



**VILLAGE OF BELCARRA  
OCP REVIEW COMMITTEE MINUTES  
VILLAGE HALL  
THURSDAY, JUNE 3, 2010**



Minutes of the Official Community Plan (OCP) Review Committee for the Village of Belcarra, held Thursday, June 3, 2010 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra, BC.

Members in Attendance:

Larry Carlsen	Jim Chisholm
Ian Devlin	Craig Rietchel
Clive Evans	John Reynolds
Jol Drake	Lauren Rietchel
John Stubbs	Don Hoskins
Madeline Hanson	Carl Shaw

Absent

Liisa Wilder  
Sy Rogers  
Taras Hryb

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 7:08pm.

**2. APPROVAL OF THE AGENDA**

**2.1 OCP Review Committee Agenda Thursday, June 3, 2010**

It was Moved and Seconded:

That the Agenda for the OCP Review Committee Thursday, June 3, 2010 be approved as circulated.

**CARRIED**

**3. ADOPTION OF THE MINUTES**

**3.1 OCP Review Committee Thursday, May 6, 2010**

It was Moved and Seconded:

That the Minutes from the OCP Review Committee Meeting held Thursday, May 6, 2010 be adopted.

**CARRIED**

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

##### **4.1 Completion of Discussion on Village Character**

Discussion ensued relative to:

- Retaining single family dwellings as the only type of housing in Belcarra;
- Potential for OCP policy statements allowing commercial development in the Village;
- The current Metro Vancouver's Growth Strategy Policy which does not provide for rural designated municipalities such as Belcarra to connect to the GVRD sewer system;
- The ability for commercial development to function effectively within the Village beyond home based businesses;
- Clauses that can be included in the OCP to allow for potential commercial development;
- The reason Belcarra North has a separate section in the OCP is because it joined the Village after incorporation and the sections will be amalgamated during this current OCP revision process;
- The OCP amendment process after its adoption;
- The zoning bylaw that would regulate potential commercial development if the OCP permitted it;
- Diverse affordable housing potential that would change the character of the Village;
- The future consideration to provide for eco-tourism within the OCP;
- Potential types of businesses that could operate in the Village;
- The absence of land zoned as commercial within the Village;
- The potential for residential development of the former Camp Howdy lands;
- Greenhouse gas emissions will also be looked at in evaluating no commercial development; and
- Revisiting the 'no commercial development' clause later in the OCP process.

Consensus was reached that provision 3.3.3(a) of the Water and Sewer Services section of the OCP which states that "a community sewer system will not be provided by the Village within the effective Plan period", would remain unchanged.

##### **4.2 Affordable Housing**

Discussion ensued relative to:

- Continuing the housing stock with single family dwellings only, which would also include accessory suites;
- The history of existing duplexes and that they are legal non-conforming as they existed prior to incorporation;
- The zoning bylaw which applies to all of Belcarra and includes the provision that duplexes are permitted in Belcarra North only;
- Whether duplexes should be permitted elsewhere within the Village;
- The cost of living in Belcarra and the impact of accessory suites;
- The carbon footprint of living in Belcarra due to travel for all amenities;
- Sustaining the SVFD and what the effect would be if there were not enough volunteers to maintain it;
- Challenges in servicing multi family dwellings;
- Affordable housing in Belcarra which is higher than in other municipalities due to land values;
- Encouraging accessory suites;

- The difficulties to make Belcarra real estate more affordable;
- Varying the housing stock that may help with the benchmark pricing in Belcarra;
- The average living space of real estate in Vancouver is 1200 sq. ft. and being relatively small compared to Belcarra;
- Need to look at alternative types of housing that would better assist housing affordability in Belcarra;
- Senior housing facilities and its impact on the character of the Village;
- The relatively high rent costs for young families in Belcarra; and
- Dwellings that could accommodate more affordable housing opportunities.

**5. CORRESPONDENCE**

**5.1** Gordon Sadler, 4950 Robson Road, May 28, 2010, regarding the implications of increased density.

**5.2** John Carlson, 3512 Marine Avenue, May 17, 2010 regarding burning in Belcarra.  
Acknowledgement letters will be sent to the correspondents.

**6. NEXT MEETING DATE – THURSDAY, JUNE 17, 2010**

Discussion on Affordable Housing and Village Character

**7. TERMINATION**

It was Moved and Seconded:

That the meeting be terminated. (9:05pm)

**CARRIED**

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Connie Scherk, Committee Secretary