



**VILLAGE OF BELCARRA
REGULAR COUNCIL AGENDA
VILLAGE HALL
April 23, 2018
7:30 PM**



COUNCIL

Mayor Ralph Drew
Councillor Bruce Drake
Councillor Jennifer Glover
Councillor Perry Muxworthy
Councillor Jamie Ross

1. CALL TO ORDER

Mayor Ralph Drew will call the meeting to order.

2. APPROVAL OF THE AGENDA

2.1 Regular Council Meeting, April 23, 2018

Recommendation:

That the agenda for the Regular Council Meeting, April 23, 2018 be approved as circulated.

3. ADOPTION OF MINUTES

3.1 Public Hearing, April 5, 2018

Recommendation:

That the minutes from the Public Hearing held April 5, 2018 be adopted.

3.2 Regular Council Meeting, April 9, 2018

Recommendation:

That the minutes from the Regular Council Meeting held April 9, 2018 be adopted.

4. DELEGATIONS AND PRESENTATIONS

5. REPORTS

5.1 Nancy Gomerich, NG Consulting, report dated April 23, 2018 regarding 2018 Annual Tax Rates Bylaw No. 523, 2018.

Recommendation:

That "Village of Belcarra 2018 Annual Tax Rates Bylaw No. 523, 2018" be read for a First, Second and Third time.

6. REPORTS FROM MAYOR AND PROJECT LEADS

- 6.1** Councillor Ross, Project Lead, verbal report regarding Multi Use Court (Tennis Court) update.

7. BYLAWS

7.1 Village of Belcarra Zoning Bylaw No. 510, 2018

Recommendation:

That the “Village of Belcarra Zoning Bylaw No. 510, 2018”, be adopted.

7.2 Village of Belcarra 5 – Year Financial Plan 2017 – 2021, Bylaw No. 506, 2017 Amendment Bylaw No. 522, 2018

Recommendation:

That the “Village of Belcarra 5 – Year Financial Plan 2017 – 2021, Bylaw No. 506, 2017 Amendment Bylaw No. 522, 2018”, be adopted.

8. CORRESPONDENCE/PROCLAMATIONS

Recommendation:

That correspondence item 8.1 to 8.2 be received.

ACTION ITEMS

- 8.1** Greg Moore, Chair, Metro Vancouver Board, dated April 13, 2018 regarding Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request Regional Growth Strategy Amendment Bylaw No. 1263 – Hazelmore (full report available at the Village Office)

Recommendation:

That Council provide comments regarding the request dated April 13, 2018 from the Metro Vancouver Board related to the City of Surrey request to amend the Regional Growth Strategy, in the form of a Council resolution, by May 17, 2018.

INFORMATION ITEMS

- 8.2** Greg Moore, Chair, Metro Vancouver Board, dated April 18, 2018 regarding Agricultural Land Soil Investigation Results (full report available at the Village Office)

9. NEW BUSINESS

10. PUBLIC QUESTION PERIOD

11. RESOLUTION TO CLOSE MEETING

12. ADJOURNMENT

Recommendation:

That the April 23, 2018 Regular Meeting be adjourned.



**VILLAGE OF BELCARRA
PUBLIC HEARING MINUTES
VILLAGE HALL
THURSDAY, APRIL 5, 2018**



Minutes of the Public Hearing for the Village of Belcarra, April 5, 2018, at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra BC.

Council in Attendance

Mayor Ralph Drew
Councillor Bruce Drake
Councillor Jennifer Glover
Councillor Perry Muxworthy
Councillor Jamie Ross

Staff in Attendance

Lorna Dysart, Chief Administrative Officer
Bernie Serné, Superintendent of Public Works
Connie Esposito, Recording Secretary

Also in Attendance

Dan Watson, Brook Pooni Associates
Richard White, RWPAS Ltd.

1. CALL TO ORDER

Mayor Ralph Drew called the Public Hearing to order at 7:00 pm.

2. PUBLIC HEARING

Village of Belcarra Zoning Bylaw No. 510, 2018

- 2.1 Public Hearing Notice – appeared on March 28 and 31, 2018 in the Tri City newspaper
- 2.2 Report March 12, 2018 to Council from the Chief Administrative Officer establishing the date for a Public Hearing regarding Village of Belcarra Zoning Bylaw No. 510, 2018
- 2.3 Village of Belcarra Zoning Bylaw No. 510, 2018
- 2.4 Proposed BC Energy Step Code Deferral Amendment

Mayor Drew will read aloud the procedure for the Public Hearing as follows:

“This Public Hearing is being held pursuant to Section 464 of the Local Government Act to consider and receive submissions regarding the proposed Village of Belcarra Zoning Bylaw No. 510, 2018.

All persons present who believe that their interest in property is affected by the proposed bylaw will be given a reasonable opportunity to be heard, make representations, or to present written submissions respecting matters contained in the proposed bylaw. 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 Hearing 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 bylaw.

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

Your only opportunity to comment on the proposed bylaw will be during the Public Hearing as members of Council are not permitted to receive further submissions after the Hearing is closed.

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

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

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

- a. A Speakers' List has been established. If you wish to address the Public Hearing, 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 Administrative Services Assistant.*
- b. 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.*
- c. Each speaker is requested to limit their remarks to no more than 5 minutes, subject to adding your name to the Speakers' List again.*
- d. Your comments must be specifically related to the subject of the Bylaw and be directed to the Chairperson 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.*
- e. 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 Hearing is conducted, please direct your comments to Mayor Drew".

6 letters were received in response to the proposed Zoning Bylaw.

Dan Watson, Planning Consultant, Brook Pooni & Associates, gave an overview of the proposed Zoning Bylaw noting that:

- The Zoning Advisory Committee (ZAC) process was a 14-month endeavor which included 17 members of the community;
- Significant input and debate was achieved over this time period;
- 3 Open Houses were held throughout the course of the Zoning Bylaw Review which were well attended;
- The Zoning Bylaw language was refined;

- Changes to the Zoning Bylaw definitions were proposed, exclusions were defined and new zones have been proposed;
- The Energy Step Code was introduced to decrease the impact of greenhouse gas emissions.

Mayor Drew called speakers from the Public Hearing Speakers List to address Council.

Paul Degraaf, 3411 Senkler Road, spoke regarding the size of coach houses and in support of accessory suites or coach houses to be attached to the main dwelling. He indicated concern regarding access issues for the fire department to attend to calls related to accessory suites that are separate from the main dwelling and do not have driveway access.

Des Wilson, 3680 Bedwell Bay, spoke regarding his participation on the Zoning Advisory Committee (ZAC) and the primary concerns of the minority group are house height and size. He further commented regarding the importance of the statements within the Official Community Plan (OCP). D. Wilson noted concern around greenhouse gas emissions and the limited impact the Energy Step Code will have on greenhouse gas emissions if very large houses are permitted. D. Wilson also noted the importance of protecting viewscales.

Clive Evans, 3750 Bedwell Bay Road, outlined his history and participation in the Belcarra Community. He spoke in support of maintaining the rural character of Belcarra. C. Evans commented regarding the differences between the Bedwell Bay and Belcarra Bay areas of Belcarra and expressed support for the minority report put forward to Council.

Ruth Foster, 3712 Bedwell Bay Road, commented regarding the rural atmosphere and viewscales of Belcarra. She noted various points stated within the OCP. R. Foster voiced concern regarding the Zoning Bylaw and the potential of larger homes that may inhibit viewscales. She supports a fixed floor area calculation as opposed to a floor area ratio. R. Foster noted concerns regarding greenhouse gas emissions as they relate to larger homes. R. Foster spoke in support of a plebiscite on the issue of home size.

Robb Begg, 3424 Marine Avenue, commented regarding his participation on the ZAC Committee. He spoke regarding the greenhouse gas emissions figures that have been stated and their accuracy. R. Begg commented on the OCP and its relationship to the Zoning Bylaw. He outlined other measures that may reduce greenhouse gas emissions.

Adrienne Peacock, 3680 Bedwell Bay Road, advised that she participated on the ZAC Committee. She is in support of preserving the rural character of Belcarra. A. Peacock outlined concern regarding the Zoning Bylaw and its relation to the OCP. A. Peacock noted concern regarding the proposed allowable increase in house size and surface water run off as a potential result of larger homes. She supports the Village being separated into 3 zones. She commented regarding trees and views as key elements of the Belcarra landscape and support for a plebiscite. She stated that additional resource people should have been requested but no formal request was made.

Don Reid, 154 Turtlehead Road, commented regarding his participation on the ZAC Committee until July 2017. He expressed his concern that the ZAC process may not have addressed all the items listed in the Terms of Reference, and various other matters. D. Reid expressed opposition to the 'grandfather' clause.

Cecily Baptist, 3426 Main Avenue, outlined support for maintaining the rural character of the Village and her concern that Belcarra may become unaffordable. She has concern regarding the potential for mega houses and supports a home size to be reasonable, relative to the landscape.

Sharmaine Van Staaldunen, 3789 Bedwell Bay Road, spoke regarding support for maintaining the rural character of Belcarra. She does not support the building of mega houses.

Deborah Struk 4575 Belcarra Bay Road, spoke regarding her participation on the ZAC committee and voiced her support for the ZAC process and the report that was submitted to Council. She commented regarding the maximum house size permitted in the previous bylaw which was extremely large. She stated that the current proposed Zoning Bylaw is a compromise and voiced her support for the proposed bylaw. D. Struk commented that older homes have more greenhouse gas emissions than newly constructed homes.

Paul Degraaf, 3411 Senkler Road, spoke regarding having both an attached accessory suite and a coach house. He voiced concern regarding the fire department having access to coach houses. He suggested that a statement be added to the Zoning Bylaw related to driveway access to coach houses.

Don Reid, 154 Turtlehead Road, spoke regarding concern in the case of a fire, the ability to rebuild, without restrictions. He does not support the current form of the proposed Zoning Bylaw. D. Reid supports the majority of the items contained within the minority report except for the ability to rebuild.

Des Wilson, 3680 Bedwell Bay Road, spoke regarding the low response from Belcarra residents and his support for a non-binding referendum. D. Wilson commented on the key issue which is house size. Other items contained within the proposed Zoning Bylaw are not in contention.

Dave Warren, 4925 Robson Road, noted that Belcarra is more of a suburb than a rural community. He outlined his concern about the accuracy of various figures that have been put forward.

Rob Begg, 3424 Marine Avenue, commented regarding his support for all the work and effort put into the ZAC process from all the participants on the ZAC Committee.

Carolina Clark, 5057 Whiskey Cove Lane, noted that she was a ZAC member and commented regarding the amount of time and effort put into the ZAC process. She outlined her concern surrounding affordability and home values.

John Foster, 3712 Bedwell Bay Road, outlined support for a plebiscite. He supports the minority report, the OCP process and the greenhouse gas emission targets. J. Foster spoke regarding the history of Belcarra, the different views of Belcarra residents and his support for the values in the OCP. He voiced his concern regarding the potential erosion of viewsapes.

Des Wilson, 3680 Bedwell Bay Road, advised that the Energy Step Code numbers are based on the square footage of homes.

Rex Crider, 3370 Marine Avenue, spoke regarding the rural status established for Belcarra by Metro Vancouver.

Dave Warren, 4925 Robson Road, spoke regarding the definition of the semi-rural status of Belcarra by Metro Vancouver which is due specifically to the lack of a sewer system. He commented regarding the greenhouse gas emissions of a large home being currently built would be minimal versus older small homes which may emit substantially more.

Richard White, RWPAS Ltd., clarified the mandate set out within the ZAC Terms of Reference which stated that Council requested a single report be submitted with one recommendation, not multiple reports with multiple recommendations. He confirmed that all submissions received by the CAO, during the ZAC process were distributed to all ZAC members and were posted to the Village website.

3. ADJOURNMENT OR CLOSURE

Moved by: Councillor Muxworthy

Seconded by: Councillor Ross

That all written and verbal submissions regarding Village of Belcarra Zoning Bylaw No. 510, 2018 up to and including April 5, 2018, be received; and
That the Public Hearing be closed at 8:28 pm.

CARRIED

- **Members of Council are not permitted to receive further submissions once the Public Hearing is closed.**

CERTIFIED CORRECT

Ralph Drew,
Mayor

Lorna Dysart
Chief Administrative Officer



**VILLAGE OF BELCARRA
REGULAR COUNCIL MINUTES
VILLAGE HALL
April 9, 2018**



Minutes of the Regular Council Meeting for the Village of Belcarra held April 9, 2018 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra, BC.

Council in Attendance

Mayor Ralph Drew
Councillor Bruce Drake
Councillor Jennifer Glover
Councillor Perry Muxworthy
Councillor Jamie Ross

Staff in Attendance

Lorna Dysart, Chief Administrative Officer
Bernie Serné, Superintendent of Public Works
Connie Esposito, Recording Secretary

Also in Attendance

Nancy Gomerich, NG Consulting

1. CALL TO ORDER

Mayor Ralph Drew called the meeting to order at 7:30 pm.

2. APPROVAL OF THE AGENDA

2.1 Regular Council Meeting, April 9, 2018

Moved by: Councillor Glover
Seconded by: Councillor Muxworthy

That the agenda for the Regular Council Meeting, April 9, 2018 be amended to place Item 4.3 on the agenda prior to Item 4.1;
And that the Agenda be approved as amended.

CARRIED

3. ADOPTION OF MINUTES

3.1 Regular Council Meeting, March 26 2018

Moved by: Councillor Drake
Seconded by: Councillor Glover

That the minutes from the Regular Council Meeting held March 26, 2018 be adopted.

CARRIED

4. DELEGATIONS AND PRESENTATIONS

4.3 Fire Chief Jay Sharpe, Sasamat Volunteer Fire Department (SVFD), regarding the SVFD 40th Anniversary Celebration on July 7, 2018 at Spirit Park in Anmore.

Fire Chief Jay Sharpe provided an overview of his request to Council noting:

- SVFD are celebrating their 40th Anniversary in July with an event at Spirit Park in Anmore; and
- SVFD would like to make the celebration a free community event and request a donation of \$750 from Council

Moved by: Councillor Drake

Seconded by: Councillor Glover

That Council contribute \$750 in support of the Sasamat Volunteer Fire Department (SVFD) 40th Anniversary event on July 7, 2018 at Spirit Park in Anmore.

CARRIED

4.1 2017 Audited Financial Statements

Brian Szabo, Partner, KPMG LLP, provided a verbal presentation on the Audit Opinion noting:

- The audit was conducted in accordance with Generally Accepted Accounting Principles (GAAP) standards;
- There was complete cooperation from management and staff; and
- The auditors are prepared to sign off on the audit report.

4.2 Nancy Gomerich, NG Consulting, provided a presentation on the 2017 Audited Financial Statement Report.

Nancy Gomerich provided an overview of the results of the 2017 financial statements:

- Purpose and Limits of the Financial Statements
- Overview of the Financial Statement Contents
- Financial Review
- Concluding Comments

Moved by: Councillor Drake

Seconded by: Councillor Glover

That the 2017 Audited Financial Statements be approved.

CARRIED

5. REPORTS

5.1 Nancy Gomerich, NG Consulting, report dated April 9, 2018 regarding the Village of Belcarra 2017 Financial Plan Bylaw Amendment.

An opportunity for public input was provided.

Moved by: Councillor Ross

Seconded by: Councillor Drake

That the 2017 – 2021 Financial Plan Bylaw be amended for fiscal 2017 only; and
That the Village of Belcarra 5 – Year Financial Plan 2017 – 2021, Bylaw No. 506, 2017 Amendment Bylaw No. 522, 2018 be read a first, second and third time.

