

VILLAGE OF BELCARRA MINUTES

REGULAR COUNCIL MEETING
VILLAGE HALL
MONDAY, JANUARY 9th, 2006

COUNCIL IN ATTENDANCE:

STAFF IN ATTENDANCE:

Minutes of the Regular Meeting of the Municipal Council for the Village of Belcarra, held Monday, January 9th, 2006, at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra, BC.

Mayor Ralph Drew
Councillor Jennifer Glover
Councillor Colin Richardson
Councillor Bruce Drake
Councillor Jamie Ross

Administrator, Lynda Floyd
Superintendent Public Works/Building Official,
Larry Scott

1. CALL TO ORDER

The meeting was called to order at 7:40 pm.

2. APPROVAL OF THE AGENDA

Moved by: Councillor Ross
Seconded by: Councillor Drake

THAT the Agenda be amended by adding Item 9.2.1 "Official Community Plan Amendment Bylaw No. 383, 2006 – Belcarra North";

AND THAT the Agenda be approved as amended.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES

3.1 Moved by: Councillor Richardson
Seconded by: Councillor Drake

THAT the minutes of the Regular Council meeting held Monday, December 12th, 2005 be adopted.

CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES AS ADOPTED

No items presented.

5. INTRODUCTION OF LATE ITEMS

No items presented.

6. DELEGATIONS & PETITIONS

No items presented.

Meeting Minutes
Monday, December 12th, 2005

Road Allowance Reinstatement Plan

**Road Allowance - Tree Cutting Permit Application
4745 Belcarra Bay Road**

- 7. BUSINESS POSTPONED OR TABLED AT OR NOT DEALT WITH AT A PREVIOUS MEETING**
- 7.1** At the December 12th, 2005 Regular Council meeting Council tabled consideration of the report dated December 7th, 2005 from Larry Scott, Building Official, regarding removal of two mature fir trees from the un-named road allowance located North of 4745 Belcarra Bay Road.
- Moved by: Councillor Ross
Seconded by: Councillor Drake
- THAT** the motion tabled at the December 12th, 2005 regular meeting of Council relative to Road Allowance Reinstatement Plan be now lifted from the table.
- CARRIED UNANIMOUSLY**
- 7.2** Report from Larry Scott, Superintendent Public Works, Building Inspector dated January 5th, 2006 seeking approval from Council to remove two mature fir trees from the un-named road allowance located North of 4745 Belcarra Bay Road.
- Larry Scott, Superintendent of Public Works, provided an overview of his report noting:
- Redesign/relocation of the garage, separate from the structure so as not to damage the trees, possible work to the driveway to follow;
 - He and the applicant met with the contractor onsite and concluded that the garage could be moved to the west;
 - 5 responses to the tree removal notice posted were received, all of which support keeping the trees; and
 - Excavation would be done while the landscaper is present, to ensure the area around the tree will not be damaged.
- Tom Hermary commented that:
- Half of one tree is on his property. He had consulted a lawyer regarding the one tree, and offered to replace the trees at his own cost.
- Discussion ensued regarding:
- The significance of the fir trees and the size of them;
 - Municipality has the right to regulate and protect trees;

Councillor Ross

- Council’s direction to staff to develop tree management policies for consideration in the near future: and
- The heritage nature of the trees and the Village wants them protected.

Moved by: Councillor Drake

Seconded by: Councillor Richardson

WHEREAS: due to information confirming, that through the relocation of a proposed garage and the careful supervision of related excavation and foundation works, protection can be provided to the existing root structure of adjacent two mature fir trees;

AND WHEREAS: the Municipality is in receipt of 5 written statements of opposition to the tree cutting; and

THAT the application to remove two fir trees located on Municipal Road allowance, located North of 4745 Belcarra Bay Road, be **DENIED**.

CARRIED UNANIMOUSLY

8. REPORT OF PUBLIC WORKS SUPERINTENDENT/DEVELOPMENT VARIANCE PERMITS

No items presented.

9. COMMITTEE REPORTS

9.1 Public Works & Planning

Councillor Ross reported that:

- The *Citizens Planning Committee* met on Sunday January 8th, 2006;
- Significance of the proposal to the road access is fundamental;
- Discussion focused on the proposed OCP Amendment bylaw; and
- The possibility of holding the OCP Amendment bylaw at third reading was raised.

Discussion ensued regarding:

- Implications of holding the bylaw at third reading, to show Belcarra’s intent, pending Port Moody’s decision on the road access through their property.

8:17pm

Councillor Richardson departed the meeting.

**Michael Rosen
OCP Amendment Bylaw
383, 2006
(First and Second Reading)**

Discussion ensued regarding:

- Location of the proposed access and impacts on Senkler Road;
- Process for seeking citizen input on the OCP Amendment;
- The YMCA's proposal which was distributed to all Belcarra properties on December 5th, 2005 as a mail drop;
- Ability for further community comment at the Public Hearing; and
- Council's conscious decision to accelerate the process.

9.2 Report dated January 4th, 2006 from Michael Rosen, Planning Consultant, presenting a draft amendment to the *Official Community Plan* to provide for future development of the YMCA Camp Howdy property.

