



**VILLAGE OF BELCARRA  
REGULAR COUNCIL MINUTES  
VILLAGE HALL  
February 11, 2019**



Minutes of the Regular Council Meeting for the Village of Belcarra held February 11, 2019 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra, BC.

**Council in Attendance**

Mayor Neil Belenkie  
Councillor Rob Begg  
Councillor Carolina Clark  
Councillor Bruce Drake  
Councillor Liisa Wilder

**Staff in Attendance**

Lorna Dysart, Chief Administrative Officer  
Bernie Serné, Superintendent of Public Works  
Paula Richardson, Administrative Services Assistant

**Others in Attendance**

Superintendent Sean Maloney, Officer in Charge, RCMP  
Staff Sergeant Joe Lew, RCMP  
Nancy Gomerich, NG Consulting

**1. CALL TO ORDER**

Mayor Belenkie called the meeting to order at 7:00 pm.

**2. APPROVAL OF THE AGENDA**

**2.1 Regular Council Meeting, February 11, 2019**

Moved by: Councillor Drake  
Seconded by: Councillor Wilder

That the agenda for the Regular Council Meeting, February 11, 2019 be amended by adding:

**Item 8.1** Maris Sulcs, 3910 Bedwell Bay Road, letter dated February 10, 2019 regarding Proposed Budget, Parking and March Chipping Event.

And be adopted as amended.

**CARRIED**

**3. ADOPTION OF MINUTES****3.1 Regular Council Meeting, January 28, 2019**

Councillor Wilder provided an amendment.

Moved by: Councillor Wilder

Seconded by: Councillor Clark

That the minutes from the Regular Council Meeting held January 28, 2019 be amended as follows (Amendment in **Bold**):

Page 6: Marine Avenue at West Road – Beach Access

“That the Marine Avenue at West Road cement stair improvement in the amount of \$10,000.00 be **deferred for Public Consultation.**”

And be adopted as amended.

**CARRIED**

**4. DELEGATIONS AND PRESENTATIONS****4.1** Superintendent Sean Maloney, Officer in Charge, Staff Sergeant, Joe Lew, NCO i/c Community Policing, Constable Zach Jenkins, Rural Section, RCMP, Coquitlam Detachment, regarding Superintendent Sean Maloney retirement from the RCMP

Mayor Belenkie welcomed Superintendent Sean Maloney and Staff Sergeant Joe Lew of the RCMP to the Village.

Superintendent Sean Maloney advised that he is retiring from the RCMP and will be changing careers to work with the Department of Fisheries and Oceans. He noted that he has enjoyed working with the Village Council, staff and residents. It was noted that Staff Sergeant Joe Lew is also retiring. Corporal Neil Roemer has returned to active duty and Constable Burton will officially join the Rural Unit on February 25, 2019.

Mayor Belenkie presented a gift to Superintendent Maloney and wished both Superintendent Maloney and Staff Sergeant Lew congratulations on their respective retirements.

**5. REPORTS****5.1 Village of Belcarra 5–Year Financial Plan 2019 – 2023 Bylaw No. 531, 2019**

Nancy Gomerich, NG Consulting, report dated February 11, 2019 regarding the Village of Belcarra 5–Year Financial Plan 2019 – 2023 Bylaw No. 531, 2019

N. Gomerich outlined the report as follows:

Tax & Fee Summary – Main Drivers**2019 Major Drivers for Tax & Fee Increases**

- Inflation / Cost Increases – Budget 0 – 2%
- Salaries & Benefits – tied to the Region – about 2%

**Waste and Recycle Depot (WARD)**

- Increased Hauling & Disposal costs
- Inclusion of 1 Curbside Pickup event in budget

**Water Fund**

- Funding for future capital (increase of \$119 in 2019)
- GVWD water rates

## General Fund

- Increased funding to support Planning and Bylaw Enforcement services
- Increased funding to provide additional office space for municipal operations, and an increase in administrative support staffing
- Less increased building permit revenue (36% fee increase, to be done to offset related costs)
- Less increased tax revenue due to growth

N. Gomerich provided an overview of Reserves, surplus & Deferred Revenue. Graphs were provided illustrating the following:

- Municipal Tax Increases per Year
- Total Surplus & Reserves / Total Population
- Total Surplus & Reserves / Total Operating Expenses

N. Gomerich outlined other Tax & Fee Drivers including:

- Other Government Property Taxes (BCAA, Metro Vancouver, TransLink, MFA, School District 43, Police (RCMP)), which represent approximately one half of a resident tax bill.
- Taxable Assessment – Assessed Value is set by the BC Assessment Authority

Considerable discussion ensued with Council and residents.

Moved by: Councillor Begg

Seconded by: Councillor Clark

That the 2019 – 2023 Financial Plan Report dated February 11, 2019 be received for information.

**CARRIED**

**5.2** Lorna Dysart, Chief Administrative Officer, report regarding Council Indemnity Bylaw No. 529, 2019

L. Dysart outlined the report. Discussion ensued.

Moved by: Councillor Drake

Seconded by: Councillor Begg

That “Village of Belcarra Council Indemnity Bylaw No. 529, 2019” be read a first, second and third time.

**CARRIED**

**5.3** Lorna Dysart, Chief Administrative Officer, report dated February 11, 2019 regarding Minor Amendments to Village of Belcarra Zoning Bylaw – Metric Conversions and Definitions of Grade, Finished Grade, Natural Grade, and Average Grade

L. Dysart outlined the report. She noted that the definitions required clarification and that the Imperial measurements were added to the Zoning Bylaw for ease of use.

