



**VILLAGE OF BELCARRA
MINUTES
MUNICIPAL HALL
MONDAY, OCTOBER 15, 2007**



Minutes of the Regular Meeting of the Municipal Council for the Village of Belcarra, held Monday, October 15, 2007, at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra BC.

Council in Attendance:

Mayor Ralph Drew (arrived at 8:35pm)
Acting Mayor Jamie Ross
Councillor Bruce Drake
Councillor Colin Richardson
Councillor Jennifer Glover (via conference call)

Staff in Attendance:

Administrator, Lynda Floyd
Superintendent Public Works/Building Inspector, Larry Scott
Administrative Assistant, Erin Harron

Councillor Ross chaired the meeting in the Mayor's absence.

1. CALL TO ORDER

The meeting was called to order at 7:35pm.

2. APPROVAL OF THE AGENDA

2.1 Regular Council Meeting Monday, October 15, 2007

Moved by: Councillor Richardson
Seconded by: Councillor Drake

That the Agenda for the Regular Council Meeting Monday, October 15, 2007 be amended by adding:

Item 8.3 2007 Water Main Asphalt Trench Repairs and Overlay;

And that the agenda as amended be adopted.

CARRIED UNANIMOUSLY

3. ADOPTION OF THE MINUTES

3.1 Regular Council Meeting Monday, October 1, 2007

Moved by: Councillor Glover
Seconded by: Councillor Richardson

That the minutes of the Regular Council Meeting held Monday, October 1, 2007 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**6.1 Diane Archer, Fraser Burrard Community Justice Society**

Diane Archer, Fraser Burrard Community Justice Society, provided an update on the Society's past year's work noting that:

- Their program is designed for youth that have committed a crime and want to comprehend the impact of their actions through mediation with the people that were harmed;
- This process creates closure for those harmed, and reduces the probability for repeat offence; and
- The volume of cases has increased due to Crown Council and RCMP cases being referred to the Society.

Discussion ensued relative to statistics of the cases which include repeat offenders and that the Society does not have a choice as to which cases they are offered.

7. BUSINESS POSTPONED OR TABLED AT OR NOT DEALT WITH AT A PREVIOUS MEETING**7.1 Driveway Access Designation – 4012, 4022 & 4036 Marine Avenue**

Larry Scott, Superintendent of Public Works/Building Inspector, provided a report dated September 12, 2007 regarding driveway access for 4012, 4022 & 4036 Marine Avenue noting that:

- Ministry of Highways has been contacted regarding the road maintenance history along Marine Avenue; and
- Three boxes of information have been located pertaining to Belcarra's road maintenance history and are being reviewed.

Moved by: Councillor Richardson

Seconded by: Councillor Drake

That consideration of Item 7.1 be deferred to November 5, 2007 pending receipt of information from the Ministry of Highways regarding the historical maintenance and ownership of Marine Avenue in the early 1960's.

CARRIED UNANIMOUSLY

Agenda Varied

Item 9. was considered at this time.

9. COMMITTEE REPORTS**9.1 Public Works & Planning – Councillor Ross**

No items presented.

9.2 Treaty Advisory Committee & Special Projects – Councillor Richardson

Councillor Richardson noted that the Tsawwassen Treaty was introduced in the Legislature on this day.

9.3 Protective Services – Councillor Drake

No items presented.

9.4 Environmental Affairs – Councillor Glover

Councillor Glover noted that the scheduled tree chipping for the week of October 8, 2007 was successful.

8. REPORT OF PUBLIC WORKS SUPERINTENDENT/DEVELOPMENT VARIANCE PERMITS**8.1 Unauthorized Tree Cutting – 4092 Marine Avenue – Previously Topped Trees**

Larry Scott, Superintendent of Public Works/Building Inspector, provided an overview of his report dated October 1, 2007 regarding unauthorized tree cutting – 4092 Marine Avenue – previously topped trees noting that:

- The Arborist report to staff indicates the history and the condition of the trees which had previously been topped; and
- He had met with the owner in order to clarify the works authorized by permit and the tree cutting done by the owner which he had not been authorized to do on public lands.

Moved by: Councillor Richardson
Seconded by: Councillor Glover

That Don MacDonald, 4092 Marine Avenue be permitted to address Council regarding the unauthorized tree cutting.

CARRIED UNANIMOUSLY

Don MacDonald, 4092 Marine Avenue, read from a letter dated October 15, 2007 noting the following:

- Since he moved to the above address in 1985 he has conducted his own tree trimming and pruning on his property in order to maintain tree health by taking out suckers; and
- He has had conversations with Larry Scott regarding the evergreens; however Don MacDonald misunderstood the intentions of the public works tree maintenance program.

Discussion ensued relative to:

- The permit issued in 2007 for Don MacDonald to have public works trim and shape branches and hedges; and
- The work conducted by Don MacDonald in July 2007 was not in accordance with council policy.

Responding to Council's queries Mr. MacDonald advised that he had cut the trees on public property due to his frustration and concerns for public safety.