CARRIED

- 5.2 Lorna Dysart, Chief Administrative Officer, provided a report regarding the Proposed BC Energy Step Code Deferral Amendment.

Discussion ensued relative to the timeline set by the Province and subsequent dialogue with builders regarding the amendment to the BC Energy Step Code.

Moved by: Councillor Ross
Seconded by: Councillor Muxworthy

That Zoning Bylaw No. 510, 2018, at third reading, be amended in Sections 302.10, 303.10, 304.10, 305.10, 401.10, 501.10, and 502.10, which address the new BC Energy Step Code, to defer enactment of these Sections as listed, which shall not come into force and effect until September 27, 2018; and

That the above Sections be deferred to Staff to determine an approach to engaging industry on BC Energy Step Code requirements introduced in Zoning Bylaw No. 510, 2018.

CARRIED

- 5.3 Lorna Dysart, Chief Administrative Officer, provided a verbal report regarding Zoning Bylaw 510, 2018.

Moved by: Councillor Ross
Seconded by: Councillor Muxworthy

That Zoning Bylaw 510, 2018 be amended by:

- Under 214.2 b) delete "...must be limited to **one storey** in height" and replace it with "...must be limited to **4 meters** in height".
- Under Section 800.3 (2) – delete "**Section 403(1)**" and replace it with "**Section 800.3(1)**".
- Replace the 'Official Zoning Map Schedule A' with updated 'Official Zoning Map, Schedule A' dated April 9, 2018;

And be adopted as amended.

CARRIED

Moved by: Councillor Glover
Seconded by: Councillor Ross

That Zoning Bylaw 510, 2018 be read a third time.

CARRIED

6. REPORTS FROM MAYOR AND PROJECT LEADS

6.1 Mayor's Report – SVFD Celebrating its 40th Anniversary

6.2 Councillor Muxworthy, Project Lead, report dated April 9, 2018 regarding WARD Upgrade Summary

Councillor Muxworthy provided a verbal report regarding information gathered from the manufacturer in relation to options on how to deal with the weight of the lids on the garbage bins.

Considerable discussion ensued relative to two options related to the weight of the bin lids including installation of a spring assist lid or a prop. Both options have positives and negatives that need to be weighed.

Moved by: Councillor Glover

Seconded by: Councillor Ross

That the report from Councillor Muxworthy dated April 9, 2018 regarding WARD Upgrade Summary be received for information.

CARRIED

7. BYLAWS

7.1 Village of Belcarra Election Procedures Bylaw No. 515, 2018

Moved by: Councillor Drake

Seconded by: Councillor Glover

That the "Village of Belcarra Election Procedures Bylaw No. 515, 2018", be adopted.

CARRIED

7.2 Village of Belcarra Fees and Charges Bylaw No. 517, 2018

Moved by: Councillor Drake

Seconded by: Councillor Glover

That the "Village of Belcarra Fees and Charges Bylaw No. 517, 2018", be adopted.

CARRIED

8. CORRESPONDENCE/PROCLAMATIONS

Moved by: Councillor Ross

Seconded by: Councillor Glover

That correspondence item 8.1 to 8.6 be received.

CARRIED

ACTION ITEMS

8.1 Justin Bergamini, Administrative Support Assistant, Office of Senator Nancy Greene Raine, dated March 23, 2018 regarding Declaration of Saturday, June 2, 2018 as "National Health & Fitness Day" in the Village of Belcarra

Moved by: Councillor Glover

Seconded by: Councillor Muxworthy

That Council declare Saturday, June 2, 2018 as "National Health & Fitness Day" in the Village of Belcarra.

CARRIED

- 8.2** Jody Robertson, Corporate Secretary, E-Comm 911, dated March 29, 2018 regarding E-Comm Board of Directors Designate – 2018 – 2019 Term

Moved by: Councillor Drake
Seconded by: Councillor Glover

That Council support the nomination of Councillor Mary Trentadue from New Westminster for appointment to the E-Comm Board of Directors for the 2018 – 2019 term, as a representative for Belcarra, Coquitlam, New Westminster, Port Coquitlam and Port Moody.

CARRIED

INFORMATION ITEMS

- 8.3** Sasamat Volunteer Fire Department, Board of Trustees Meeting Minutes of March 21, 2018

Councillor Drake spoke regarding the Board of Trustees meeting and discussion regarding technology to protect homes from wildfires. The system discussed would be controlled remotely by smartphone and connect onto the gutter of the home to sprinkler water over the roof.

- 8.4** Kevin Creery, Protective Services Planning Analyst, the Resort Municipality of Whistler, dated March 23, 2018 regarding 2018 Resolution – Collection of Unpaid Bylaw Fines

- 8.5** Greg Moore, Chair, Metro Vancouver Board, dated March 29, 2018 regarding Shaping Our Communities Engagement Initiative: Attitudes Towards Agricultural and Industrial Land Use Survey Results

- 8.6** Rob Malli, Chief Financial Officer & Executive Vice President, Finance & Corporate Services, TransLink, dated March 30, 2018 regarding Mayors' Council on Regional Transportation (full report available at the Village Office)

9. NEW BUSINESS

9.1 Metro Vancouver Retirement Allowance

Mayor Drew commented regarding the recent Metro Vancouver Board resolution pertaining to the stipend/retirement allowance.

9.2 Non-Binding Referendum

Councillor Drake queried with regard to support for a non-binding referendum regarding the Zoning Bylaw in conjunction with the 2018 Municipal Election.

Considerable discussion ensued regarding the proposed non-binding referendum. Council did not reach consensus on support for a non-binding referendum.

9.3 Book Drop Box

Councillor Drake proposed that a book drop box be explored in principle with staff. Discussion ensued relative to the support of a book box which builds community spirit.

Moved by: Councillor Drake
Seconded by: Councillor Ross

That Council support, in principle, coordination between volunteers and staff to implement a book drop box.

CARRIED

10. PUBLIC QUESTION PERIOD

Des Wilson, 3680 Bedwell Bay Road, queried with regard to the Public Hearing process.

11. RESOLUTION TO CLOSE MEETING

12. ADJOURNMENT

Moved by: Councillor Drake
Seconded by: Councillor Ross

That the April 9, 2018 Regular Meeting be adjourned at 10:21pm.

CARRIED

Certified Correct:

Ralph Drew
Mayor

Lorna Dysart
Chief Administrative Officer



COUNCIL REPORT

Date: April 23, 2018
From: Nancy Gomerich, NG Consulting
Subject: 2018 Tax Rate Bylaw

Recommendation

That the 2018 Tax Rate Bylaw No. 523, 2018 be read a first, second and third time.

Purpose & Background

To set the general tax rate for municipal (i.e. for the Village of Belcarra, General Fund) and regional district purposes, in accordance with Policy 197 and the *Community Charter*.

Policy 197, Section 7 states:

“Property Tax Rates: Property tax rates shall be set to maintain the same property tax ratios to the residential property tax class as those set by the Provincial Government for property taxes legislated to be calculated on the Hospital Assessment. Adjustments to this policy can be made by Council as determined by market and other factors determined to be appropriate. All tax rates must be approved by Council.”

The Tax Rate bylaw must be approved by Council by May 15, 2018, as per provisions in the *Community Charter*.

Discussion

The municipal tax rates incorporate a 2% increase in taxes for 2018, as approved as part of the 2018-2022 Financial Plan Bylaw. The tax rates have been adjusted to eliminate any tax revenue from changes in taxable assessment for market value changes (the residential tax class change being an increase of 10.22% in 2018). In addition to new tax revenue raised from the 2% tax increase, the Village will gain additional tax revenue from new construction/renovations of about \$4,200.

The regional district tax rates incorporate a 1.14% increase in taxes for 2018, as requisitioned by the regional district.



VILLAGE OF BELCARRA
2018 Annual Tax Rates
Bylaw No. 523, 2018



A bylaw to set Tax Rates for 2018

WHEREAS pursuant to the provisions of the Community Charter a municipality must, by bylaw adopt a financial plan before the 15th of May in each year;

AND WHEREAS the Municipal Council caused to be prepared a Five-Year Financial Plan for the period 2018 – 2022 inclusive;

AND WHEREAS pursuant to the provisions of the Community Charter, a Council must, by bylaw, and before the 15th of May in each year, impose property value taxes for the year by establishing tax rates for:

- a) municipal funding for the Year 2018 of the Five-Year Financial Plan; and
- b) to meet taxing obligations for the Year 2018 in relation to the Greater Vancouver Regional District;

NOW THEREFORE, the Council of the Village of Belcarra enacts as follows:

1. This Bylaw may be cited for all purposes as “Village of Belcarra 2018 Annual Tax Rates Bylaw No. 523, 2018”.
2. Council does hereby impose and levy the rates for the Year 2018 for each property class appearing on Schedule “A”, attached to and forming part of this bylaw.
3. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Read a First Time on

Read a Second Time on

Read a Third Time on

ADOPTED by the Council on

Ralph Drew
Mayor

Lorna Dysart
Chief Administrative Officer

This is a certified a true copy of the
2018 Annual Tax Rates Bylaw No. 523, 2018

Lorna Dysart, Chief Administrative Officer

SCHEDULE “A”

2018 Rates Established by Council
(Dollars of Tax/\$1000 assessed value)

Taxation Class	General Municipal Purposes	Regional District Purposes
Class 1 Residential	1.03450	0.21419
Class 2 Utilities	3.62075	0.74977
Class 6 Business/Other	2.53453	0.52477
Class 8 Recreational/Non-Profit	1.03450	0.21419



VILLAGE OF BELCARRA
Zoning Bylaw
No. 510, 2018



7.1

**A BYLAW TO REGULATE THE ZONING AND DEVELOPMENT OF REAL
PROPERTY WITHIN THE MUNICIPALITY**

WHEREAS the Local Government Act authorizes a local government to enact bylaws respecting zoning and certain other related developmental matters;

AND WHEREAS the Local Government Act also authorizes a local government to exercise these powers in a single bylaw;

NOW THEREFORE the Municipal Council of the Village of Belcarra in open meeting assembled enacts as follows:

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Section 100: Scope and Definitions

101 – TITLE

This Bylaw may be cited for all purposes as “Village of Belcarra Zoning Bylaw No. 510, 2018”.

102 – PURPOSE

The principal purpose of this Bylaw is to regulate development in the municipality for the benefit of the community as a whole.

103 – APPLICATION

No land, water surface, building or structure shall be used or occupied, and no building or structure or part thereof shall be erected, moved, altered or enlarged, unless in conformity with this Bylaw, except as otherwise provided for by statute.

104 – DEFINITIONS

In this Bylaw:

- **Accessory Building** means a building located on a parcel, the use of which building is incidental and ancillary to the principal permitted use of the land or buildings or structures located on the same parcel;
- **Accessory Coach House Use** means a separate dwelling unit that is completely contained within an Accessory Building and is subordinate to the principal Dwelling Unit on the same Lot;
- **Accessory Parking Use** means a Parking Use that is clearly incidental and ancillary to, the principal use of the land, buildings or structures located on the same parcel;
- **Accessory Single Family Residential Use** means a residential use accessory to a Civic, Assembly or Park Facility use consisting of one Dwelling Unit for the accommodation of an owner, operator, manager or employee on the same parcel as that on which the use occurs;
- **Accessory Secondary Suite Use** means a separate Dwelling Unit that is completely contained within the Principal Building and is subordinate to the principal Dwelling Unit on the same parcel;
- **Accessory Structure** means construction of any kind whether fixed to, supported by or sunk into land (e.g., Fences, Retaining Walls, Sewage System, storage sheds, swimming pools, platforms, display signs), and the use of which is incidental and ancillary to the principal permitted use of the land, or buildings or structures located on the same parcel;
- **Accessory Use** – see Permitted Accessory Use;
- **Approving Officer** means the Approving Officer appointed pursuant to the Land Title Act;
- **Alter** means any change to a building or structure that would result in an increase in floor area;

Village of Belcarra Zoning Bylaw No. 510, 2018

- **Assembly Use** means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, private recreational or private educational purposes; includes churches, places of worship, auditoriums, youth centres, social halls, group camps, private schools, kindergartens, play schools, day nurseries and group day cares;
- **Average Finished Grade** means the average of elevations of each exterior wall of a proposed building taken at the time of enactment of this Bylaw (refer to General Regulation Section 206 for method of calculation);
- **Average Natural Grade** means the average of natural elevations at each exterior wall of a proposed building prior to construction and grading, taken at the time of enactment of this Bylaw (refer to General Regulation Section 206 for method of calculation);
- **Basement** means a Storey or Storeys of a building below the First Storey;
- **Berth** means an allotted place at a wharf or dock for a marine vessel;
- **Boat Launch (Cartop) Use** means a place for launching a boat or watercraft that can be easily transported on the roof of a car (e.g., canoes, kayaks, small rowboats, bass boats, sailboats, inflatable boats);
- **Building** means any structure and portion thereof, including affixed mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any use or occupancy;
- **Building Footprint** means the area of the lowest floor contained within the building's exterior walls measured from the exterior face of the exterior walls at the point the exterior walls are supported by the foundation;
- **Building Inspector** means the Building Inspector of the Village of Belcarra;
- **Building Setback** means the required minimum horizontal distance between a portion of a building or structure to a designated lot line;
- **Carport** means an open or partially enclosed structure attached to the Principal Building for the use of parking or for temporary storage of private motor vehicles;
- **Chief Administrative Officer** means the Chief Administrative Officer (CAO) of the Village of Belcarra;
- **Childcare, Family** means use of a Dwelling Unit for the care of not more than seven (7) children, licensed under the Community Care Facility Act;
- **Childcare, Group** means a use or facility providing for the care of more than seven (7) children in a group setting, licensed under the Community Care Facility Act, and includes a nursery school and pre-school;
- **Civic Use** means a use providing for public functions; includes municipal offices, schools, community centres, libraries, museums, parks, playgrounds, cemeteries, fire halls, and works yards;
- **Council** means the Council of the Village of Belcarra;
- **Derelict Vehicle** means a car, boat, truck or similar vehicle that has been abandoned.

