



**VILLAGE OF BELCARRA  
OCP REVIEW COMMITTEE MINUTES  
VILLAGE HALL  
THURSDAY, MAY 6, 2010**



Minutes of the Official Community Plan (OCP) Review Committee for the Village of Belcarra, held Thursday, May 6, 2010 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra BC.

Members in Attendance:

Larry Carlsen	Jim Chisholm
Craig Rietchel	Ian Devlin
Liisa Wilder	Jol Drake
Sy Rodgers	Lauren Rietchel
John Stubbs	Don Hoskins
Taras Hryb	Lauren Rietchel
Madeline Hanson	Carl Shaw

Absent

Clive Evans  
John Reynolds

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 had commenced at 7:06pm.

**2. APPROVAL OF THE AGENDA**

**2.1 OCP Review Committee Agenda Thursday, May 6, 2010**

It was Moved and Seconded:

That the Agenda for the OCP Review Committee Thursday, May 6, 2010 be approved as circulated.

**CARRIED**

**3. ADOPTION OF THE MINUTES**

**3.1 OCP Review Committee Thursday, April 15, 2010**

It was Moved and Seconded:

That the Minutes from the OCP Review Committee Meeting held Thursday, April 15, 2010 be adopted.

**CARRIED**

Discussion ensued relative to:

- Inclusion of comments made by a member of the gallery relative to the financial stability of Belcarra at the April 8 Public Meeting;
- The essence of the comment made in the context of the stability of Belcarra related to whether higher density was a relevant component in making Belcarra continually viable in the future;

- Past administrative practice when recording notes of a public meeting to be general in order to avoid error; and
- Subsequent public meetings that will follow the same administrative process as in previous public information meetings.

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

##### **4.1 Report From Planning Consultant**

Discussion ensued relative to:

- The flow chart organizing the comments made at the Public Meeting into the respective categories;
- The updated timeline for the OCP process; and
- Potentially adding additional meetings in order to complete the first draft.

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

Discussion ensued relative to:

- The history behind the zoning limitation of one acre parcel size due to conventional sewage disposal regulations and the influence by Ministry of Health;
- The relatively low number of one acre properties in Belcarra;
- Reconsidering 'no commercial development' as stated in the 1996 OCP, currently in effect;
- The effect over time of housing stock changes being observed, bigger houses being built and the changing character of the Village;
- Technological advances in the sewage disposal industry that have occurred over the years which reduces the requirement for one acre lot size;
- The impact of the 40% lot coverage currently provided for in the zoning bylaw, impacts if the one acre minimum was reduced and the ability to reduce permitted lot coverage in the zoning bylaw;
- Pre-zoning and re-zoning processes;
- Other factors that could support maintaining the minimum one acre lot size include clustering lots, designating one acre lots in certain areas of the Village;
- Council determines the process surrounding regulatory decisions stemming from the OCP;
- The relationship between changing lot size and allowing secondary suites and/or laneway/carriage houses;
- The subdivision approval process which is independent of Council;
- The redevelopment potential versus the minimum lot size;
- The percentage of accessory suites in Belcarra estimated to be 10%;
- The rationale behind making accessory suites more attainable which was to attract and retain volunteer firefighters;
- Accessory suites being regulated by the zoning bylaw;
- Other types of housing, such as duplexes, that would be reflective of the Village character; and
- Ownership changes and regulatory changes required before lands that are currently parkland or crown lands could be subdivided to create ½ acre minimum lots.

OCP Committee members reached a consensus on reducing the minimum lot size to a ½ acre.

It was decided a poll will be taken to determine committee members availability for an additional meeting on either June 17 June 24.

**5. NEXT MEETING DATE – THURSDAY, JUNE 3, 2010**

**5.1** Discussion on Character of the Village combined with Affordable Housing.

**6. TERMINATION**

It was Moved and Seconded:

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

**CARRIED**

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Connie Scherk, Committee Secretary