Moved by: Councillor Drake
Seconded by: Councillor Richardson

THAT:

- 1) Consideration of Item 8.1 be deferred to November 5, 2007; and
- 2) Council receive a presentation from Joe Stracqualursi at the October 15, 2007 meeting regarding the unauthorized tree cutting.

CARRIED UNANIMOUSLY

Joe Stracqualursi, Total Care Services Ltd., addressed Council noting that:

- In his opinion many of the previous topped trees should be cut down directly, as the stability of the bank is compromised as tree health fails.

Discussion ensued relative to the varieties of trees that Mr. Stracqualursi felt would help stabilize the bank; trees such as red twigged dogwood and maples.

8:35 pm

Mayor Drew arrived at the meeting and assumed the Chair.

8.2 BC Hydro – System Resilience Program – Twin Firs – 4547 Belcarra Bay Road

Larry Scott, Superintendent of Public Works/Building Inspector, provided a report dated October 12, 2007 regarding BC Hydro – System Resilience Program – Twin Firs – 4547 Belcarra Bay Road noting that:

- BC Hydro has identified trees in Belcarra that pose a threat to the utilities and will remove hazard trees as part of their System Resilience Program; and
- BC Hydro's recommendation that the Twin Firs be removed, as they are hazardous and posing a threat.

Discussion ensued relative to various options that can be explored to save a portion of the trees in order to create community value and possibly create a nature habitat without compromising public safety.

Moved by: Councillor Richardson
Seconded by: Councillor Ross

THAT:

1. Although the Municipality does not support the removal of the Twin Firs located on the road allowance near the 4500 block Belcarra Bay Road, it acknowledges that in the interest of BC Hydro's System Resilience Program to protect its utility infrastructure and public safety, the Municipality will not oppose the removal of the trees; and
2. Staff will work with residents that have an interest in the trees and the road allowance, to explore options to determine if the tree trunk has some form of public value.

CARRIED UNANIMOUSLY

8.3 2007 Water Main Asphalt Trench Repairs and Overlay

Larry Scott, Superintendent of Public Works/Building Inspector, provided a report dated October 15, 2007, 2007 Water Main Asphalt Trench Repairs and Overlay regarding noting that:

- The asphalt repair work will commence in 2007, and the overlay work be postponed until 2008 due to poor weather conditions; and
- Superior Asphalt Paving Ltd.'s quotation was the lowest price in accordance with the proposed budget.

Moved by: Councillor Drake
Seconded by: Councillor Ross

That the contract be awarded to Superior Asphalt Paving Ltd. in the sum of \$34,000 with a \$5,000 contingency be added to the contract if required.

CARRIED UNANIMOUSLY

9. COMMITTEE REPORTS

Item 9. was previously considered following Item 7.1.

10. MAYOR'S REPORT

No items presented.

11. FINANCE REPORT

No items presented.

12. ADMINISTRATOR'S REPORT**12.1 Rezoning Enquiry – Saunier – Strata Lots 1 & 2, DI 229, Gp. 1, NWD, Strata Plan BC210 - 4825 Belcarra Bay Road**

Michael Rosen, Planning Consultant provided a report dated October 9, 2007 regarding the rezoning enquiry for 4825 Belcarra Bay Road noting that:

- The Village of Belcarra's Official Community Plan Bylaw and Zoning Bylaw do not permit creation of new lots with less than one acre(4047 square meters);
- The rezoning application is to create 3 fee simple lots, the largest lot being 1015 square meters, from a two lot strata subdivision; and
- The sewage management is a cause for concern, as it poses significant health and environmental risk factors.

Discussion ensued relative to:

- The covenant on the common lot, which was placed intentionally to ensure that the common lot use is restricted to the septic field for the existing strata subdivision and whether the Health Authority would agree to its removal; and
- The requirements for a community water system to serve lots created by the subdivision proposed if the zoning bylaw was amended.

Ron Beesley, Beesley Engineering Ltd., commented on the Health Authority regulations for permitting type 3 sewage disposal systems, as they were not intended for supporting property subdivision proposals.

Moved by: Councillor Ross
Seconded by: Councillor Drake

THAT:

1. Council receive the report from the Planning Consultant titled "Rezoning Application – Rezoning Application (Saunier) – Strata Lots 1 & 2, DL 229, Gp 1, NWD, Strata Plan BCS210 – 4825 Belcarra Bay Road" dated 9 October 2007;
2. The consideration of Item 12.1 application be deferred to November 5, 2007, with comments from staff on the additional information provided October 15, 2007 by Dennis Saunier; and
3. Dennis Saunier be permitted to address Council regarding the application for rezoning.

CARRIED UNANIMOUSLY

Dennis Saunier, 4825 Belcarra Bay Road, noted that he had new information for Council regarding the septic system for the proposed new lots, and geotechnical reports.

12.2 Bedwell Bay Sustainability Plan Draft Bedwell Bay Stewardship Committee – Terms of Reference

Michael Rosen, Planning Consultant provided a report dated October 9, 2007 regarding the Bedwell Bay Sustainability Plan and Draft Bedwell Bay Stewardship Committee – Terms of Reference noting that:

- The Sustainability Plan has been finished, incorporating minor grammatical changes as well as changes regarding where non-motorized crafts may be launched and landed; and
- A Stewardship Committee should be created in order to support the Sustainability plan, which would proactively focus on various interests.

