



**VILLAGE OF BELCARRA  
MINUTES  
VILLAGE HALL  
MONDAY, SEPTEMBER 21, 2009**



Minutes of the Regular Meeting of the Municipal Council for the Village of Belcarra, held Monday, September 21, 2009 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra BC.

Council in Attendance:

Mayor Ralph Drew  
Councillor Bruce Drake  
Councillor Jennifer Glover  
Councillor Colin Richardson (arrived 8:29 pm)  
Councillor Jamie Ross

Staff in Attendance:

Administrator, Lynda Floyd  
Superintendent Public Works/Building Inspector, Larry Scott  
Administrative Assistant, Catherine Guerin

**1. CALL TO ORDER**

The meeting was called to order at 7:34 pm.

**2. APPROVAL OF THE AGENDA**

**2.1 Regular Council Meeting Monday, September 21, 2009**

Moved by: Councillor Drake  
Seconded by: Councillor Glover

That the agenda be amended by adding:

Item 14.3 Bruce Drake, September 20, 2009 requesting The Village of Belcarra become a member of the Pacific Telecommunications Council (PTC) and supporting Bruce Drake being elected to the PTC's Board of Governors.

And that the agenda be adopted as amended.

**CARRIED**

**3. ADOPTION OF THE MINUTES**

**3.1 Regular Council Meeting Tuesday, September 8, 2009**

Moved by: Councillor Drake  
Seconded by: Councillor Glover

That the minutes of the Regular Council Meeting held Tuesday, September 8, 2009 be adopted.

**CARRIED**

**4. BUSINESS ARISING FROM THE MINUTES AS ADOPTED**

No items presented.

**5. INTRODUCTION OF LATE ITEMS**

No items presented.

**6. DELEGATIONS**

No items presented.

**7. BUSINESS POSTPONED OR TABLED AT OR NOT DEALT WITH AT A PREVIOUS MEETING**

No items presented.

**8. REPORT OF PUBLIC WORKS SUPERINTENDENT/DEVELOPMENT VARIANCE PERMITS****8.1 Public Meeting**

**DEVELOPMENT VARIANCE PERMIT APPLICATION (DVP 09-02) - SAITO**  
**Lot 38, Plan 52302, DL 229 & 4991, Group 1, NWD**  
**Lot 11, Block 10, Plan 1095, DL 229, Group 1, NWD**  
**DL 4991, Group 1 Except: Part Subdivided by Plan 52302**  
**DL 4992 Group 1 NWD - Hamber Island**  
**Turtlehead Road / Hamber Island**

On September 8, 2009 Council set the date for the Public Meeting. No statutory notice of the Public Meeting for the development variance permit was required to be published.

On September 9, 2009 a sign stating the particulars for the development variance permit application was posted on the applicant's property located at 277 Turtlehead Road.

Written submissions received prior to the public meeting:

NAME	CORRESPONDENCE DATE	RECEIVED DATE
Hay, Duncan & Carol	September 16, 2009	September 17, 2009
Westgeest, Laurence	September 17, 2009	September 18, 2009

Larry Scott, Building Inspector / Superintendent of Public Works spoke relative to Michael Rosen, Planning Consultant's report, dated September 17, 2009 regarding a Development Variance Permit Application for DVP 09-02 noting that the applicant is seeking to relax rear and side yard setback requirement of the Zoning Bylaw to zero metres for an accessory structure.

Mayor Drew described the procedure for the Public Meeting as follows:

"All persons present who believe that their interest in property is affected by the proposed development variance permit application will be given a reasonable opportunity to be heard, make representations, or to present written submissions. Please sign the Speakers' List if you wish to address Council in this regard.

Members of Council may, if they wish, ask questions of you following your presentation. The function of Council members during the Public Meeting is to listen

to the views of the public. It is not the function of Council at this time to debate the merits of the proposed development variance permit application.

After the Public Meeting has concluded, Council may, without further notice, give whatever effect Council believes proper to representations made.

Everyone will be given a reasonable opportunity to be heard at this Meeting. No one will be discouraged or prevented from making his or her views heard.

Written submissions received during the Meeting will be available so that everyone may examine these documents during the Meeting.

To maintain order and to ensure everyone has a reasonable opportunity to be heard, I have established the following rules of procedure:

1. A Speakers' List has been established. If you wish to address the Public Meeting, please ensure that you place your name on the Speakers' List. You may add your name to the list at any time. If you are speaking from prepared remarks, please leave a copy with the Municipal Administrator.
2. Please commence your remarks by stating your name and address. If you are speaking on behalf of some other person or organization, please identify the name of that person or organization you are representing.
3. Each speaker is requested to limit their remarks to no more than 5 minutes each time, subject to adding your name to the Speakers' List again.
4. Your comments must be specifically related to the subject of the development variance permit and be directed to the Chair and you must not obstruct the Public Hearing. I would request that all speakers be civil, respectful of others and ensure your comments address the specific issue being considered.
5. After everyone on the Speakers' List has spoken once, speakers will be allowed supplementary presentations, if they have added their name to the list again. You may not present a submission you have already made.