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- **Development** means a change in the use of any land, building or structure, the carrying out of any building, engineering, construction or other operation, or the construction, addition or alteration of any building or structure;
- **Duplex Residential Use** means two Principal Residential Uses in a single building, situated side by side and sharing a common wall for a minimum of 10 metres (32.8 feet);
- **Dwelling Unit** means one or a set of habitable rooms used or intended to be used for the residential accommodation of one family and containing only one set of cooking facilities;
- **Elevation** means, with respect to the definition of Average Finished Grade and Average Natural Grade, a measurement of the height of land above an assumed datum;
- **Family** means:
 - a) one person alone, or two or more persons related by blood, marriage, adoption, or foster parenthood sharing one dwelling unit; or
 - b) not more than three unrelated persons sharing one Dwelling Unit;
- **Fence** means a type of screening consisting of a structure that is used to form a boundary or enclose an area, but excludes hedges, trees and other types of natural vegetation;
- **First Storey** means the uppermost Storey having its floor level not more than 2 metres (6.6 feet) above grade;
- **Floor Area Ratio** (FAR) means the figure obtained when the total Gross Floor Area of the buildings on a parcel is divided by the area of the parcel.
- **Garage** means an Accessory Building or a portion of a Principal Building that is used for the parking of one or more motor vehicles and is totally enclosed with a roof, walls, and one or more doors;
- **Grade** means the levels of finished ground adjoining each exterior wall of a building;
- **Gross Floor Area** means the total area of all floors of Principal Buildings and Accessory Buildings on a lot measured to the outermost surface of the exterior walls, less applicable floor area exclusions (refer to General Regulation Section 208 for floor areas excluded from Floor Area Ratio);
- **Guard** means a protective barrier around openings in floors at the open sides of stairs, landings, balconies, mezzanines, galleries, raised walkways or other locations to prevent accidental falls from one level to another. Such barrier may or may not have openings through it;
- **Height** (of a building or structure) means the vertical distance from the Average Natural Grade to the top of a flat roof or the vertical midpoint of a sloped roof (refer to General Regulation Section 204 for height regulations);
- **Highway** includes a public street, road, path, lane, walkway, trail, bridge, viaduct, thoroughfare and any other way, but specifically excludes private rights of way on private property;

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- **Home-Based Business Use** means an occupation or profession, including a Childcare (Family) Use, carried on by an occupant of the dwelling unit for consideration, which is clearly incidental and subordinate to the use of the parcel for residential purposes. Home Based Business Uses shall be subject to the provisions of Section 210;
- **Horticulture** means the use of land for growing grass, flowers, ornamental shrubs and trees;
- **Junk Yard** means any building or land used for the wrecking, salvaging, dismantling or disassembly of vehicles, vehicle parts, vehicle frames or vehicle bodies;
- **Land** means real property without improvements, and includes the surface of water;
- **Lane** means a highway more than 3.0 metres (9.8 feet) but less than 10 metres (32.8 feet) in width, intended to provide secondary access to parcels of land;
- **Lot** means any parcel, block, or other area in which land is held or into which it is subdivided, but does not include a highway;
- **Lot Area** means the total horizontal area within the lot lines of a lot. In the case of panhandle lot, the access strip shall not be included in the calculation of lot size;
- **Lot, Corner** means a lot which fronts on two or more intersecting streets;
- **Lot Coverage** means the total horizontal area at grade of all buildings or parts thereof, as measured from the outermost perimeter of all buildings on the lot, and expressed as a percentage of the total area of the lot;
- **Lot Depth** means the distance between the front lot line and the most distant part of the rear lot line of a parcel;
- **Lot Line, Exterior Side** means a lot line or lines not being the front or rear lot line, common to the lot and a street;
- **Lot Line, Exterior Forested Land** means a lot line or lines not being the front or rear lot line, common to the lot and Crown Lands or Regional Parks;
- **Lot Line, Front** means the lot line common to the lot and an abutting street. Where there is more than one lot line abutting a street, the shortest of these lines shall be considered the front. In the case of a Panhandle Lot, the front lot line, for the purpose of determining setback requirements, is at the point where the access strip ends and the lot widens;
- **Lot Line, Front Waterfront** means the lot line shared with the high water mark, where access to the lot is by water only or where no public access road exists;
- **Lot Line, Interior Side** means a lot line that is not a rear lot line and that is common to more than one lot or to the lot and a lane;
- **Lot Line, Rear** means the lot line opposite to and most distant from the front lot line. Where the rear portion of the lot is bounded by intersecting side lot lines, it shall be the point of such intersection;
- **Lot Line, Rear Waterfront** means, for parcels with road access, the lot line that is shared with the high water mark and that is opposite to and most distant from the front lot line;
- **Lot Width** means the mean distance between side lot lines, excluding access strips of Panhandle Lots;

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- **Minimum Lot Area** means the smallest area into which a parcel may be subdivided;
- **Municipality** means the Village of Belcarra;
- **Natural Boundary** means the visible high water mark on any watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the watercourse a character distinct from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself, and in cases where there is no visible high water mark shall mean the average high water mark;
- **Off-Street Parking** means the use of land for the parking of vehicles other than on a highway including the parking spaces and the maneuvering aisle;
- **Panhandle Lot** means any lot, the building area of which is serviced and gains street frontage through the use of a relatively narrow strip of land which is an integral part of the lot, called “the access strip”;
- **Parcel** – see Lot definition;
- **Park Facilities** means parks headquarter buildings, parks work area, public information and display booths, picnic shelters, playgrounds, interpretative centres, food services and concession buildings excluding a restaurant;
- **Parking Area** means a portion of a lot that is used to accommodate Off-Street Parking;
- **Parking Space** means the space for the parking of one vehicle either outside or inside a building or structure, but excludes maneuvering aisles and other areas providing access to the space;
- **Parking Use** means providing Parking Spaces for the temporary parking of vehicles where such use is the principal use of the parcel or building;
- **Passive Outdoor Recreation** means outdoor recreational activities, such as nature observation, hiking, and canoeing or kayaking, that require a minimum of facilities or development and that have minimal environmental impact on the recreational site;
- **Permitted Accessory Use** means a use combined with, but clearly and customarily incidental and ancillary to, a Permitted Principal Use of land, buildings or structures located on the same parcel;
- **Permitted Principal Use** means the principal permissible purpose for which land, or buildings may be used;
- **Premises** means the buildings and structures located on a parcel of land;
- **Principal Building** means the building for the principal use of the lot as listed under the permitted uses of the applicable zone;
- **Public Service Use** means a use providing for the essential servicing of the Village of Belcarra with water, sewer, electrical, telephone and similar services where such use is established by the Village, by another governmental body or by a person or company regulated by and operating under Federal and Provincial utility legislation, and includes broadcast transmission facilities;
- **Principal Residential Use** means the primary dwelling unit in a Residential Use.

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- **Residential Use** means a use providing for the accommodation and home life of a person or persons, and domestic activities customarily associated with home life including gardening, recreation, storage and the keeping of animals as household pets when such animals are normally kept within a dwelling unit and when such animals are not kept for financial gain;
- **Retaining Wall** means a structure erected to hold back or support a bank of earth;
- **Road** means the portion of a highway that is improved, designed, and ordinarily used for vehicular traffic;
- **Roof Drip Line** means the outermost projection of the roof beyond the exterior walls of the building and includes eaves, parapet structures, fascia boards, gutters and flashings;
- **Setback** – please see Building Setback;
- **Sewage System** building means any component of a sewage disposal system that contains mechanical devices or vents septic gases, whether located above or below grade;
- **Single Family Residential Use** means a residential use in a building which is used for only one Dwelling Unit, except where an Accessory Secondary Suite Use is developed, in which case the building may be used for two Dwelling Units;
- **Storey** means the space between a floor level and the ceiling above it;
- **Strata Lot** means a strata lot as created under the Condominium Act;
- **Street** means a public highway, road or thoroughfare which affords the principal means of access to abutting lots, but not lanes or walkways;
- **Subdivision** means the division of land into two (2) or more parcels, whether by plan, apt description, words, or otherwise;
- **Watercourse** means any natural or man-made depression with well defined banks and a bed of 0.6 metres (1.6 feet) or more below the surrounding land serving to give direction to or containing a current of water at least six (6) months of the year or having a drainage area of 2 square kilometers (200 hectares) or more upstream of the point under consideration;
- **Watershed Area** means the total natural upstream land drainage area above any point of reference;
- **Wharfage Facility, Group** means a wharf owned and operated by a Group Wharfage Association which is a group of four to six Village residents that is formed pursuant to the Society Act for the purpose of owning and operating a group wharfage facility. The maximum length for a group wharf is 18.5 metres (60.7 feet);
- **Wharfage Facility, Shared** means a wharf owned and operated by an individual or group of Village residents which will accommodate more than 3 boats;
- **Yard** means that portion of a parcel that may not be built upon as defined by the minimum setback requirements;
- **Zone** means a zoning district established by the Bylaw.

Section 200: General Regulations

201 – General Operative Clauses

- (1) No land, building or structure in any zone shall be used for any purpose other than that specified for the zone in which it is located in accordance with the Zoning Map.
- (2) No building or structure shall be constructed, sited, moved or altered unless it complies with the General Regulations of this Bylaw and all regulations and requirements specified for the zoning district in which it is located.
- (3) No building or structure shall be constructed, sited, moved, or altered unless its screening and landscaping requirements are provided as specified for the zone in which it is located in accordance with the Zoning Map, unless otherwise specified in this Bylaw.
- (4) No parcel shall be created by subdivision unless such parcel is equal to or greater than the minimum lot area and minimum lot width specified for the zone in which it is located in accordance with the Zoning Map, unless otherwise specified in this Bylaw.

202 – Prohibited Uses of Land, Buildings and Structures and Water

- (1) Unless a zone expressly provides otherwise, the following uses shall be prohibited in all zones;
 - a) A tent or trailer used for habitation, except as specifically permitted in this Bylaw;
 - b) The storage of derelict vehicles except if such a derelict vehicle is maintained in working order and is used for work on the lot, or is used for fire department training purposes;
 - c) A junk yard;
 - d) Uses which produce malodorous, toxic or noxious matter, or generate vibrations, heat, glare or radiation discernible beyond the boundaries of the lot.

203 – Public Service Uses

- (1) A Public Service Use shall only be permitted in the CI-1 zone;
- (2) Notwithstanding Section 203(1), a Public Service Use that is within a structure or a building of an area less than 5 square metres (53.8 square feet) and having a height less than 2 metres (6.6 feet) is permitted in any zone provided that the structure or building complies with all the applicable siting requirements of the zone in which the use is located.

204 – Height Regulations

(1) Measuring height:

- a) Height is measured from the Average Natural Grade.
- b) Height is measured up to:
 - i. the highest point of a building with a flat roof (for example, the top of the highest of the roof finish, parapet, or roof deck railing) (see Figure 1);
 - ii. the vertical midpoint between the top plate and the ridge of a hipped, gable, gambrel, or other sloped roof (see Figure 2);
 - iii. the deck line of a mansard roof; or
 - iv. the highest point of all other structures.

Figure 1. Height Measurement – Flat Roof

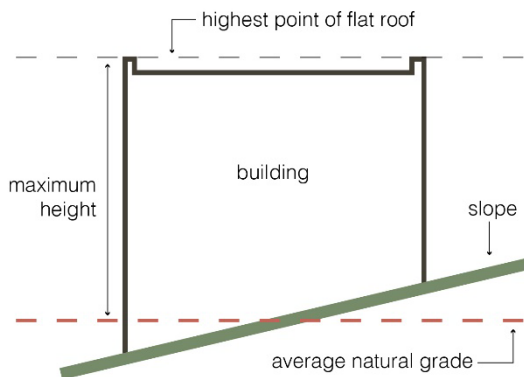
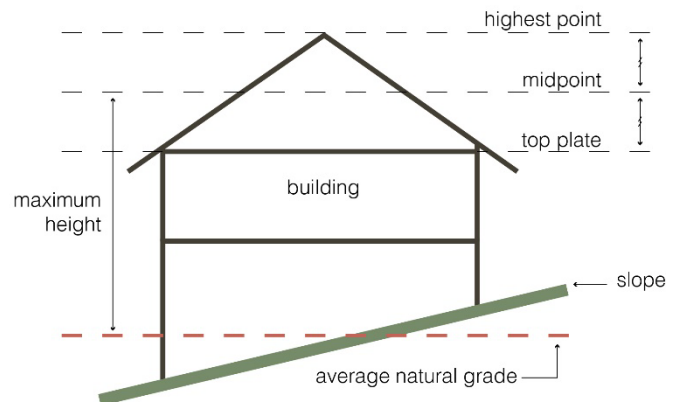


Figure 2. Height Measurement – Pitched Roof



- c) Where a roof is composed of a combination of pitched and flat elements, height is measured to the higher of:
 - i. the highest point of the flat roof, or
 - ii. the midpoint of a pitched roof as described above using the “projected” peak of the pitched roof as the highest point.
- d) A roof having a slope of less than 2 in 12 is considered to be a flat roof for purposes of this section.
- e) In calculating height, mechanical equipment and enclosures, and skylights over 0.6 metres (2.0 feet) in height, shall be included. Skylights less than 0.6 metres (2.0 feet) in height shall only be exempted if they are less than 3 metres (9.8 feet) in horizontal length.

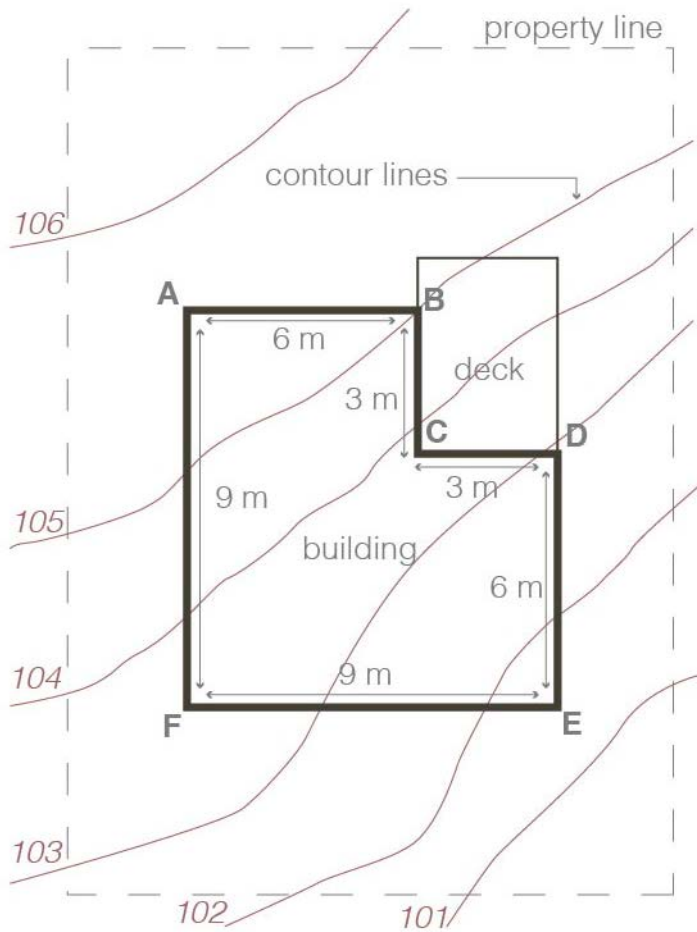
205 – Exceptions to Height Requirements

- (1) A chimney having no horizontal dimension greater than 1.2 metres (3.9 feet), fire department hose tower, water tank, flag pole, aerial or non-commercial receiving antenna or similar object not used for human occupancy are not subject to the height limitations of this Bylaw, provided that such structures when sited on a roof shall not occupy more than 10% of the roof area of a building.
- (2) Satellite dish antennae shall be subject to the requirements of Section 216.

206 – Average Grade (Natural and Finished) Calculations for Building and Structure Height or for Floor Area Ratio (FAR)

- (1) Average Grade (Natural and Finished) is measured around the perimeter of:
 - a) A building at or directly above the outermost projections of the exterior walls. Attached carports and decks are not considered in determining the perimeter of the building.
 - b) A structure that is not defined as a building.
- (2) To calculate the Average Grade (Natural and Finished) for the building (refer to Figure 3):
 - a) Calculate the average grade elevation for each wall section having a constant grade along the finished and natural wall section by dividing the grade elevation at each end by 2 $[(\text{grade 'x'} + \text{grade 'y')} \div 2 = \text{average}]$, then multiply this average grade elevation by the length of that wall section;
 - b) Add the resulting numbers for each section of wall;
 - c) Divide this total number by the total perimeter wall length of the building;
 - d) This will be the average grade, natural or finished.
- (3) Additional calculation points and sections are required along a wall if there is a significant change in elevation or grade slope along that length of the wall (for example, if it is level along half the wall and then drops significantly over the second half, there would be two average grade elevations on that section of wall).
- (4) Where the undisturbed ground level of natural grade cannot be ascertained because of existing landscaping, buildings or structures, and appears to have been significantly altered, the level of natural grade shall be determined by a British Columbia Land Surveyor at the cost of the property owner.
- (5) An example of calculating average grade is shown below (see Figure 3).

