investigate the key themes identified by the OCP Review Committee;
- The OCP Review Committee is an advisory body to Council who then makes the final decision on what goes into the OCP; and
- Intention is to investigate various scenarios to examine the financial implications of status quo, increased development on taxation levels and servicing projections.

Comments:

- Risks pertaining to climate change and longer term projections;
- Safety and security of the Village;
- Dwellings along Marine Avenue and Turtlehead at significant risk from wildfire; and
- Effects of a rise in sea levels on our riparian zones and dock structures.

Comments:

- Queried regarding wildfire interface;
- Financial well-being regarding taxes versus services;
- Projected financial stability of the Village for the next 20 years; and
- Current population versus debt load.

Comments:

- Impact of deferred taxes on revenue.

Response:

- Deferred taxes are paid by the Province to the municipality; and
- Deferred taxes are loans from the Province to the property owner.

Comments:

- Lack of Farrer Cove development and affordable housing needed for those wishing to downsize;
- Desire to retain single wharfs; and
- Maintaining viewsapes and desire to clear underbrush in riparian areas.

Comments:

- Maintaining viewsapes high priority; and
- Banned burning for road access properties, as a result carrying large amounts of bramble up to the road for tree chipping has become an increasing burden.

Comments:

- Queried regarding control of the riparian area.

Response:

- The municipality has jurisdiction above the high water mark along the riparian zone;
- The riparian area is under jurisdiction of the Department of Fisheries and Oceans (DFO); and
- Bedwell Bay Sustainability Plan balances federal regulations and municipal needs.

Comments:

- Queried how the issues of Belcarra are examined by the OCP Review Committee, through Belcarra's perspective and needs or by Metro Vancouver's requirements?

Response:

- The needs of Belcarra are balanced both by what Metro Vancouver is aiming for and what Belcarra requires; and
- Sustainability of a municipality is three dimensional including financial, environmental and social in its assessment.

Comments:

- Queried regarding acquiring Johnson Bay as a way of increasing the tax base in Belcarra.

Response;

- Acquiring Johnson Bay is a political issue and not within the scope of the OCP Review Committee.

Comments:

- Increasing the tax base by adding more dwellings may not equal a rise in volunteers;
- Volunteer culture is not what it used to be; and
- Analysis of potential development versus the associated costs would be beneficial.

Comments:

- Evaluate sewer infrastructure with respect to increasing density.

Response:

- Belcarra has not been included in the sewer system potential of Metro Vancouver as population is too low.

Comments:

- Neighbouring trees encroaching on personal property becoming a potential fire hazard;
- Maintaining views maintains property values;
- Restrict trees and heights on road allowances;
- Restrict the height of trees; and
- Concerns about boaters dumping sewage in Bedwell Bay.

Response:

- Federal legislation has been passed preventing sewage dumping by pleasure craft in Bedwell Bay.

Comments:

- Queried regarding creation of a tree maintenance policy by the OCP Review Committee;
- Maintaining the growth of trees in a rural environment; and
- The health of trees along Marine Avenue are in question.

Response:

- Creating policies is not within the scope of the OCP Review Committee.

Comments:

- Concerns pertaining to protection of property and maintaining views.

Comments:

- Evaluation of neighbouring municipalities budget, including sources of revenue and found that Belcarra's revenue source is from residential taxes only;
- Increasing businesses in Belcarra as a revenue source; and
- Banning of residential moorage in Bedwell Bay Sustainability Plan a major flaw.

Response:

- Wording in the Bedwell Bay Sustainability Plan pertaining to residential moorage has been amended to correctly define residential mooring.

Comments:

- Queried regarding road access to Farrer Cove requiring permission from Port Moody.

Response:

- Road access to Farrer Cove does require permission from Port Moody as the lands are within Port Moody's boundaries.

Comments:

- Lack of potential wharfages to join and how to facilitate easier opportunities to join wharfages.

Comments:

- Request to elaborate further on scope of sub-committees.

Response:

- Sub-committees are within the scope of the OCP Review Committee as laid out in the terms of reference to further investigate the key themes identified to date by the OCP Committee.

Comments:

- Queried regarding further public meetings.

Response:

- Another public meeting with take place to comment on the draft of the OCP Bylaw.

Comments:

- Possibly use a web site as a forum for discussion on various ideas/issues by residents for the OCP.

Response:

- Maintaining a web site would be too difficult to maintain; and
- The best method is to email the OCP members directly.

Comments:

- Concerned about the expanding scope of the OCP Review Committee.

The meeting concluded at 9:00pm.