Please observe these rules and if you have any concerns with the manner in which the Public Meeting is conducted, please direct your comments to the Chairperson".

Mayor Drew then called for Public Input.

Karl Gustavson, Karl Gustavson Architect, presented a detailed overview of the proposed project noting that:

- The proposal had been reviewed by the Burrard Environmental Review Committee (BERC), modifications made per BERC's requirements and received BERC's approval.
- The environmental study verified that no unreasonable ecological or environmental effects will occur.
- Property consolidation options which had been considered,
- The proposed project option to relax the rear and side yard setback and size requirements of the Zoning Bylaw to zero metres for an accessory structure (the bridge), was considered the most suitable option;
- The applicants are within their rights to build on the property;
- The attempts being made to ensure the best approach is utilized with the least impact on the adjacent properties; and

- Visual plans were designed and presented to give a reasonable look at what project will look like post-completion.

Debbie Filippelli, Remax Realty, realtor for 255 Turtlehead Road, provided the following comments:

- She was hired to sell property located at 255 Turtlehead Road, which is adjacent to the property requesting the DVP application;
- Prospective buyers have expressed concern over the anticipated restricted view at 255 Turtlehead Road and the uncertainty of what the development of the adjacent lot would look like;
- Her opinion is that such details have also negatively influenced the value of the Westgeest's home; and
- That the setback relaxation will permit the accessory structure to be closer to the property located at 255 Turtlehead Road.

Karl Gustavson, Karl Gustavson Architect, confirmed that there will not be any relaxation to the setback adjacent to the property located at 255 Turtlehead Road.

Duncan Hay, 237 Turtlehead Road, provided the following comments:

- He is concerned that the existing registered easement over his and adjacent properties is limited to access only of the properties named in the easement, does not provide for utilities or drainage; and
- Suggested council not make a decision without further input that takes into consideration the respective lot numbers named in the easement, examination of requiring easements for utilities, drainage and access to Hamber Island.

Lawrence Westgeest, 255 Turtlehead Road, provided the following comments:

- He is concerned regarding the financial impact that the proposed relaxation will have on the adjacent properties, reiterating the comments made previously by his realtor Debbie Filippelli;
- Expressed unease in which the matter was communicated to the public from BERCC, noting that communication via the local newspaper was insufficient;
- Expressed concern how the proposed consolidation would effect his property materialistically;
- Expressed concern over the effects, if any, this proposal would have on the migratory birds; and
- Asked council to reject the Development Variance Application.

8:29 p.m.

Councillor Richardson arrived at the meeting.

Moved by: Councillor Drake

Seconded by: Councillor Richardson

That all written and verbal submissions regarding DVP Application 09-02 be received.

**CARRIED**

Discussion ensued relative to the effect of the easements and clarification with respect to consideration of the DVP application and the project proceeding to the building permit phase.

Moved by: Councillor Drake  
Seconded by: Councillor Ross

That Council request staff and the applicant provide additional information and clarification regarding the existing easement in favour of Lot 38, Plan 52302, DL 229 & 4991, Group 1, NWD and whether access issues are limited to lots named in the easement or anyone else who has "interest" in using the easement, prior to Council's further consideration of Development Variance Permit (DVP) Application 09 - 02.

**CARRIED**

**8.2 3576 Marine Avenue – Tree Removal – Compromising Wharf Road Use Permit 15092009**

Larry Scott, Building inspector / Superintendent of Public Works, provided a report dated September 17, 2009 seeking approval to issue a Road Use Permit to the owners of 3576 Marine Avenue for the purpose of removing a single hemlock tree that is compromising the structural integrity of the upland owners existing wharf facility.

Discussion ensued relative to:

- The options available to the dock owner which would not require removal of the tree including continued maintenance of the dock following damage done by wind movement of the tree, dock modification or removal;
- Clarification that the tree has the ability to continuously damage the structure and that other methods had been considered prior to the request to have the tree removed; and
- Possibility of not permitting wharfs to be constructed to prevent the need to consider similar situations in the future as vegetation in the riparian areas matures.

Paul Droulis, 3576 Marine Avenue, noted that:

- He had contracted Kingfisher Docks to straighten the pilings and even the dock;
- He had inquired as to what could be done to prevent further damage to the dock or the tree;
- He was advised that due to the constant rubbing of the tree and the structure that both the tree and structure continue to be compromised during seasonal weather, requiring annual dock maintenance to straighten pilings and expense; and
- It was recommended that the best option would thus be to remove the tree.

Moved by: Councillor Drake  
Seconded by: Councillor Ross

That subject to the terms and conditions noted on Road Use Permit # 15092009, approval be granted to remove the single hemlock tree.

**CARRIED**

### 8.3 Recycle Depot – Establishing Opening and Closing Times

Larry Scott, Building inspector / Superintendent of Public Works, provided a report dated September 18, 2009 implementing opening and closing times for access to the recycle depot.

Discussion ensued regarding:

- The suggested hours and various options for operating/accessibility times for the Recycle Depot; and
- How the announcement of the Recycle Depot's soft launch and the Security Token distribution would be communicated.