9.2.1 Report dated January 9th, 2006 from Michael Rosen, Planning Consultant.

Michael Rosen, Planning Consultant, provided an overview of his reports noting:

- Two options: the *Village of Belcarra* can proceed with the *Official Community Plan* (OCP) Bylaw and the Zoning Bylaw concurrently, or they can be dealt with separately;
- The recommendation is to proceed with the *Official Community Plan* (OCP) on its own and then deal with the Zoning Bylaw after the OCP has been finalized to send a clear message to The *City of Port Moody* of Council's intention;
- Need to amend both the OCP and the rezoning bylaw to consider the YMCA's application;
- More time to consider the rezoning is needed;
- Key OCP amendments changes include a clause to be added to indicate boundaries between designated areas may change once zoning is finalized;
- 40 acres of land to be dedicated to GVRD for park;
- Agreements will be entered into regarding maintenance of new road access to the subject lands;
- New Farrer Cove Road to be connected to Senkler Road; and
- Need to update context statement, the *Village of Belcarra's* plan and the GVRD plan.

Discussion ensued regarding:

- Fundamental changes which are currently taking place;
- The Citizens Planning Committee membership which has representation from the broad community;
- Concern raised that not everyone has had their views heard;
- Concern raised that consideration of the Camp Howdy proposal is being rushed; and
- More time is needed for public comments.

It was noted that:

- The YMCA's proposal was distributed as a mail drop to Belcarra residents;
- A *Public Information Meeting* was held December 19th, 2005;
- The OCP amendment bylaw is being considered separately;
- The public hearing is being held January 24, 2006 to hear comments on the OCP Amendment Bylaw; and
- The zoning bylaw will be dealt with later.

Moved by: Councillor Ross

Seconded by: Councillor Drake

THAT the Council of the *Village of Belcarra* give first and second reading to "Village of Belcarra Official Community Plan Designation Bylaw No. 252, 1996, Amendment Bylaw No. 383, 2006."

CARRIED UNANIMOUSLY

Moved by: Councillor Drake

Seconded by: Councillor Ross

THAT "Village of Belcarra Official Community Plan Designation Bylaw No. 252, 1996, Amendment Bylaw No. 383, 2006" be considered at a Public Hearing to be held on Tuesday, January 24th, 2006 at 7:00 pm in the Village of Belcarra Hall.

CARRIED UNANIMOUSLY

Moved by: Councillor Ross

Seconded by: Councillor Glover

THAT the Council instruct staff to prepare the necessary notification for the holding of a Public Hearing on January 24th, 2006; and

Citizens Planning Committee Appointment

THAT Belcarra Official Community Plan Amendment Bylaw No. 383, 2006 be forwarded to the City of Port Moody, The Village of Anmore, School District 43, and the Greater Vancouver Regional District together with a copy of the January 4th, 2006 report from Michael Rosen.

CARRIED UNANIMOUSLY

10.1 Agenda Varied
Item 10.1 was considered at this time.

Moved by: Councillor Ross
Seconded by: Councillor Glover

THAT the recommendation of Mayor Ralph Drew to appoint the following individuals to the Citizens Planning Committee be endorsed:

Walter Frith
Don Simkin

CARRIED UNANIMOUSLY

Councillor Richardson

9.3 Treaty Advisory Committee & Special Projects

No items presented.

Councillor Drake

9.4 Protective Services

Councillor Drake commented regarding:

- Research on Tsunami which questions the fundamental idea of waves that could be generated due to the movement of ocean plates;
- Noted issues will be taken through the *Emergency Preparedness Committee*, a report will be forth coming to Council;
- The bigger tsunami threat is a landslide up Indian Arm which would create serious waves; and
- Being as close to the water as the *Village of Belcarra* is, residents should be aware of the threat of a tsunami.

Councillor Glover

9.5 Environmental Affairs

No items presented.

10. MAYOR'S REPORT

10.1 Item 10.1 was previously considered following Item #9.2.1.

2005 Sasamat Volunteer Fire Department Call Statistics

10.2 Mayor Drew provided highlights of the 2005 *Sasamat Volunteer Fire Department Call Statistics*:

- 56 callouts recorded for 2005 is typical activity;
- The 5 year average is 49 callouts per year;

Lower Mainland Treaty Advisory Committee (LMTAC)

10.3 Lower Mainland Treaty Advisory Committee (LMTAC) appointment:

- Half of the Emergency callouts generally pertain to recreational activities mostly occurring at Buntzen Lake and include incidents like broken arms and ankles;
- Increased numbers relating to the *Village of Anmore* as the population is steadily increasing;
- The current population of the *Village of Anmore* is 1900 and is expected to double in next 10-15 years, and as a result medical emergencies will rise;
- With respect to fire calls, many incidents pertain to unauthorized burning in the *Village of Anmore*; and
- It is still best to have the fire department dispatched to an emergency first as they have all the necessary equipment.