Figure 3. Calculation of Average Grade for Building and Structure Height



Example (based on Figure 3):

Wall Section	Average Grade (Natural & Finished)	Length	= Y
A – B	$(105.5 + 105.0) \div 2 = 105.25 \text{ m}$	x 6 m	= 631.50
B – C	$(105.0 + 104.0) \div 2 = 104.5 \text{ m}$	x 3 m	= 313.50
C – D	$(104.0 + 103.0) \div 2 = 103.5 \text{ m}$	x 3 m	= 310.50
D – E	$(103.0 + 101.5) \div 2 = 102.25 \text{ m}$	x 6 m	= 613.50
E – F	$(101.5 + 103.5) \div 2 = 102.5 \text{ m}$	x 9 m	= 922.50
F – A	$(103.5 + 105.5) \div 2 = 104.5 \text{ m}$	x 9 m	= 940.50
Totals:		36 m	= 3732

Total Y \div Total Perimeter Length = Average Grade

$$3732 \div 36 = 103.6 \text{ m}$$

The Average Grade is calculated to be 103.6 m.

207 – Exceptions to Siting Requirements

- (1) Where chimneys, cornices, headers, gutters, pilasters, sills, bay windows, window wells or ornamental features project beyond the face of a building, the minimum distance to an abutting lot line as permitted elsewhere in this Bylaw may be reduced by not more than 0.6 metres (2 feet) providing such reduction shall only apply to the projecting feature.
- (2) Where steps, eaves, sunlight control projections, canopies, balconies, or porches project beyond the face of a building, the minimum distance to an abutting front, rear or exterior lot line as permitted elsewhere in this Bylaw may be reduced by not more than 1.2 metres (3.9 feet) and the minimum distance to an interior side lot line as permitted in this Bylaw may be reduced by 0.6 metres (2 feet) provided such reduction shall apply only to the projecting feature.
- (3) An uncovered patio or terrace no greater than 0.6 metres (2 feet) above grade, which may be open or enclosed, may be sited in any portion of a lot except as otherwise provided for in this Bylaw.
- (4) An uncovered swimming pool may project into a front, side or rear yard provided that the pool shall not be constructed within 1.8 metres (5.9 feet) of a property line.
- (5) A retaining wall to a maximum height of 1.2 metres (3.9 feet) may be sited on any portion of a lot.
- (6) An access walkway with or without Guards less than 2 metres (6.6 feet) wide may be sited on any portion of a lot except as otherwise provided for in this Bylaw.

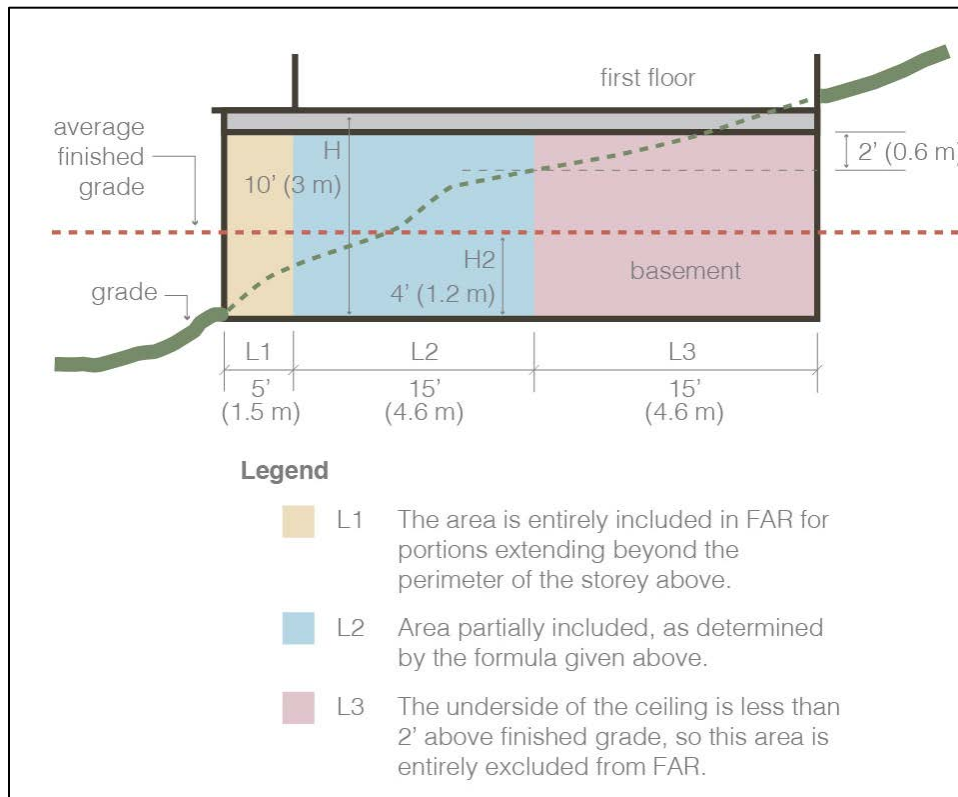
208 – Floor Area Exclusions

- (1) The following areas are excluded from Gross Floor Area calculations:
 - a) Garages up to 92.9 square metres (1,000 square feet). Any area exceeding 92.9 square metres (1,000 square feet) is included in Gross Floor Area (except as described in 208(1)(b)).
 - b) Basement space, including garages, below Average Finished Grade as shown in Figure 4 and outlined in the clause and calculation below:

The exempt percentage of the floor area in any basement level located directly below the building above, equal to the percentage of the basement volume below the Average Finished Grade. The percentage referred to in this clause is determined as follows:

$$\frac{\text{Average Finished Grade elevation} - \text{basement floor elevation}}{\text{Main floor elevation} - \text{basement floor elevation}} \times 100$$

Figure 4. Basement Floor Area Section



- c) Open balconies, decks, and other appurtenances (e.g., chimneys);
- d) Floors with a ceiling height of less than 2.1 metres (6.9 feet) (e.g., crawl space, attic);
- e) An Accessory Building used only for sewage disposal components; and
- f) Floor areas that are open to above (i.e., stairs) are only counted once.

209 – Size, Shape and Siting of Buildings & Structures

- (1) No more than one principal building may be sited on one lot, except as otherwise specified in this Bylaw.
- (2) No building or structure shall be constructed, reconstructed, sited, altered, or extended so as to cause any existing building or structure on the same lot to violate the provisions of this Bylaw.
- (3) The interior lot line setbacks of this Bylaw shall not apply to adjoining Strata Lots under a deposited plan pursuant to the Condominium Act with regard to a common wall shared by two or more units within a building.

210 – Home-Based Business Use

- (1) In any zone in which a Home-Based Business Use is permitted, the following conditions shall be satisfied:

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- a) The activities shall be conducted entirely within the principal building or accessory building except where such activity involves horticulture or a family day care.
- b) The Home-Based Business Use shall not involve external structural alterations to the dwelling unit or show any exterior indications that the dwelling unit is being utilized for any purpose other than that of a dwelling unit.
- c) The use shall not involve the storing, exterior to the building or buildings, of any materials used directly or indirectly in the processing or resulting from the processing or any product of such craft or occupation.
- d) The use may involve the display and the sale of a commodity that is produced on the premises, however in no case shall the retailing of the commodity be the primary Home-Based Business Use.
- e) The use within the principal building shall occupy no more than 20% of the floor area of the principal building, up to a maximum of 50 square metres (538.2 square feet).
- f) The use within one or more accessory buildings shall occupy a total of not more than 50 square metres (538.2 square feet).
- g) In no case shall the aggregate floor area of all buildings used for the Home-Based Business Use exceed 50 square metres (538.2 square feet) on a parcel of land.
- h) The total display area of any outdoor advertising sign shall not exceed 0.4 square metres (4.3 square feet).
- i) Not more than the equivalent of two full-time persons shall be engaged in a Home-Based Business Use, one of which shall be a resident of the dwelling unit.
- j) Home crafts or occupations shall not discharge or emit the following across lot lines:
 - i. odorous, toxic or noxious matter or vapours;
 - ii. heat, glare, electrical interference or radiation;
 - iii. recurring ground vibration;
 - iv. noise levels exceeding 45 decibels, except during the hours of 9:00 AM to 5:00 PM from Monday to Friday, in which case the noise levels shall not exceed 55 decibels.
- k) The use shall provide parking in accordance with the requirements in the applicable zone.

211 - Accessory Single Family Residential Use

- (1) An Accessory Single Family Residential Use shall:
 - a) be limited to one per lot;
 - b) have a minimum floor area of 75 square metres (807.3 square feet); and
 - c) where located within the same building as the principal use, be provided with a separate entrance.

212 – Accessory Buildings and Structures

- (1) Buildings and structures containing an accessory use are permitted in each zone, unless otherwise specified, provided that:
 - a) the principal use is being carried out on the parcel;
 - b) a building for the purpose of the principal use has been constructed on the parcel; or,
 - c) a building for the purpose of the principal use is in the process of being constructed on the parcel.
- (2) An accessory building or structure shall not contain a dwelling unit, except as provided for in this Bylaw.

213 – Accessory Secondary Suite Use

- (1) Not more than one Accessory Secondary Suite Use shall be permitted per Principal Residential Use;
- (2) An Accessory Secondary Suite Use must be located within a Principal Building;
- (3) The maximum allowable floor area of an Accessory Secondary Suite Use within a Principal Building is 40% of the dwelling up to a maximum of 90 square metres (968 square feet) of finished living space;
- (4) An Accessory Secondary Suite Use may be permitted provided that a Sewage Disposal Permit can be obtained from the responsible authority.

214 – Accessory Coach House Use

- (1) Not more than one Accessory Coach House Use shall be permitted per Principal Residential Use;
- (2) An Accessory Coach House Use must:
 - a) be located in an Accessory Building that is also used as a Garage; or
 - b) must be limited to 4 meters in height;
- (3) An Accessory Coach House Use shall not have a floor area that exceeds 92.9 square metres (1,000 square feet);
- (4) An Accessory Coach House Use may be permitted provided that a Sewage Disposal Permit can be obtained from the responsible authority;
- (5) Where an Accessory Building is used to accommodate an Accessory Coach House, the Accessory Coach House shall only occupy one storey of the Accessory Building.

215 – Setbacks from Watercourses

- (1) Notwithstanding the setback requirements specified in each of the zones, no building shall be constructed, reconstructed, sited, moved, extended, or located:
 - a) within 7.5 metres (24.6 feet) of the natural boundary of the sea, or any natural watercourse; nor
 - b) 15 metres (49.2 feet) of the natural boundary of Ray Creek, Sasamat Creek or Capon Creek;whichever is greater.
- (2) No area used for habitation shall be located within any building such that the underside of the floor system or top of the concrete slab is less than:
 - a) 3.5 metres (11.5 feet) Geodetic Survey of Canada datum for locations adjacent to the sea;
 - b) 1.5 metres (4.9 feet) above the natural boundary of the sea where a benchmark is not available; or
 - c) 1.5 metres (4.9 feet) above the natural boundary of Ray Creek, Sasamat Creek, Capon Creek or any other natural watercourse.
- (3) Section 215(2) shall not apply to:
 - a) a renovation of an existing building or structure used as a residence that does not involve an addition thereto; or an addition to a building or structure for residential use that would increase the size of the building or structure by less than 25% of the gross floor area existing at the date of adoption of Greater Vancouver Regional District Area B, Zoning Bylaw No. 47 (first bylaw containing flood-proofing conditions); and
 - b) that portion of a building or structure to be used as a carport or garage.
- (4) Where landfill is used to achieve the required elevation stated in Section 215(a) above, no portion of the landfill slope shall be closer than the distances in Sections 215(1)(a) and (b) from the natural boundary, and the face of the landfill slope shall be adequately protected against erosion from floodwaters.
- (5) Where a parcel of land is of such a size or shape or is so located that because of the requirements of this Bylaw, no usable site exists on the parcel for a building or structure otherwise permitted to be built thereon by other bylaws, enactments of the Province of British Columbia, and all other rules of law, an application for a development variance permit may be made by an owner of such a parcel for a reduction of such siting provisions from adjacent watercourses, following consultation with the Ministry of Environment as to recommended requirements for protection from flooding and erosion.

216 – Satellite Dish Antennae

- (1) A satellite dish antenna installed on the ground or the roof of a building shall be subject to the siting and height regulations for accessory building and structures for the zone in which it is located.

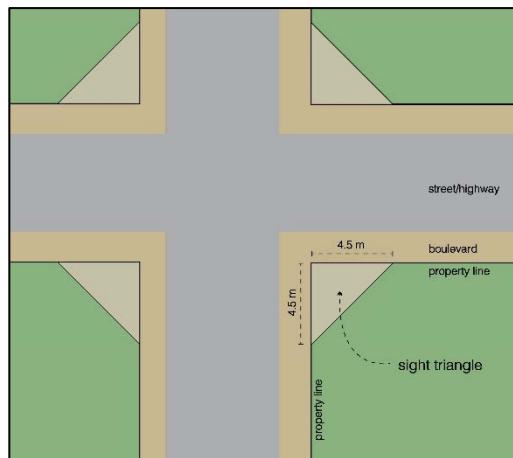
217 – Undersized Parcels

- (1) Parcels of land that are shown on a plan deposited in the Land Title Office prior to the adoption of this Bylaw, which have less than the minimum lot size requirement as established in the zone in which that parcel is situated, may be used for any use permitted in that zone, subject to all the regulations for that zone.
- (2) Section 217(1) shall not apply so as to allow a Duplex Residential Dwelling in the RM-1 or RM-2 zones.

218 – Obstruction of Vision – Traffic

- (1) On a corner parcel in any zone there shall be no obstruction to the line of vision between the heights of 1.0 metres (3.3 feet) and 3.0 metres (9.8 feet) above the established grade of a highway (excluding a lane) within the sight triangle, being a triangular area formed by extending a 4.5-metre (14.8-foot) boundary along the parcel lines from the point of the exterior corner intersection of the parcel lines and a line connecting these two points. The sight triangle is illustrated in Figure 5.

Figure 5. Sight Triangle



219 – Fences and Retaining Walls

- (1) Fences shall not exceed a height of 1.8 metres (5.9 feet) in the front yard or a height of 2 metres (6.6 feet) to the rear of the front face of a building;
- (2) A Retaining Wall or berm, including a Guard, shall not exceed a height of 2.4 metres (7.9 feet);
- (3) In cases where a Retaining Wall or berm is combined with a Fence or a Guard, the height shall not exceed 2.4 metres (7.9 feet) and shall be measured from the Grade of the Retaining Wall or berm to the top of the Fence or Guard.

220 – Watershed Protection

- (1) No area shall be developed for public recreational use or access within a watershed or catchment area of any stream used as a potable water source under water license and shown on Schedule B Watershed Map which is attached hereto forming a part of this Bylaw and bearing the title “Schedule B Village of Belcarra Watershed Map.”

221 – Domestic Water Protection

- (1) Notwithstanding any other provision of this Bylaw, no building or any part thereof shall be constructed, reconstructed, moved, or extended within 15 metres (49.2 feet) of a stream in which a water license for domestic purposes has been issued pursuant to the Water Act, if such construction is to occur upstream from any portion of the stream which is subject to an existing license.

222 – Conversion of Buildings

- (1) Buildings may be converted, altered or remodelled for another use provided that:
 - a) the building is structurally suitable for such conversion in accordance with the Village of Belcarra “Building and Plumbing Code Administration Bylaw”; and
 - b) the converted building conforms to all the provisions and requirements prescribed for the intended use in the zone in which it is located.