Moved by: Councillor Begg

Seconded by: Councillor Clark

That Amendment Bylaw No. 530, 2019 to amend Zoning Bylaw No. 510, 2018 be read a first and second time; and

That Council waive the requirement for a Public Hearing on this proposed amendment to the Zoning Bylaw.

**CARRIED**



**5.4** Lorna Dysart, Chief Administrative Officer, report dated February 11, 2019 regarding Evangelical Laymen's Church (ELC) "Tea Room" Background Report

L. Dysart outlined the report. Discussion ensued with regard to road access to Evangelical Layman's Church (ELC) property, possible amendments to the OCP and continued meetings with Metro Parks and the City of Port Moody.

L. Dysart noted the Temporary Use Permit would provide time for continued work with ELC towards providing the Tea Room service. An amendment to the Consolidated Fees & Charges Bylaw No. 517, 2018 provides for charging staff time for various applications.

Moved by: Councillor Wilder

Seconded by: Councillor Clark

That Council receive the Evangelical Laymen's Church "Tea Room" Background Report dated February 11, 2019 for information; and

That Council authorize staff to work with the ELC toward a Temporary Use Permit (TUP) to enable the operation of a Tea Room on the ELC Lands for an initial period of three years with the possibility to renew for another three years; and

That Council authorize staff to work with Metro Vancouver Parks and other relevant stakeholders, including the City of Port Moody, to determine a suitable access arrangement for the ELC and its users.

**CARRIED**

Councillor Begg voted in Opposition

**5.5** Lorna Dysart, Chief Administrative Officer, report dated February 11, 2019 regarding Appointments to 2019 Council Committees

L. Dysart outlined the report and noted the Committee Election Meeting held on January 29, 2019 was well attended. Discussion ensued.

Moved by: Councillor Drake

Seconded by: Councillor Clark

That Committee members be appointed to the Council Committees listed below for a term of 1 year:

**Revenue Generation Committee (RGC):**

- Council Representative: Liisa Wilder
  - 1) Hirsch, Brian - Member
  - 2) Kim, Tom - Chair
  - 3) Moen, Penny – Member
  - 4) Sulcs, Maris – Vice Chair
  - 5) Sweet, Sharilyn – Member

**Water System Capacity for Fire Protection Committee (WSCFPC):**

- Council Representative – Rob Begg
  - 1) Brain, Douglas – Member
  - 2) Chisholm, Jim – Member
  - 3) Desbois, Martin – Member
  - 4) Devlin, Ian – Chair
  - 5) Kim, Tom – Member

**CARRIED**

**6. REPORTS FROM MAYOR AND PROJECT LEADS**

Mayor's Report regarding Belcarra TransLink bus route by moving the Bus Stop from Midden Road to Belcarra Bay Road

Mayor Belenkie outlined the change in the Bus Route to protect Midden Road from further heavy bus traffic.

Moved by: Councillor Begg  
Seconded by: Councillor Wilder

That Council approve a change to the Belcarra TransLink bus route by moving the Bus Stops by Midden Road to Belcarra Bay Road; and  
That the route follow the Belcarra Bay Road designated MRN; and  
That staff advise TransLink of the change.

**CARRIED****7. BYLAWS**

No items presented.

**8. CORRESPONDENCE / PROCLAMATIONS**

Moved by: Councillor Clark  
Seconded by: Councillor Wilder

That correspondence item 8.1 be received.

**CARRIED****INFORMATION**

- 8.1** Maris Sulcs, 3910 Bedwell Bay Road, dated February 10, 2019, regarding Proposed Budget, Parking and March Chipping Event.

This item was discussed during Budget discussions. It was noted that Bylaw Enforcement for parking is a service for residents.

**9. NEW BUSINESS**Public Works

Councillor Begg commended Public Works staff for the exceptional service they are providing with snow removal and winter road maintenance. Belcarra roads are in good condition. Councillor Begg is the Council contact for Public Works. Bernie Serné is to be advised of Public Works matters.

Speculation Tax

Mayor Belenkie advised that he will be speaking to the Honourable Carol James, Minister of Finance and Deputy Premier, with regard to the Speculation Tax.

Designated Anchorage Area

Mayor Belenkie noted that the District of North Vancouver may expand their Designated Anchorage Area that will include Deep Cove. Traffic will be pushed into Bedwell Bay. Approval of the Designated Anchorage Area will be required by the Port of Vancouver. Designated Anchorage Areas have been created in False Creek and Port Moody. A staff report will be brought forward to Council on this matter.

Bole Exhibit

Councillor Drake noted that the Bole exhibit at the entrance to the Village occasionally requires new signage for events such as the CRAB Pub Night. The annual cost may be around \$300.00 which is covered by Council.

**10. PUBLIC QUESTION PERIOD**

Sy Rodgers, 1080 Farrer Cove, commented on the dedication of the new Council and the engagement with the community.

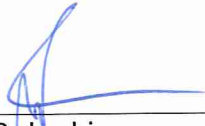
**11. ADJOURNMENT**

Moved by: Councillor Wilder  
Seconded by: Councillor Drake

That the February 11, 2019 Regular Meeting be adjourned at 9:15 pm.

**CARRIED**

Certified Correct:



Neil Belenkie  
Mayor



Lorna Dysart  
Chief Administrative Officer