Moved by: Councillor Drake

Seconded by: Councillor Ross

That in response to Council's direction to facilitate the activation of the recycle depot access swing arm barriers, new opening and closing times for access to the recycle depot will be introduced to reflect the following:

- Regular operational hours for the soft launch be from 07:00 until 20:00.
- During times of weather related conditions or variances in daylight visibility, the Superintendent of Public Works may make adjustments to opening and closing times.

**CARRIED**

## 9. COMMITTEE REPORTS

### 9.1 Public Works & Planning – Councillor Ross

It was noted that street line painting would take place September 26 and 27, 2009, weather-providing.

### 9.2 Treaty Advisory Committee & Special Projects – Councillor Richardson

It was noted that Lower Mainland Treat Advisory's first meeting of 2009 would take place September 23, 2009.

9:33 pm

Councillor Ross left the meeting.

9:35 pm

Councillor Ross returned to the meeting.

### 9.3 Protective Services – Councillor Drake

A discussion ensued relative to the RCMP 2008 annual report noting:

- The progress achieved resulting from efforts made to decrease motor vehicle accidents in the last six years.
- The success in decreasing property crime by 10%.
- Commendable steps being taken in preparation for the 2010 Winter Olympic Games.
- Innovative program created to reflect client diversity.

### 9.4 Environmental Affairs – Councillor Glover

No items presented.

**10. MAYOR'S REPORT**

**10.1 Unsustainable Growth in BC Health Care Cost Pressures**

It was noted that:

- There are significant pressures on the healthcare system;
- Overall health costs in the province make up 35% total of provincial budget; and
- Two major issues driving the costs are population growth and aging consumers.

**11. FINANCE REPORT**

No Items presented.

**12. ADMINISTRATOR'S REPORT**

**12.1 Village of Belcarra Fees and Charges Bylaw No. 400, 2008 Amendment Bylaw No. 419, 2009**

Lynda Floyd, Chief Administrative Officer, provided a report dated September 18, 2009 regarding Village of Belcarra Fees and Charges Bylaw 400, 2008 Amendment Bylaw No. 419, 2009.

Moved by: Councillor Richardson  
Seconded by: Councillor Glover

That the "Village of Belcarra Fees and Charges Bylaw No. 400, 2008 Amendment Bylaw No. 419, 2009" be read a first, second and third time.

**CARRIED**

**13. BYLAWS**

No items presented.

**14. CORRESPONDENCE/PROCLAMATIONS**

Moved by: Councillor Drake  
Seconded by: Councillor Glover

That correspondence items 14.1 to 14.3 be received.

**CARRIED**

**REQUEST FOR ACTION**

**14.1 Suzanne Allard Strutt, Chief Executive Officer, BC Healthy Living Alliance and British Columbia Parks Association, September 16, 2009 clarifying the request for a general letter of support for British Columbians to have access to parks and recreation facilities in order to support healthy lifestyles.**

Discussion ensued relative to the BC Healthy Living Alliance background and mandate.

Moved by: Councillor Richardson  
Seconded by: Councillor Glover

That Council support BC Healthy Living Alliance and the British Columbia Recreation Parks Association's efforts to maintain access to parks and recreation facilities for British Columbians by writing a general letter of support.

**CARRIED**

- 14.2** Larry Scott, Fire Chief of Sasamat Volunteer Fire Department, September 18, 2009 requesting that October 10 be designated as Fire Service Recognition Day.

Moved by: Councillor Drake  
Seconded by: Councillor Glover

That the Village of Belcarra proclaim October 10 Fire Service Recognition Day.

**CARRIED**

- 14.3** Bruce Drake, Councillor, September 20, 2009 requesting the Village of Belcarra become a member of the Pacific Telecommunications Council (PTC) and support Bruce Drake being elected to the PTC's Board of Governors with the understanding and agreement that no costs be incurred by the Village of Belcarra.

Moved by: Councillor Ross  
Seconded by: Councillor Richardson

That the Village of Belcarra become a member of the Pacific Telecommunications Council (PTC) and support Bruce Drake being elected to the PTC's Board of Governors with the understanding and agreement that no costs be incurred by the Village of Belcarra.

**CARRIED**

**INFORMATIONS ITEMS**

No items presented.

**15. NEW BUSINESS**

No items presented.

**16. UNFINISHED BUSINESS**

No items presented.

**17. NOTICES OF MOTION**

No items presented.

**18. PUBLIC QUESTION PERIOD**

Jim Chisholm, 4505 Belcarra Bay Road, inquired regarding:

- The lighting of the Recycle Depot and suggested installing directional and enhanced lighting; and
- Whether or not the provincial government tracks and provides statistics regarding individuals who do not pay for the BC Provincial Health Care system.

**19. ADJOURNMENT**

Moved by: Councillor Drake  
Seconded by: Councillor Glover

That the September 21, 2009 Regular Meeting be terminated. (10:13 pm)

**CARRIED**

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

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Ralph E. Drew, Mayor

Lynda Floyd  
Chief Administrative Officer