223 – Temporary Buildings

- (1) A temporary building or structure may be erected or installed in conjunction with the permanent construction of a building or structure on the same lot.
- (2) In all cases, temporary buildings or structures shall be subject to the following regulations:
 - a) the application shall provide a letter of intent and undertaking to remove the temporary building, to the Building Inspector in support of an application for a building permit to erect a temporary building or structure;
 - b) the proposed temporary building or structure shall not constitute or cause a public hazard or public nuisance;
 - c) all permitted temporary buildings and structures shall conform with the regulations of the Village of Belcarra “Building and Plumbing Code Administration Bylaw”; and
 - d) temporary buildings or structures are removed from the site upon completion of the construction or upon written notice from the Village's Building Inspector prior to occupancy of the permanent building or structure.

224 – Off-Street Parking

- (1) When any development takes place on any site, off-street parking shall be provided and maintained in accordance with the regulations contained in this section and other pertinent sections of the Bylaw, and all required parking spaces shall be used exclusively for the parking of motor vehicles.
- (2) The off-street parking regulations specified for each zone shall not apply to buildings, structures or uses existing at the time of adoption of this Bylaw, except that:
 - a) off-street parking shall be provided and maintained for any addition to such existing building or structure, or any change or addition to such existing use;
 - b) off-street parking existing at the time of adoption of this bylaw shall not be reduced below the applicable off-street parking regulations of this section.
- (3) Off-street parking shall conform to the following requirements:
 - a) each parking space be not less than 2.7 metres (8.9 feet) wide, and 6 metres (19.7 feet) long;
 - b) the minimum width of maneuvering aisles be as follows:

Angle between Parking

Stall and Aisle

30° – 45°

45° – 60°

60° – 75°

75° – 90°

Width of Aisle

4.6 metres (15.1 feet)

5.5 metres (18.0 feet)

6.0 metres (19.7 feet)

7.3 metres (24.0 feet)

- c) parking areas to accommodate four or more vehicles shall have a surface which is continually dust free, with individual parking spaces, maneuvering aisles, entrances, and exits clearly marked.

225 – Sewage System Buildings

- (1) Notwithstanding the interior lot line setback requirements for Accessory Buildings and Accessory Structures within each of the zones of this Bylaw, a sewage system building shall not be located within:
 - a) 3.0 metres (9.8 feet) of an interior lot line; and
 - b) 6.0 metres (19.7 feet) of a principal building on an adjoining property in cases where said principal building precedes the construction of said Accessory Building or Accessory Structure.
- (2) Where an Accessory Building is only used for sewage disposal components:
 - a) the floor space of the Accessory Building shall be excluded from the calculation of the total floor space of all Accessory Buildings on the parcel; and
 - b) the Accessory Building shall not be included in the determination of the permitted number of Accessory Buildings permitted on the parcel.”

226 – Landscaping & Permeability Requirements

- (1) For new construction, on a parcel located in a residential zone a minimum of 30% of the total surface area of such parcel shall be fully landscaped and properly maintained in a permeable state.
 - a) Landscaped and permeable areas include those areas that are in their natural vegetative state, including stone outcroppings and natural rock terrain.
- (2) For the purposes of Section 226 (1), the following surfaces are not permeable:
 - a) buildings and structures;
 - b) asphalt;
 - c) concrete; and
 - d) grouted pavers.
- (3) For the purposes of Section 226 (1), water surfaces of structures designed to retain water, including swimming pools, reflecting pools, and ornamental ponds, are permeable.
- (4) The maximum driveway width shall be limited to 30 feet or no more than 50% of the total lot width, whichever is less.

Section 300: Zoning District Schedules

For the purpose of this bylaw the area incorporated into the Village of Belcarra is hereby divided into zoning districts as shown upon the plan entitled “Zoning Map of the Village of Belcarra” forming Schedule A of this Bylaw which, with all explanatory matter on it, accompanies and forms part of this bylaw.

The zoning districts, as shown on the Zoning Map, are as follows:

Section	Zoning District Name	Short Form
302	One Family Residential Zone	RS-1
303	Duplex or One or Two-House Zone	RM-1
304	Farrer Cove South Zone	RM-2
305	Duplex or Four-House Zone	RM-3
401	Civic Institutional	CI-1
501	Regional Park	P-1
502	Provincial Park	P-2
601	Rural	R-1
701	Marine 1	W-1
702	Marine 2	W-2
703	Marine 3	W-3

The requirements of each Zoning District Schedule as set out in Section 300 of this Bylaw shall be applied to areas designated on the Zoning Map with the corresponding alphanumeric symbol.

Section 301: Interpretation

301.1 Permitted Uses

- (1) The list of uses under the heading “Permitted Uses” in each of the zoning districts set out in this section shall be interpreted to mean the uses listed in that particular zoning district and no others shall be permitted.

301.2 Minimum Lot Area

- (1) Where a “Minimum Lot Area” regulation applies in a zoning district, the dimensions which follow such regulations are to be interpreted as:
 - a) the minimum dimensions permissible for a lot which is to be used as the site of buildings for the use specified therein; and
 - b) the minimum dimensions permissible for a new lot that is to be created by subdivision.

301.3 Minimum Lot Width

- (1) Where a “Minimum Lot Width” regulation applies in a zoning district, the dimensions which follow such regulations are to be interpreted as the minimum dimensions permissible for the width of a new lot, and where a percentage is used it shall mean the percentage of the perimeter of the new lot.

301.4 Maximum Heights

- (1) The specification of measurements for buildings, structures or accessory buildings under the general heading of “Maximum Height” in a zoning district schedule shall be interpreted as meaning the greatest height, as height is defined in this Bylaw, to which a building, structure or accessory building may be constructed on a lot which is designated on the Zoning Map (Schedule A) as being regulated by that schedule.

301.5 Minimum and Maximum Setbacks from Property Lines

- (1) The specification of measurements for front yard, side yard and rear yard under the general heading of “Minimum Building Setbacks” in a zoning district schedule shall be interpreted as defining the minimum distance permitted for buildings and structures (except fences) between the front, side or rear property line and the appropriate setback line on a lot which is designated on the Zoning Map as being regulated by that schedule; such setback areas constituting the front yard, side yard and rear yard respectively.
- (2) Where a use or structure is specifically referenced with a following measurement, it shall be interpreted as meaning that the minimum setback from a property line for that use or structure shall be the measurement specified.

301.6 Maximum Lot Coverage

- (1) Where a zoning district schedule includes a regulation entitled “Maximum Lot Coverage”, such regulation shall be interpreted as meaning that a lot which is designated on the Zoning Map as being regulated by that schedule may not have a lot coverage, as defined in this Bylaw, which exceeds the percentage specified.

301.7 Maximum Floor Area Ratio (FAR) or Maximum Gross Floor Area

- (1) Where a zoning district schedule includes a regulation entitled “Maximum Floor Area Ratio (FAR)” or “Maximum Gross Floor Area”, it shall be interpreted to mean that a lot in an area designated as being regulated by that zoning schedule may not have buildings erected on that lot that exceed the Maximum Gross Floor Area or Maximum Floor Area Ratio, as defined in this Bylaw.

301.8 Zoning District Boundaries

- (1) Where a zone boundary is designated as following a highway or a watercourse, the centre line of the highway or the natural boundary of the watercourse shall be the zone boundary.
- (2) Where a zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map by a surveyor.
- (3) Where a parcel is divided by a zone boundary, the areas created by such division shall be deemed to be separate lots for the purpose of determining the requirements of each zoning district.

301.9 Interpretation of Units of Measurement

- (1) In all cases, metric units (metres, square metres) shall be the determining measurements. Expressions in imperial units (feet, square feet) are intended for reference only.

Section 302: One-Family Residential Zone (RS-1)

302.1 Intent

This zone is intended to provide land solely for the purpose of single-family housing, as well as one accessory coach house or one secondary suite per lot.

302.2 Permitted Principal Uses

- a) Single Family Residential Use
- b) Properties with an existing Duplex at the time of enactment of this Bylaw shall be permitted to maintain that existing use

302.3 Permitted Accessory Uses

- a) Home-Based Business Use (subject to the requirements of Section 210)
- b) One (1) Accessory Secondary Suite Use (subject to the requirements of Section 213) or one (1) Accessory Coach House Use (subject to the requirements of Section 214)
- c) Accessory Parking Use

302.4 Floor Area and Floor Area Ratio (FAR)

- a) Maximum Gross Floor Area of all Principal and Accessory Buildings shall be limited to those determined by the calculations set out in the table below, excluding those areas listed in Section 208 of this Bylaw:

Lot Area	Maximum Gross Floor Area Calculation
0 – 1,208 sq m (0 – 13,003 sq ft)	= (Lot Area x 0.06) + 502 sq m
1,209 sq m – 2,137 sq m (13,014 sq ft – 23,002 sq ft)	= (Lot Area x 0.07) + 492 sq m
2,138 sq m – 4,738 sq m (23,013 sq ft – 51,000 sq ft)	= (Lot Area x 0.025) + 589 sq m
4,739 sq m – 8,083 sq m (51,010 sq ft - 87,005 sq ft)	= (Lot Area x 0.044) + 499 sq m
> 8,083 sq m (> 87,005 sq ft)	855 sq m (9,203 sq ft)

- b) In addition to (a), the Maximum FAR or Gross Floor Area for a Principal Building that exists or for which a building permit has been issued as of the enactment of this Bylaw shall be the FAR or Gross Floor Area at that time or the maximum allowable FAR or Gross Floor Area in subsection (a), whichever is greater.

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- c) A Principal Building shall have a Gross Floor Area of not less than 75 square metres (807.3 square feet) and have a building width of not less than 7.5 metres (24.6 feet).
- d) The maximum Gross Floor Area of all Accessory Buildings on a parcel shall not exceed 150 square metres (1,615 square feet) and the maximum building footprint of all Accessory Buildings on a parcel shall not exceed 92.9 square metres (1,000 square feet).
- e) (See also: Section 217 – Undersized Parcels).

302.5 Subdivision of Land

- a) Minimum lot area: 0.5 acres
- b) Minimum lot width: 10% of the perimeter of the lot

302.6 Site Coverage

- a) Maximum 40%

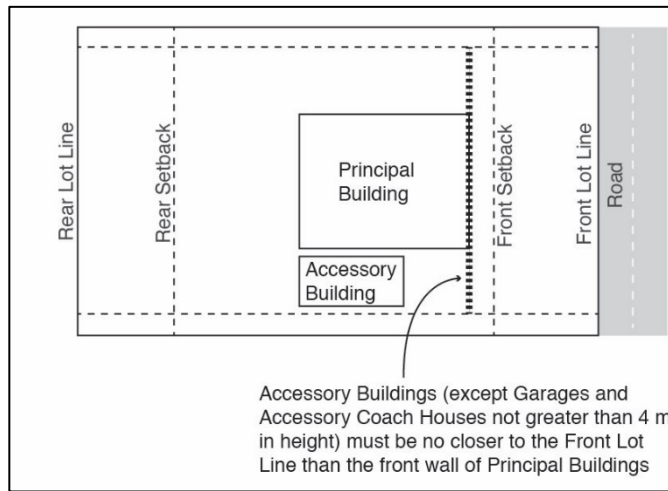
302.7 Minimum Building Setbacks

- a) Minimum building setbacks shall be in accordance with the following table:

Use	Front Lot Line	Rear Lot Line	Exterior Side Lot Line	Interior Side Lot Line	Lot Line Exterior Forested Land
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft) ^(d)	3 m (9.8 ft)	1.5 m (4.9 ft)	3 m (9.8 ft)
Accessory Buildings and Accessory Structures	See ^(b)	1.5 m (4.9 ft) ^(d)	3 m (9.8 ft)	1.5 m (4.9 ft)	3 m (9.8 ft)

- b) No Accessory Building shall be located nearer to the Front Lot Line than the front wall of the Principal Building, except Garages and Accessory Coach Houses with a maximum height not greater than 4 metres (13 feet) above Average Natural Grade, which may be located nearer to the Front Lot Line than the front wall of the Principal Building, but not within 3 metres (9.8 feet) of the Front Lot Line (See Figure 6 for illustration).

Figure 6. Accessory Building Front Setback Illustration (RS-1)



- c) Notwithstanding (a), Fences and Retaining Walls may be built at the property line.
- d) Notwithstanding (a), in cases where the rear lot line is the high water mark, the minimum Rear Lot Line setback shall be 7.5 m (24.6 feet) for all Principal Buildings, Accessory Buildings, and Accessory Structures (see Section 215).

302.8 Buildings and Structures

- a) The maximum number and maximum height of Principal Buildings, Accessory Buildings, and Accessory Structures shall be in accordance with the following table:

	Maximum Number	Maximum Height
Principal Buildings	1	9.6 m (31.5 ft) ^(b)
Accessory Buildings	1 ^(f)	7 m (23.0 ft)
Accessory Structures	Not Applicable	3 m (9.8 ft) ^(e)

- b) No portion of the building shall be greater in height than 11.7 metres to be measured from the lowest finished grade adjacent to any exterior wall to the highest part of the building.
- c) The Roof Drip Line of any accessory building shall not at any point project into a required setback more than 60 centimetres (23.6 inches).
- d) All exterior perimeter of an accessory building shall rise vertically at 90 degrees from the foundation throughout the fullest vertical extension of the exterior wall.
- e) Maximum height of Fences and Retaining Walls are subject to Section 219.
- f) Where an Accessory Building is only used for sewage disposal components, the Accessory Building shall not be included in the determination of the permitted number of Accessory Buildings permitted on the parcel.

302.9 Off-Street Parking

- a) Off-street parking spaces shall be provided on the same lot as the use being served in accordance with the following requirements:
 - i. Minimum of 2 spaces per principal Single Family Residential Use;
 - ii. Minimum of 1 space per non-resident employee for Accessory Home-Based Business Use;
 - iii. Minimum of 1 space per Accessory Secondary Suite Use; and
 - iv. Minimum of 1 space per Accessory Coach House Use.

302.10 Sustainability (enactment shall come into force and effect on September 27, 2018)

- a) All new construction for Principal and conditioned Accessory Buildings built under Part 9 of the BC Building Code shall fulfill the requirements of Step 3 of the BC Energy Step Code.
- b) All new construction for Principal and conditioned Accessory Buildings built under Part 3 of the BC Building Code shall fulfill the requirements of Step 2 of the BC Energy Step Code.

302.11 Special Conditions

- a) Signage
 - i. Signage shall be limited to that permitted pursuant to Section 210 (h) – Home Based Business use.

Section 303: Duplex or One or Two-House Zone (RM-1)

303.1 Intent

This zone is intended to permit the development of a Duplex Residential Use or two Single Family Residential Uses on residential land that is at least 2 acres (0.8 hectares) or the development of a Single Family Residential Use.

303.2 Permitted Principal Uses

- a) One Single Family Residential Use
- b) One Duplex Residential Use on a lot greater than or equal to 2 acres
- c) Two Single Family Residential Uses on a lot greater than or equal to 2 acres
- d) Properties with lot sizes less than 2 acres at the time of enactment of this Bylaw with an existing Duplex or Two Single Family Residential Uses shall be permitted to maintain that existing use.

