



**VILLAGE OF BELCARRA  
OCP REVIEW COMMITTEE MINUTES  
VILLAGE HALL  
THURSDAY, APRIL 15, 2010**



Minutes of the Official Community Plan (OCP) Review Committee for the Village of Belcarra, held Thursday, April 15, 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
John Stubbs	Don Hoskins

Absent:

Taras Hryb  
Madeline Hanson  
Clive Evans  
Lauren Rietchel  
Carl Shaw

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 7:10pm.

**2. APPROVAL OF THE AGENDA**

**2.1 OCP Review Committee Agenda Thursday, April 15, 2010**

It was Moved and Seconded:

That the Agenda for the OCP Review Committee Thursday, April 15, 2010 be approved as circulated.

**CARRIED**

**3. ADOPTION OF THE MINUTES**

**3.1 OCP Review Committee Thursday, March 4, 2010**

It was Moved and Seconded:

That the Minutes from the OCP Review Committee Meeting held Thursday, March 4, 2010 be amended:

- In Item 4.1 by adding the phrase: "In principle the Bedwell Bay Sustainability Plan be included in the OCP subject to addressing the following items."

And that the minutes be adopted as amended.

**CARRIED**

#### **4. ITEMS FOR DISCUSSION**

##### **4.1 Identify Themes Emerging from April 8, 2010 Public Information Meeting**

It was noted that the main themes emerging from the Public Information Meeting were as follows:

- Bedwell Bay Sustainability Plan;
- Character of the Village;
- Affordable housing;
- Farrer Cove road access; and
- Sustainability is a key theme in all issues.

Discussion ensued relative to:

- Various feedback that was additional to the above themes including:
  - Climate action;
  - Wildland interface;
  - Johnson Bay;
  - Community demographics;
  - Volunteerism;
  - Sewer infrastructure;
  - Maintaining viewscapes by implementing a tree management policy;
  - Keeping the status quo or expanding the tax base;
- Evaluating the impact of increasing the tax base by connecting land use and planning to tax base;
- The impact of continued downloading from the Province; and
- The Village of Belcarra Community Wildfire Protection Plan, 2007, distributed to members, will be discussed at a future meeting.

Discussion ensued relative to hiring a professional consultant to:

- Analyze the financial sustainability of the Village, within the scope of the OCP; and
- Provide scenarios relative to financial impacts of retaining current density or increased density.

##### **4.2 Formation of Sub-Committees**

Discussion ensued relative to:

- How the sub-committees would operate;
- Continuing discussions of the remaining themes prior to forming sub-committees;
- Discussing the character of the Village at the next meeting;
- Integrating the OCP terms of reference with the evaluation of the themes; and
- Delaying sub-committee formation for the time being.

##### **4.3 Revision to Project Timeline**

It was noted that the timeline will be revised for the next meeting and subsequent Council information as the first draft of the OCP will not be ready for spring 2010.

#### **5. CORRESPONDENCE**

##### **5.1 Sandra Chapman, 3565 Main Avenue, April 12, 2010 regarding OCP recreational opportunities, OCP No. 252, 1996 and Amendment Bylaw No. 402, 2008.**

Clarification was provided to the OCP committee members regarding the timeline surrounding CRAB's termination of its sub-lease with the Village for the recreational lands leased from GVRD.

Staff was requested to send a reply to Ms. Chapman acknowledging receipt of her letter.

**6. NEXT MEETING DATE – THURSDAY, MAY 6, 2010**

**6.1** Discussion on Priority Issue Topic #2 – Character of the Village

**7. TERMINATION**

It was Moved and Seconded:

That the meeting be terminated. (8:45 pm)

**CARRIED**

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Connie Scherk, Committee Secretary