Ken Jillings, 4140 Marine Avenue, addressed Council asking what authority and value the Sustainability Plan will have.

It was noted that:

- The document will support the vision from Council in accordance with the framework set out in policy; and
- It will be a living document which allows for amendments to be made.

Moved by: Councillor Richardson

Seconded by: Councillor Ross

THAT:

1. Council adopt the document entitled "Bedwell Bay Sustainability Plan - A Sustainable Approach to the Management of Residential Moorage in Bedwell Bay (October 2007)" as policy;
2. the Village forward copies of the document to the Vancouver Port Corporation, Department of Fisheries and Oceans, and the Burrard Environmental Review Committee, and thank them for their involvement in the collaborative process; and
3. Council adopt in principle the Terms of Reference for the Bedwell Bay Stewardship Committee and refer them to the Vancouver Port Authority (VPA) and Burrard Environmental Review Committee (BERC) for comment within a time frame of 30 days.

CARRIED UNANIMOUSLY

12.3 Village of Belcarra 2008 Permissive Tax Exemption Bylaw No. 395, 2007

Lynda Floyd, Administrator, provided a report dated October 12, 2007 regarding the Village of Belcarra 2008 Permissive Tax Exemption Bylaw No. 395, 2007 noting that:

- An application was received from the Evangelical Layman's Church (ELC) October 5, 2007; and
- The request for tax exemption is for 6 properties.

Discussion ensued relative to:

- Council's policy pertaining to permissive guidelines exemptions from year to year; and
- The services that the Evangelical Layman's Church offer to the community, and whether they benefit neighbouring communities more than primarily Belcarra.

Daniel Kim, Evangelical Layman's Church of Canada, addressed Council concerning:

- The services that they offer is a direct reflection of the services that were formally provided from the YMCA, additionally YMCA rents the camp in the summer months; and
- That when the ELC bought the properties, their intention was to keep the land from being developed and to continue the level of service that the YMCA had provided.

Moved by: Councillor Richardson
Seconded by: Councillor Drake

THAT:

1. "Village of Belcarra 2008 Permissive Tax Exemption Bylaw No. 395, 2007" be introduced and read a first, second and third time; and
2. A special council meeting be scheduled on October 17, 2007 to adopt "Village of Belcarra 2008 Permissive Tax Exemption Bylaw No. 395, 2007".

CARRIED UNANIMOUSLY

13. BYLAWS

No items presented.

14. CORRESPONDENCE/PROCLAMATIONS

Moved by: Councillor Richardson
Seconded by: Councillor Glover

That the correspondence, as follows, be received.

REQUEST FOR ACTION

- 14.1** Mike Keating, Community Ventures Society, October 1, 2007 requesting that October 2007 be proclaimed Community Living Month.

Moved by: Councillor Richardson
Seconded by: Councillor Ross

That October 2007 be proclaimed Community Living Month.

CARRIED UNANIMOUSLY

- 14.2** Honourable Diane Finley, Minister of Citizenship and Immigration, August 27, 2007 requesting that October 15-21 be proclaimed as Canada's Citizenship Week.

Moved by: Councillor Ross
Seconded by: Councillor Richardson

That October 15-21, 2007 be proclaimed Canada's Citizenship Week.

CARRIED UNANIMOUSLY

- 14.3** Laura Swift, Pacific Parklands Foundation, September 21, 2007 regarding phase 2 of the Belcarra Regional Park playground.

Moved by: Councillor Richardson
Seconded by: Councillor Drake

That the Village of Belcarra support Phase 2 of the Belcarra Regional Park playground in the amount of \$5,000.

CARRIED UNANIMOUSLY

INFORMATION ITEMS

- 14.4** Tom Christian, Minister of Children and Family Development and Linda Reid, Minister of State for Child Care, September 27, 2007 regarding October 2007 being proclaimed as Foster Family Month, Community Living Month, and Autism Awareness Month.

- 14.5 Paul Sprout, Department of Fisheries and Oceans Canada, October 12, 2007, regarding the 4th Annual Community Dialogues with DFO invitation and meeting schedule.

CARRIED UNANIMOUSLY

15. **NEW BUSINESS**

Mayor Drew informed that Keith Logan, who had been the bag piper at Council's Inaugural Meeting passed away recently and expressed condolences to his family.

16. **UNFINISHED BUSINESS**

No items presented.

17. **NOTICES OF MOTION**

No items presented.

18. **PUBLIC QUESTION PERIOD**

Jim Chisholm, 4505 Belcarra Bay Road, enquired regarding:

- the total taxes remitted by the Evangelical Layman's Church in 2007;
- the taxation of the Sasamat Camp and Regional Park Lands; and
- user fees imposed by Port Moody for Belcarra residents registering in their programs.

19. **ADJOURNMENT**

Moved by: Councillor Ross

Seconded by: Councillor Richardson

That the October 15, 2007 Regular Meeting be terminated. (10:44pm)

CARRIED UNANIMOUSLY

C E R T I F I E D C O R R E C T

Mayor Drew

L. Floyd, Administrator