303.3 Permitted Accessory Uses

- a) Home-Based Business Use (subject to the requirements of Section 210)
- b) One (1) Accessory Secondary Suite Use (subject to the requirements of Section 213) or one (1) Accessory Coach House Use (subject to the requirements of Section 214) per Principal Residential Use.
- c) Accessory Parking Use

303.4 Floor Area and Floor Area Ratio (FAR)

- a) Maximum Gross Floor Area of all Principal and Accessory Buildings shall be limited to those determined by the calculations set out in the table below, excluding those areas listed in Section 208 of this Bylaw:

Lot Area	Maximum Gross Floor Area Calculation
0 – 1,208 sq m (0 – 13,003 sq ft)	= (Lot Area x 0.06) + 502 sq m
1,209 sq m – 2,137 sq m (13,014 sq ft – 23,002 sq ft)	= (Lot Area x 0.07) + 492 sq m
2,138 sq m – 4,738 sq m (23,013 sq ft – 51,000 sq ft)	= (Lot Area x 0.025) + 589 sq m
4,739 sq m – 8,083 sq m (51,010 sq ft - 87,005 sq ft)	= (Lot Area x 0.044) + 499 sq m
> 8,083 sq m (> 87,005 sq ft)	855 sq m (9,203 sq ft)

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- b) In addition to (a), the Maximum FAR or Gross Floor Area for a Principal Building that exists or for which a building permit has been issued as of the enactment of this Bylaw shall be the FAR or Gross Floor Area at that time or the maximum allowable FAR or Gross Floor Area in subsection (a), whichever is greater.
- c) Where two houses are proposed on a single property greater than two (2) acres in area, the Maximum Gross Floor Area of each Principal Building and its associated Accessory Building shall be determined using the table above based on half the total lot area.
- d) Where two houses are proposed on a single property greater than two (2) acres in area, a separation of 3 m (9.84 ft) must be provided between the two buildings.
- e) A Principal Building shall have a Gross Floor Area of not less than 75 square metres (807.3 square feet) and have a building width of not less than 7.5 metres (24.6 feet).
- f) The maximum Gross Floor Area of all Accessory Buildings on a parcel shall not exceed 150 square metres (1,615 square feet) and the maximum building footprint of all Accessory Buildings on a parcel shall not exceed 92.9 square metres (1,000 square feet).
- g) (See also: Section 217 – Undersized Parcels).

303.5 Subdivision of Land

- a) Minimum lot area – 1.0 acre

303.6 Site Coverage

- a) Maximum 40%

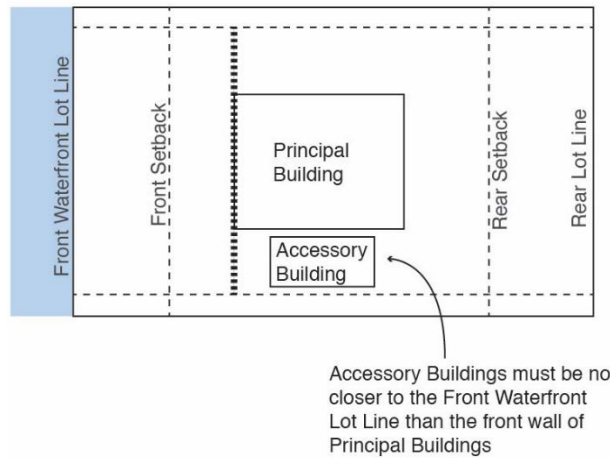
303.7 Minimum Building Setbacks

- a) Minimum building setbacks shall be in accordance with the following table:

Use	Front Lot Line	Rear Lot Line	Exterior Side Lot Line	Interior Side Lot Line	Lot Line Exterior Forested Land
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft) (d)	3 m (9.8 ft)	1.5 m (4.9 ft)	3 m (9.8 ft)
Accessory Buildings and Accessory Structures	See(b)	1.5 m (4.9 ft) (d)	3 m (9.8 ft)	1.5 m (4.9 ft)	3 m (9.8 ft)

- b) No Accessory Building shall be located nearer to the Front Waterfront Lot Line than the front wall of the Principal Building. (See Figure 8 for illustration).

Figure 8. Accessory Building Front Setback Illustration (RM-1 front waterfront)



- c) Notwithstanding (a), Fences and Retaining Walls may be built at the property line.
- d) Notwithstanding (a), in cases where the Front Lot Line is the high water mark, the minimum Front Lot Line setback shall be 7.5 m (24.6 feet) for all Principal Buildings, Accessory Buildings, and Accessory Structures (see Section 215).

303.8 Buildings and Structures

- a) The maximum number and maximum height of Principal Buildings, Accessory Buildings, and Accessory Structures shall be in accordance with the following table:

	Maximum Number	Maximum Height
Principal Buildings	2	9.6 m (31.5 ft) ^(b)
Accessory Buildings	2	7 m (23.0 ft)
Accessory Structures	Not Applicable	3 m (9.8 ft) ^(c)

- b) No portion of the building shall be greater in height than 11.7 metres to be measured from the lowest finished grade adjacent to any exterior wall to the highest part of the building.
- c) The Roof Drip Line of any accessory building shall not at any point project into a required setback more than 60 centimetres (23.6 inches).
- d) All exterior perimeter of an accessory building shall rise vertically at 90 degrees from the foundation throughout the fullest vertical extension of the exterior wall.
- e) Maximum height of Fences and Retaining Walls are subject to Section 219.
- f) Where an Accessory Building is only used for sewage disposal components, the Accessory Building shall not be included in the determination of the permitted number of Accessory Buildings permitted on the parcel.

303.9 Off-Street Parking

- a) Not Applicable.

303.10 Sustainability (enactment shall come into force and effect on September 27, 2018)

- a) All new construction for Principal and conditioned Accessory Buildings built under Part 9 of the BC Building Code shall fulfill the requirements of Step 3 of the BC Energy Step Code.
- b) All new construction for Principal and conditioned Accessory Buildings built under Part 3 of the BC Building Code shall fulfill the requirements of Step 2 of the BC Energy Step Code.

303.11 Special Conditions

- a) Signage
 - i. Signage shall be limited to that permitted pursuant to Section 210 (h)
 - Home Based Business use.

Section 304: Farrer Cove South Zone (RM-2)

304.1 Intent

This zone is intended to permit the development of a Duplex Residential Use or two Single Family Residential Uses on residential land that is at least 2 acres (0.8 hectares) or the development of a Single Family Residential Use in Farrer Cove South.

304.2 Permitted Principal Uses

- a) One Single Family Residential Use
- b) One Duplex Residential Use on a lot greater than or equal to 2 acres
- c) Two Single Family Residential Uses on a lot greater than or equal to 2 acres
- d) Properties with lot sizes less than 2 acres at the time of enactment of this Bylaw with an existing Duplex or Two Single Family Residential Uses shall be permitted to maintain that existing use.

304.3 Permitted Accessory Uses

- a) Home-Based Business Use (subject to the requirements of Section 210)
- b) One (1) Accessory Secondary Suite Use (subject to the requirements of Section 213) or one (1) Accessory Coach House Use (subject to the requirements of Section 214) per Principal Residential Use.
- c) Accessory Parking Use

304.4 Floor Area and Floor Area Ratio (FAR)

- a) Maximum Gross Floor Area of all Principal and Accessory Buildings shall be limited to those determined by the calculations set out in the table below, excluding those areas listed in Section 208 of this Bylaw:

Lot Area	Maximum Gross Floor Area Calculation
0 – 1,208 sq m (0 – 13,003 sq ft)	= (Lot Area x 0.06) + 502 sq m
1,209 sq m – 2,137 sq m (13,014 sq ft – 23,002 sq ft)	= (Lot Area x 0.07) + 492 sq m
2,138 sq m – 4,738 sq m (23,013 sq ft – 51,000 sq ft)	= (Lot Area x 0.025) + 589 sq m
4,739 sq m – 8,083 sq m (51,010 sq ft - 87,005 sq ft)	= (Lot Area x 0.044) + 499 sq m
> 8,083 sq m (> 87,005 sq ft)	855 sq m (9,203 sq ft)

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- b) In addition to (a), the Maximum FAR or Gross Floor Area for a Principal Building that exists or for which a building permit has been issued as of the enactment of this Bylaw shall be the FAR or Gross Floor Area at that time or the maximum allowable FAR or Gross Floor Area in subsection (a), whichever is greater.
- c) Where two houses are proposed on a single property greater than or equal to two (2) acres in area, the Maximum Gross Floor Area of each Principal Building and its associated Accessory Building shall be determined using the table above based on half the total lot area.
- d) Where two houses are proposed on a single property greater than or equal to two (2) acres in area, a separation of 3 m (9.84 ft) must be provided between the two buildings.
- e) A Principal Building shall have a Gross Floor Area of not less than 75 square metres (807.3 square feet) and have a building width of not less than 7.5 metres (24.6 feet).
- f) The maximum Gross Floor Area of all Accessory Buildings on a parcel shall not exceed 150 square metres (1,615 square feet) and the maximum building footprint of all Accessory Buildings on a parcel shall not exceed 92.9 square metres (1,000 square feet).
- g) (See also: Section 217 – Undersized Parcels).

304.5 Subdivision of Land

- a) Minimum lot area – 1.0 acre

304.6 Site Coverage

- a) Maximum 40%

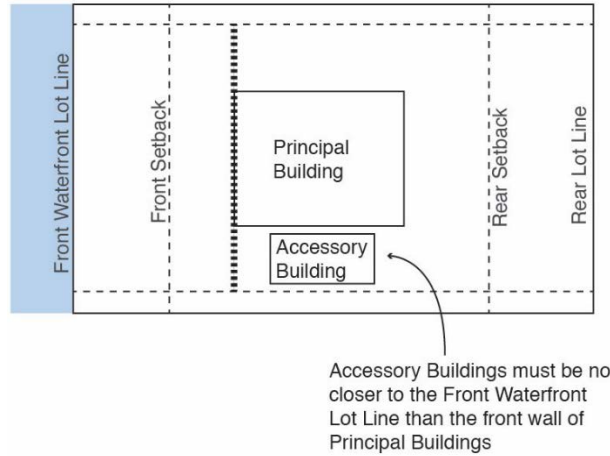
304.7 Minimum Building Setbacks

- a) Minimum building setbacks shall be in accordance with the following table:

Use	Front Waterfront Lot Line	Rear Lot Line	Exterior Side Lot Line	Interior Side Lot Line
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3 m (9.8 ft)	1.5 m (4.9 ft)
Accessory Buildings and Accessory Structures	See ^(b)	1.5 m (4.9 ft) ^(d)	3 m (9.8 ft)	1.5 m (4.9 ft)

- b) No Accessory Building shall be located nearer to the Front Waterfront Lot Line than the front wall of the Principal Building. (See Figure 9 for illustration)

Figure 9. Accessory Building Front Setback Illustration (RM-2 front waterfront)



- c) Notwithstanding (a), Fences and Retaining Walls may be built at the property line.
- d) Notwithstanding (a), in cases where the Front Lot Line is the high water mark, the minimum Front Lot Line setback shall be 7.5 m (24.6 feet) for all Principal Buildings, Accessory Buildings, and Accessory Structures (see Section 215).

304.8 Buildings and Structures

- a) The maximum number and maximum height of Principal Buildings, Accessory Buildings, and Accessory Structures shall be in accordance with the following table:

	Maximum Number	Maximum Height
Principal Buildings	2	9.6 m (31.5 ft) ^(b)
Accessory Buildings	2	7 m (23.0 ft)
Accessory Structures	Not Applicable	3 m (9.8 ft) ^(e)

- b) No portion of the building shall be greater in height than 11.7 metres to be measured from the lowest finished grade adjacent to any exterior wall to the highest part of the building.
- c) The Roof Drip Line of any accessory building shall not at any point project into a required setback more than 60 centimetres (23.6 inches).
- d) All exterior perimeter of an accessory building shall rise vertically at 90 degrees from the foundation throughout the fullest vertical extension of the exterior wall.
- e) Maximum height of Fences and Retaining Walls are subject to Section 219.
- f) Where an Accessory Building is only used for sewage disposal components, the Accessory Building shall not be included in the determination of the permitted number of Accessory Buildings permitted on the parcel.

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304.9 Off-Street Parking

- a) Not Applicable.

304.10 Sustainability (enactment shall come into force and effect on September 27, 2018)

- a) All new construction for Principal and conditioned Accessory Buildings built under Part 9 of the BC Building Code shall fulfill the requirements of Step 3 of the BC Energy Step Code.
- b) All new construction for Principal and conditioned Accessory Buildings built under Part 3 of the BC Building Code shall fulfill the requirements of Step 2 of the BC Energy Step Code.

304.11 Special Conditions

- a) Signage
 - i. Signage shall be limited to that permitted pursuant to Section 210 (h)
– Home Based Business use.

Section 305: Duplex or Four-House Zone (RM-3)

305.1 Intent

This zone is intended to permit the development of a Duplex Residential Use or between two to four Single Family Residential Uses on residential land that is 1 acre (0.4 hectares) or more.

305.2 Permitted Principal Uses

- a) One Duplex Residential Use; or
- b) Two to four Single Family Residential Uses.

305.3 Permitted Accessory Uses

- a) Home-Based Business Use (subject to the requirements of Section 210)
- b) One (1) Accessory Secondary Suite Use (subject to the requirements of Section 213) or one (1) Accessory Coach House Use (subject to the requirements of Section 214) per Principal Residential Use.
- c) Accessory Parking Use

305.4 Floor Area and Floor Area Ratio (FAR)

- a) Maximum Gross Floor Area of all Principal and Accessory Buildings shall be limited to those determined by the calculations set out in the table below, excluding those areas listed in Section 208 of this Bylaw:

Lot Area	Maximum Gross Floor Area Calculation
4,046 sq m – 4,738 sq m (43,551 sq ft – 51,000 sq ft)	= (Lot Area x 0.025) + 589 sq m
4,739 sq m – 8,083 sq m (51,010 sq ft - 87,005 sq ft)	= (Lot Area x 0.044) + 499 sq m
> 8,083 sq m (> 87,005 sq ft)	855 sq m (9,203 sq ft)

- b) In addition to (a), the Maximum FAR or Gross Floor Area for a Principal Building that exists or for which a building permit has been issued as of the enactment of this Bylaw shall be the FAR or Gross Floor Area at that time or the maximum allowable FAR or Gross Floor Area in subsection (a), whichever is greater.
- c) A Principal Building shall have a Gross Floor Area of not less than 75 square metres (807.3 square feet) and have a building width of not less than 7.5 metres (24.6 feet).
- d) The maximum Gross Floor Area of all Accessory Buildings on a parcel shall not exceed 150 square metres (1,615 square feet) and the maximum building footprint of all Accessory Buildings on a parcel shall not exceed 92.9 square metres (1,000 square feet).