Moved by: Councillor Ross
Seconded by: Councillor Drake

THAT:

1. Council’s December 5th, 2005 resolution appointing Councillor Colin Richardson and Councillor Jamie Ross as the *Village of Belcarra* representatives on the *Lower Mainland Treaty Advisory Committee (LMTAC)* be rescinded; and
2. Mayor Drew be appointed as the primary representative and Councillor Colin Richardson be appointed as the alternate representative to the *Lower Mainland Treaty Advisory Committee (LMTAC)*.

CARRIED UNANIMOUSLY

11. FINANCE REPORT

No items presented.

12. ADMINISTRATOR’S REPORT

No items presented.

13. BYLAWS

No items presented.

**Pat Devlin, President & CEO,
NEMI Northern Energy &
Mining Inc.**

**Stephanie Kask & Jane Story,
Artworks for Anmore
Coordinators**

**Les Burm
Chair, BCSM₅**

**Jacques Drisdelle, Provincial
Bear Aware Coordinator**

**Marvin Hunt, Councillor
UBCM President**

14. CORRESPONDENCE / PROCLAMATIONS

REQUEST FOR ACTION

Moved by: Councillor Ross
Seconded by: Councillor Glover

THAT the correspondence as follows, be received.

14.1 Letter dated December 15th, 2005 requesting Council to support one of two possible options for retaining control of *Ridley Terminal Inc.* (RTI).

14.2 Letter dated November 23rd, 2005 requesting a donation for Artworks for Anmore auction.

Carolyn Muxworthy spoke regarding:

- Artworks for Anmore auction to take place February 11th, 2006 which will include a variety of events;
- Request for funding support from Council;
- The opportunity to bring the community together; and
- The *Village of Anmore's* \$300 contribution.

An information document outlining the event was provided on table for Council.

Discussion ensued relative to the:

- Importance of supporting school events.

8:57pm Councillor Richardson returned to the meeting.

Moved by: Councillor Drake
Seconded by: Councillor Ross

THAT the *Village of Belcarra* donate \$250 towards the Artworks for Anmore auction to be held on February 11th, 2006.

CARRIED UNANIMOUSLY

14.3 Letter dated December 2nd, 2005 requesting support from Council for the dairy and poultry farmers of BC.

14.4 Letter dated December 15th, 2005 inviting members of Council to attend the upcoming Bear Smart Workshop to be held at the Best Western Richmond Hotel on February 9th & 10th, 2006.

INFORMATION ITEMS

14.5 Letter dated December 2nd, 2005 providing information on UBCM achievements.

**Bill Sutherland, RHI, Kamloops
President, CAHPI (BC)**

**J. Marvin Hunt, Chair
GVRD Board**

**Scott Young, Mayor
City of Port Coquitlam**

14.6 Letter dated December 12th, 2005 thanking Council for its continued support of the Canadian Association of Home and Property Inspectors of BC.

14.7 Letter dated December 8th, 2005 informing Council that an *Air Quality Management Plan* has been established and will begin implementation in the near future. The GVRD board would like to continue to working with the Village to improve air quality in the Lower Mainland.

14.8 Letter dated December 12th, 2005 regarding communication process pertaining to the *Emergency Response Team* case.

CARRIED UNANIMOUSLY

15. NEW BUSINESS

No items presented.

16. UNFINISHED BUSINESS

No items presented.

17. NOTICES OF MOTION

No items presented.

18. PUBLIC QUESTION PERIOD

Gwen Chute (3623 Kelly Road) expressed concern:

- About the accelerated timetable regarding the *Official Community Plan (OCP)*;
- That she did not have enough information to make an informed decision at the public hearing;
- The road is dangerous and that people drive faster now than before the road was redone;
- On the loss of green space/wilderness; and
- Disappointed the YMCA is giving up green space.

Discussion ensued regarding the YMCA's proposal noting:

- The water and sewer infrastructure which will be constructed by the developer and the ongoing maintenance which will be the responsibility of the strata development;
- The questionnaire that was provided at the December 19th, 2005 Public Information Meeting, 24 out of 80 were returned and of the 24 returned, 2 were opposed to the proposal;
- Even if the proposal were approved today, construction would take 10-15 years; and

- Positive benefits for the *Village of Belcarra*.

Jim Chisholm encouraged all residents to bring their questions and concerns to the Public Hearing for Council to hear.

George Mechler commented that the Village hall may be too small to accommodate everyone at the public hearing.

Tom Abbott suggested that:

- the Camp Howdy building as an alternate site for the Public Hearing; and
- Farrer Cove Road could be closed if a private developer purchased the Camp Howdy lands.

Gwen Chute spoke relative to:

- Diversity of opinions and support for the proposal;
- Financial gain, servicing, economic benefits and impacts on the community; and
- Expressed concerns regarding the need to fully consider the proposal before Council decides on the matter.

Jim Chisholm spoke relative to:

- Citizens providing comments to the *Citizens Planning Committee* for discussion.

19. ADJOURN TO IN-CAMERA

Moved by: Councillor Drake
 Seconded by: Councillor Glover

THAT Council adjourn to In-Camera pursuant to the section S90 (1) (g) of the *Community Charter* (9:45pm).

CARRIED UNANIMOUSLY

20. ADJOURNMENT

The meeting terminated at 9:45pm.

CERTIFIED CORRECT