Village of Belcarra Zoning Bylaw No. 510, 2018

305.5 Subdivision of Land

- a) Minimum lot area – 1.0 acre
- b) Minimum lot width: 10% of the perimeter of the lot

305.6 Site Coverage

- a) Maximum 40%

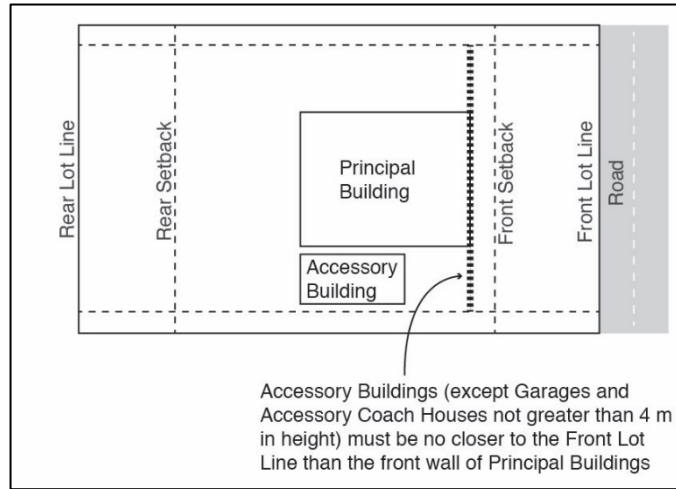
305.7 Minimum Building Setbacks

- a) Minimum building setbacks shall be in accordance with the following table:

Use	Front Lot Line	Rear Lot Line	Exterior Side Lot Line	Interior Side Lot Line
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3 m (9.8 ft)	1.5 m (4.9 ft)
Accessory Buildings and Accessory Structures	See ^{(b)(c)(d)}	1.5 m (4.9 ft) ^(d)	3 m (9.8 ft) ^(d)	1.5 m (4.9 ft) ^(d)

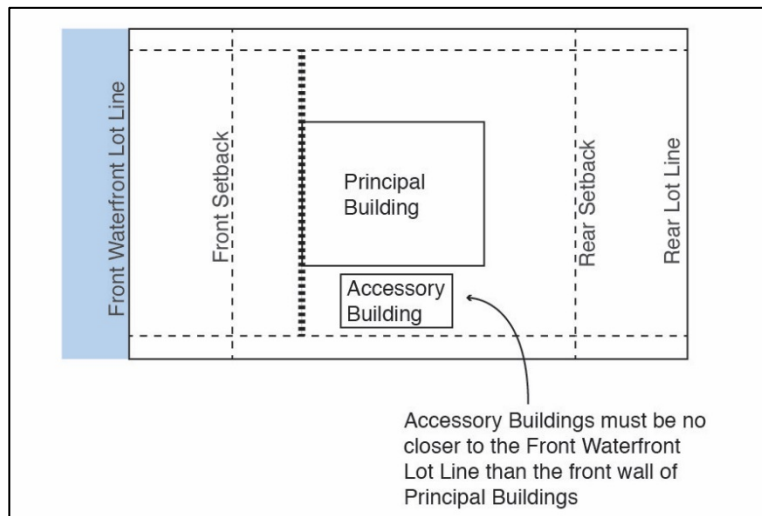
- b) For properties with public road access:
 - i. No Accessory Building shall be located nearer to the Front Lot Line than the front wall of the Principal Building, except Garages and Accessory Coach Houses with a maximum height not greater than 4 metres (13 feet) above Average Natural Grade, which may be located nearer to the Front Lot Line than the front wall of the Principal Building, but not within 3 metres (9.8 feet) of the Front Lot Line (See Figure 10 for illustration).

Figure 10. Accessory Building Front Setback Illustration (RM-3 no waterfront)



- c) For properties with no public road access:
- d) No Accessory Building shall be located nearer to the Front Waterfront Lot Line than the front wall of the Principal Building. (See Figure 11 for illustration).

Figure 11. Accessory Building Front Setback Illustration (RM-3 front waterfront)



- e) Notwithstanding (a), Fences and Retaining Walls may be built at the property line.
- f) Notwithstanding (a), in cases where the Front Lot Line is the high water mark, the minimum Front Lot Line setback shall be 7.5 m (24.6 feet) for all Principal Buildings, Accessory Buildings, and Accessory Structures (see Section 215).

305.8 Buildings and Structures

- a) The maximum number and maximum height of Principal Buildings, Accessory Buildings, and Accessory Structures shall be in accordance with the following table:

	Maximum Number	Maximum Height
Principal Buildings	4	9.6 m (31.5 ft) ^(b)
Accessory Buildings	4	7 m (23.0 ft)
Accessory Structures	Not Applicable	3 m (9.8 ft) ^(c)

- b) No portion of the building shall be greater in height than 11.7 metres to be measured from the lowest finished grade adjacent to any exterior wall to the highest part of the building.
- c) The Roof Drip Line of any accessory building shall not at any point project into a required setback more than 60 centimetres (23.6 inches).
- d) All exterior perimeter of an accessory building shall rise vertically at 90 degrees from the foundation throughout the fullest vertical extension of the exterior wall.
- e) Maximum height of Fences and Retaining Walls are subject to Section 119.
- f) Where an Accessory Building is only used for sewage disposal components, the Accessory Building shall not be included in the determination of the permitted number of Accessory Buildings permitted on the parcel.

305.9 Off-Street Parking

- a) Off-street parking spaces shall be provided on the same lot as the use being served in accordance with the following requirements:
- i. Minimum of 2 spaces per Duplex unit or per Single Family Residential Use
 - ii. Minimum of 1 space per non-resident employee for Accessory Home-Based Business Use
 - iii. Minimum of 1 space per Accessory Secondary Suite Use
 - iv. Minimum of 1 space per Accessory Coach House Use

305.10 Sustainability (enactment shall come into force and effect on September 27, 2018)

- a) All new construction for Principal and conditioned Accessory Buildings built under Part 9 of the BC Building Code shall fulfill the requirements of Step 3 of the BC Energy Step Code.
- b) All new construction for Principal and conditioned Accessory Buildings built under Part 3 of the BC Building Code shall fulfill the requirements of Step 2 of the BC Energy Step Code.

Village of Belcarra Zoning Bylaw No. 510, 2018

305.11 Special Conditions

- a) Signage
 - i. Signage shall be limited to that permitted pursuant to Section 210 (h)
– Home Based Business use.

Section 400: Civic Institutional Zones

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Section 401: Civic Institutional (CI-1)

401.1 Intent

This zone is intended to provide land for the purpose of accommodating facilities owned and operated by a government agency or non-profit organizations.

401.2 Permitted Principal Uses

- a) Civic Use
- b) Public Service Use
- c) Assembly Use

401.3 Permitted Accessory Uses

- a) Accessory Single Family Residential Use
- b) Accessory Uses

401.4 Floor Area and Floor Area Ratio (FAR)

Not Applicable

401.5 Subdivision of Land

- a) Minimum lot area – Not Applicable
- b) Minimum lot width: 10% of the perimeter of the lot

401.6 Site Coverage

- a) Maximum 40%

401.7 Minimum Building Setbacks

Use	Front Lot Line	Rear Lot Line	Exterior Side Lot Line	Interior Side Lot Line
Principal Building	7.5 m (24.6 ft)	6 m (19.7 ft)	6 m (19.7 ft)	6 m (19.7 ft)
Accessory Buildings and Accessory Structures	7.5 m (24.6 ft)	6 m (19.7 ft)	6 m (19.7 ft)	6 m (19.7 ft)

401.8 Buildings and Structures

	Maximum Number	Maximum Height
Principal Buildings	1	10.7 m (35.1 ft)
Accessory Buildings and Accessory Structures	Not Applicable	4.5 m (14.8 ft)

401.9 Off-Street Parking

- (1) Off-street parking spaces shall be provided on the same lot as the use being served in accordance with the following requirements:
- a) Civic or Assembly Use – 1 space per 12 square metres (129.2 square feet) of gross floor area;
 - b) Public Service Use – no parking required;
 - c) Accessory Single Residential Use – 1 space.

401.10 Sustainability (enactment shall come into force and effect on September 27, 2018)

- a) All new construction for Principal and conditioned Accessory Buildings built under Part 9 of the BC Building Code shall fulfill the requirements of Step 3 of the BC Energy Step Code.
- b) All new construction for Principal and conditioned Accessory Buildings built under Part 3 of the BC Building Code shall fulfill the requirements of Step 2 of the BC Energy Step Code.

401.11 Special Conditions

- (1) Signage
- Signs and other visual advertising devices shall be limited to either:
- a) a single unilluminated board or sign not exceeding 0.4 square metres (4.3 square feet) in area, placed flat against an exterior wall of a building;
 - b) a free-standing unilluminated board or sign not exceeding 0.4 square metres (4.3 square feet) in area; or
 - c) individual letters attached to the exterior wall of a building, each letter not exceeding 50 square centimetres in area.

Section 500: Park Zones

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Section 501: Regional Park (P-1)

501.1 Intent

This zone provides for the location, preservation and development of public land for park uses within Belcarra Regional Park.

501.2 Permitted Principal Uses

- a) Park Facilities
- b) Parking Area
- c) Passive Outdoor Recreation Use
- d) Boat Launch (Cartop) Use
- e) Single Family Residential Use

501.3 Permitted Accessory Uses

- a) Accessory Single Family Residential Use
- b) Accessory Uses
- c) Telecommunications equipment on that portion of Belcarra Regional Park identified on Schedule “A” attached hereto this bylaw and generally identified as Drawing(s) No. 3018-S7, 3018-A3, 3018-A3B and 3018-A1

501.4 Floor Area and Floor Area Ratio (FAR)

Not Applicable

501.5 Subdivision of Land

- a) Minimum lot area – Not Applicable
- b) Minimum lot width – Not Applicable

501.6 Site Coverage

Not Applicable

501.7 Minimum Building Setbacks

Use	Front Lot Line	Rear Lot Line	Exterior Side Lot Line	Interior Side Lot Line
Principal Building	7.5 m (24.6 ft) ^(a)	7.5 m (24.6 ft) ^(a)	7.5 m (24.6 ft) ^(a)	7.5 m (24.6 ft) ^(a)
Accessory Buildings and Accessory Structures	7.5 m (24.6 ft) ^(a)	7.5 m (24.6 ft) ^(a)	7.5 m (24.6 ft) ^(a)	7.5 m (24.6 ft) ^(a)

- a) In the case where the abutting property is zoned a Residential Zone, no building shall be located within 30 metres (98.4 feet) of the property line, except for a building used as an Accessory Single Residential Dwelling, which shall not be located within 7.5 metres (24.6 feet) of the property line.

501.8 Buildings and Structures

	Maximum Number	Maximum Height
Principal Buildings	Not Applicable	10.7 m (35.1 ft)
Accessory Buildings and Accessory Structures	Not Applicable	10.7 m (35.1 ft)

501.9 Off-Street Parking

- (1) Off-street parking spaces shall be provided on the same lot as the use being served in accordance with the following requirements:
- a) Park Facilities – 1 space per 50 square metres (4.6 feet) of Gross Floor Area.

501.10 Sustainability (enactment shall come into force and effect on September 27, 2018)

- a) All new construction for Principal and conditioned Accessory Buildings built under Part 9 of the BC Building Code shall fulfill the requirements of Step 3 of the BC Energy Step Code.
- b) All new construction for Principal and conditioned Accessory Buildings built under Part 3 of the BC Building Code shall fulfill the requirements of Step 2 of the BC Energy Step Code.

Village of Belcarra Zoning Bylaw No. 510, 2018

501. 11 Special Conditions

(1) Watershed Protection

- a) Use and/or development of land zoned P-1 and P-2 shall be subject to Section 221 of this Bylaw – Watershed Protection.

Section 502: Provincial Park (P-2)

502.1 Intent

This zone is intended to apply to land within the Indian Arm Provincial Park.

502.2 Permitted Principal Uses

- a) Passive Outdoor Recreation Use

502.3 Permitted Accessory Uses

- a) Accessory Uses

502.4 Floor Area and Floor Area Ratio (FAR)

Not Applicable

502.5 Subdivision of Land

- a) Minimum lot area – Not Applicable
- b) Minimum lot width – Not Applicable

502.6 Site Coverage

Not Applicable

502.7 Minimum Building Setbacks

Not Applicable

502.8 Buildings and Structures

	Maximum Number	Maximum Height
Principal Buildings	Not Applicable	4 m (13.1 ft)
Accessory Buildings and Accessory Structures	Not Applicable	4 m (13.1 ft)

502.9 Off-Street Parking

Not Applicable

502.10 Sustainability (enactment shall come into force and effect on September 27, 2018)

- a) All new construction for Principal and conditioned Accessory Buildings built under Part 9 of the BC Building Code shall fulfill the requirements of Step 3 of the BC Energy Step Code.
- b) All new construction for Principal and conditioned Accessory Buildings built under Part 3 of the BC Building Code shall fulfill the requirements of Step 2 of the BC Energy Step Code.

502.11 Special Conditions

- (1) The use of Accessory Buildings and Structures shall be limited to servicing and maintenance activities such as public washrooms;
- (2) Boat launching facilities shall not be permitted.

Section 600: Rural Zones

This page left blank intentionally.

Section 601: Rural (R-1)

601.1 Intent

This zone is intended to apply to land that is required for either the supply of domestic water to Village residents or for future park use.

601.2 Permitted Principal Uses

Not Applicable

601.3 Permitted Accessory Uses

Not Applicable

601.4 Floor Area and Floor Area Ratio (FAR)

Not Applicable

601.5 Subdivision of Land

Not Applicable

601.6 Site Coverage

Not Applicable

601.7 Minimum Building Setbacks

Not Applicable

601.8 Buildings and Structures

Not Applicable

601.9 Off-Street Parking

Not Applicable

601.10 Special Conditions

- a) Land within the Residential Zones may be used for the catchment, containment and diversion of water;
- b) Land within the Residential Zones shall remain undisturbed in a natural state;
- c) Land within the Residential Zones shall be subject to Section 221 of this Bylaw – Watershed Protection.

Section 700: Marine Zones

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Section 701: Marine 1 (W-1)

701.1 Intent

This zone provides for the development of water-oriented uses in compatibility with the adjacent residential uses and public recreation area.

701.2 Permitted Principal Uses

- a) Floats, wharves, piers and walkways necessary for practical access to property immediately abutting the foreshore except a Wharfage Facility (Group) and Wharfage Facility (Shared);
- b) Recreational vessel moorage;
- c) Marine parks.

701.3 Permitted Accessory Uses

Not Applicable

701.4 Floor Area and Floor Area Ratio (FAR)

Not Applicable

701.5 Subdivision of Land

Not Applicable

701.6 Site Coverage

Not Applicable

701.7 Minimum Building Setbacks

Not Applicable

701.8 Buildings and Structures

Not Applicable

701.9 Off-Street Parking

Not Applicable

701.10 Special Conditions

- (1) No commercial or industrial activity other than private residential boat chartering and water taxi operations shall take place on a float, wharf or pier.
- (2) All floats, wharves, piers and walkways must be located within the boundaries of water licence or sublicence of occupation granted or approved by the Vancouver Fraser Port Authority and, where applicable, the Village of Belcarra. Vessels navigating the harbour and their mooring, berthing, etc. are subject to the regulation and control of the Vancouver Fraser Port Authority.
- (3) No float or wharf shall extend any further distance from the shore than is necessary for boat access and in cases where the length may exceed 45 metres (147.6 feet), shall in no event extend beyond a point where there is more than 2.5 metres (8.2 feet) depth of water at extreme low Spring tides.
- (4) No section of a float or wharf shall exceed a width of 6 metres (19.7 feet), except for a maximum of 2 wharf fingers, each of which may have a length of no more than 7.5 metres (24.6 feet) and a width of no more than 1.2 metres (3.9 feet). (Note: No portion of an access walkway that connects a public road to a float or wharf shall exceed a width of 2 metres (6.6 feet).)
- (5) No building, shed or structure may be erected on any float or wharf in this zone other than necessary posts to carry lighting fixtures and the necessary wiring thereto together with such other posts, rails, and supports as may be necessary for safety.
- (6) Floats, wharves, piers and walkways shall be designed and constructed as to not impede pedestrian access along the public foreshore nor diminish public access to the beach.
- (7) Signage of wharfage facilities shall be restricted to improvements within the boundaries of a water license or lease, and signs shall not be situated on municipally administered lands.
- (8) Float homes and houseboats shall not be permitted.
- (9) All discharged effluent shall be from a certified treatment system that complies with the standards for sewage discharge into a marine environment as established by the responsible authority.
- (10) The maximum length of a wharf shall not exceed 17 metres (55.8 feet).

Section 702: Marine 2 (W-2)

702.1 Intent

This zone is intended to accommodate group wharfage facilities.

702.2 Permitted Principal Uses

- a) Wharfage Facility (Group);
- b) All uses permitted within the W-1 zone.

702.3 Permitted Accessory Uses

Not Applicable

702.4 Floor Area and Floor Area Ratio (FAR)

Not Applicable

702.5 Subdivision of Land

Not Applicable

702.6 Site Coverage

Not Applicable

702.7 Minimum Building Setbacks

Not Applicable

702.8 Buildings and Structures

Not Applicable

702.9 Off-Street Parking

Not Applicable

702.10 Special Conditions

- a) All uses shall comply with Section 701.10 of the Marine 1 (W-1) zone (Special Conditions), except for Section 701.10 (4).
- b) No section of a float or wharf shall exceed a width of 6 metres (19.7 feet), except for a maximum of 3 wharf fingers, each of which may have a length of no more than 7.5 metres (24.6 feet) and a width of no more than 1.2 metres (3.9 feet). (Note: No portion of an access walkway that connects a public road to a float or wharf shall exceed a width of 2 metres (6.6 feet).

Section 703: Marine 3 (W-3)

703.1 Intent

This zone is intended to accommodate shared wharfage facilities.

703.2 Permitted Principal Uses

- a) Wharfage Facility (Shared);
- b) All uses permitted within the W-1 zone.

703.3 Permitted Accessory Uses

Not Applicable

703.4 Floor Area and Floor Area Ratio (FAR)

Not Applicable

703.5 Subdivision of Land

Not Applicable

703.6 Site Coverage

Not Applicable

703.7 Minimum Building Setbacks

Not Applicable

703.8 Buildings and Structures

Not Applicable

703.9 Off-Street Parking

Not Applicable

703.10 Special Conditions

- a) All uses shall comply with Section 701.10 of the Marine 1 (W-1) zone (Special Conditions), except for Section 701.10 (4).
- b) No section of a float or wharf shall exceed a width of 6 metres (19.7 feet), except for a maximum of 3 wharf fingers, each of which may have a length of no more than 7.5 metres (24.6 feet) and a width of no more than 1.2 metres (3.9 feet). (Note: No portion of an access walkway that connects a public road to a float or wharf shall exceed a width of 2 metres (6.6 feet).

Section 800: Subdivision of Land

800.1 Regulation of Subdivision

- (1) The purpose of this Division is to regulate the minimum dimensions and area of parcels of land which may be created by subdivision.

800.2 Minimum Lot Size and Width

- (1) The size and width of a parcel to be created by subdivision and which may lawfully be used as the site for a building shall not be less than the minimum dimensions and area for the construction of buildings or dwellings, as set out in the minimum lot size and width statement in the applicable zoning district schedule, where such minimum area and width have been specified.

800.3 Minimum Frontage

- (1) No parcel of land in any proposed subdivision, excepting those parcels designated RM-1 or RM-2, shall have less than 10% of its perimeter fronting on a highway, in accordance with Section 512 of the Local Government Act. For parcels designated RM-1 or RM-2, the minimum frontage shall be 15 metres (49.2 feet). This regulation may be relaxed by the Council upon application by the property owner.
- (2) Notwithstanding Section 800.3 (1), the minimum frontage for parcels of land in a cul-de-sac subdivision may be less than 10% of the perimeter of the parcel, provided that the minimum frontage is not less than 15 metres (49.2 feet) and the width of the lot is not less than 20 metres (65.6 feet) measured 10 metres (32.8 feet) back in a perpendicular manner from the front lot line.

800.4 Parcels Exempt from Minimum Lot Size Requirements

- (1) The consolidation of two or more parcels into a single parcel is permitted, notwithstanding that the consolidated parcel may not comply with the minimum parcel size requirement as specified in the zoning district in which the new parcel is situated.
- (2) The realignment of property lines to create new parcels may be permitted provided that:
 - a) the number of new parcels created by subdivision would be equal to or less than the number of parcels that existed prior to the subdivision, and;
 - b) the boundary change would not result in the creation of a parcel having less than 80% of the area of any of the original parcels.

800.5 Parcel Shape

- (1) Unless the pattern of existing subdivision precludes it, and unless it is impracticable, side lot lines shall be perpendicular or radial to the adjoining highway.
- (2) No panhandle lot shall be created where the access strip is narrower than 7.5 metres (24.6 feet).

Section 900: Severability and Enforcement

900.1 Severability of Bylaw

- (1) If any Division, Section, Subsection, Sentence, Clause or Phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

900.2 Violations

- (1) Each person who contravenes any of the provisions of this Bylaw shall commit an offence against the Bylaw; and each day that such contravention continues shall constitute a separate offence.

900.3 Penalty

- (1) Each person who commits an offence against this Bylaw shall be liable on summary conviction to a penalty of up to \$5,000.00.

900.4 Entry

- (1) The Chief Administrative Officer (CAO) and the Building Inspector may enter at all reasonable times premises or lands subject to this Bylaw in order to ascertain whether the provisions of the Bylaw are being observed. Obstruction of the CAO or Building Inspector on entry, under this section, shall constitute an offence.

900.5 Administration

- (1) The Building Inspector or any other official who may be appointed by Council shall interpret and administer the provisions of this Bylaw.

Section 1000: Repeal and Effective Date

1001 – REPEAL OF PREVIOUS BYLAW

- (1) “Village of Belcarra Zoning Bylaw No. 253, 1996” and all amendments thereto are hereby repealed.

READ A FIRST TIME on March 12, 2018.

READ A SECOND TIME on March 12, 2018.

PUBLIC HEARING HELD on April 5, 2018

READ A THIRD TIME on April 9, 2018

ADOPTED by the Council on

Ralph Drew
Mayor

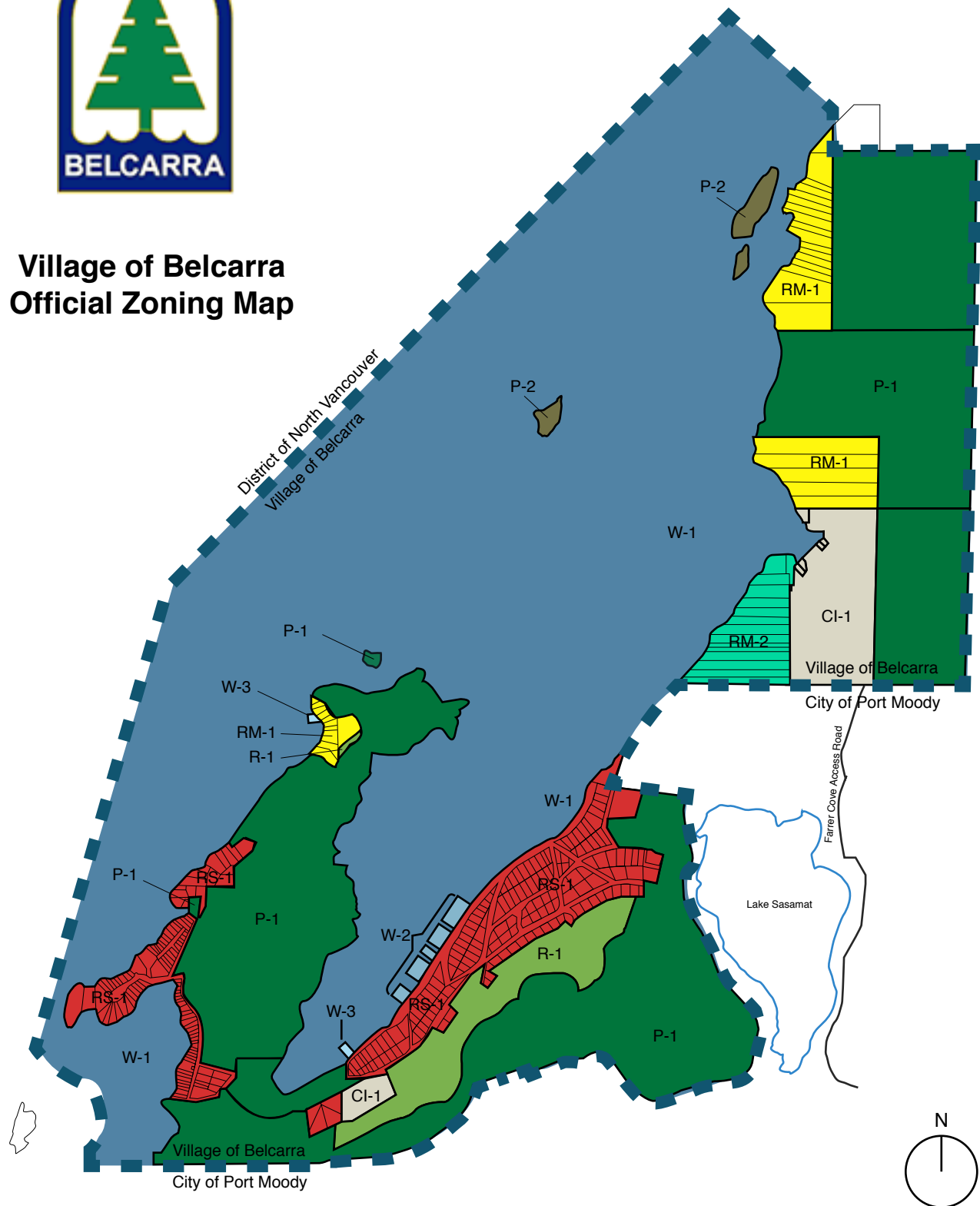
Lorna Dysart
Chief Administrative Officer

This is a certified a true copy of
(Bylaw No. 510, 2018)

Chief Administrative Officer

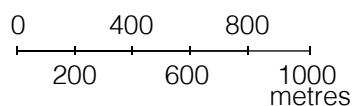


Village of Belcarra Official Zoning Map



Schedule A

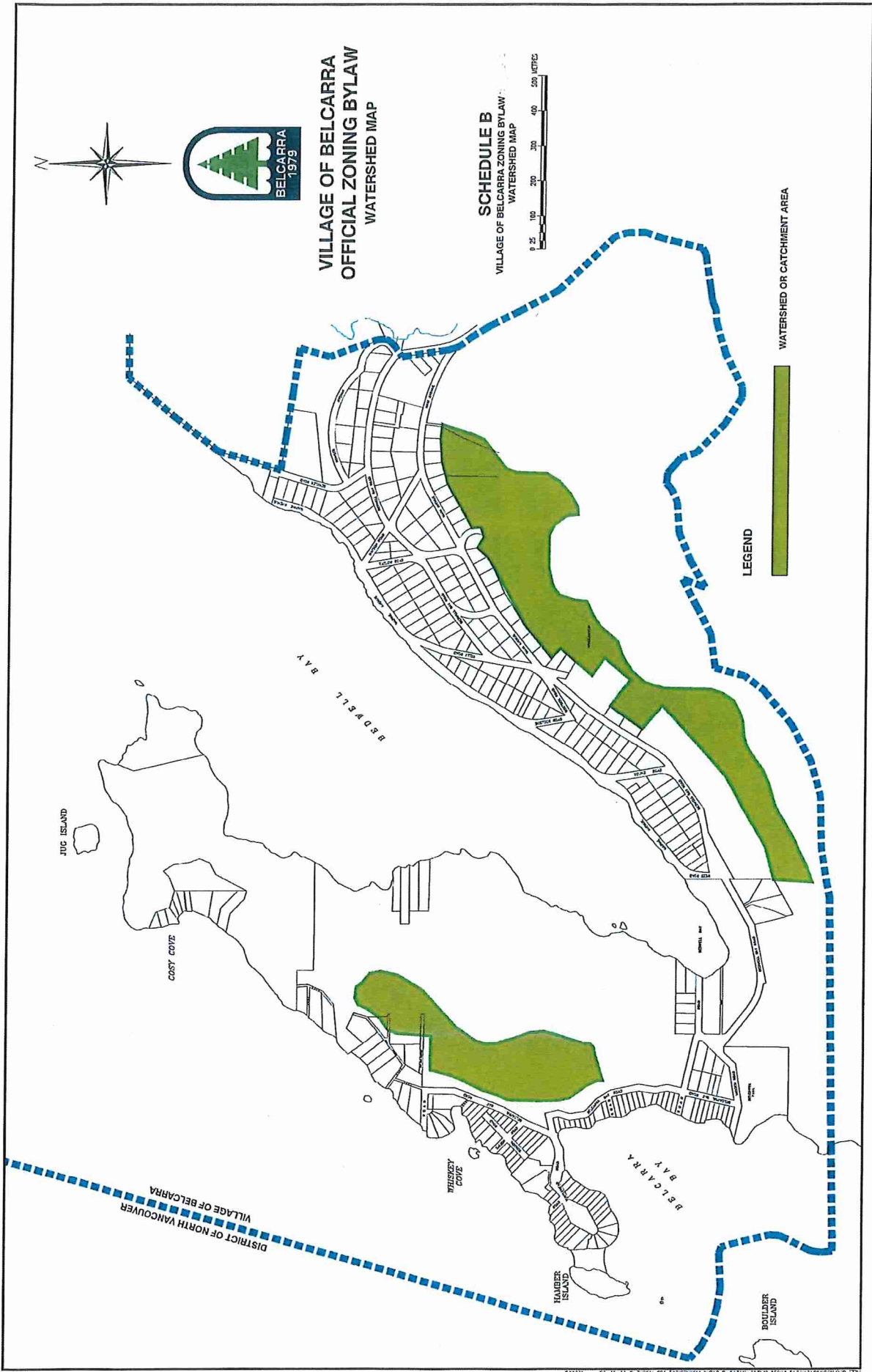
Village of Belcarra Zoning
Bylaw No 510, 2018
Consolidated Zoning Map
April 9, 2018



 RS-1 - One Family Residential Zone	 CI-1 - Civic Institutional
 RM-1 - Duplex or One or Two-House Zone *	 P-1 - Regional Park
 RM-2 - Farrer Cove South Zone *	 P-2 - Provincial Park
 RM-3 - Duplex or Four-House Zone (not prezoned)	 R-1 - Rural
 W-1 Marine 1	 W-2 - Marine 2
	 W-3 - Marine 3

* RM-1 and RM-2 properties do not front on a public road; water access

Schedule B





**VILLAGE OF BELCARRA
5-Year Financial Plan 2017- 2021
Bylaw No. 506, 2017
Amendment Bylaw No. 522, 2018**



A bylaw to amend the 5 Year Financial Plan for the year 2017.

WHEREAS pursuant to the provisions of the Community Charter stating that a municipality must have a financial plan adopted annually, by bylaw, before the 15th of May in each year;

AND WHEREAS the Municipal Council may amend the 5 Year Financial Plan for the period 2017 – 2021 inclusive;

NOW THEREFORE, the Council of the Village of Belcarra enacts as follows:

1. This Bylaw shall be cited for all purposes as the "Village of Belcarra 5 – Year Financial Plan 2017 – 2021 Bylaw No. 506, 2017 Amendment Bylaw No. 522, 2018".
2. Council hereby amends Bylaw No. 506, 2017 – 5 Year Financial Plan 2017 – 2021, for the year 2017 only, by replacing the 2017 column as set out in Schedule A, attached to and forming part of this bylaw.
3. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Read a First Time on April 9, 2018

Read a Second Time on April 9, 2018

Read a Third Time on April 9, 2018

ADOPTED by the Council on

Ralph Drew
Mayor

Lorna Dysart
Chief Administrative Officer

This is a certified a true copy of
Village of Belcarra 5 – Year Financial
Plan 2017– 2021 Bylaw No. 506, 2017
Amendment Bylaw No. 522, 2018

Chief Administrative Officer

Schedule A – Financial Plan

	2017
REVENUES	
Municipal property taxes	670,628
Water parcel taxes	233,498
Receipts in lieu of taxes	10,554
Fees and charges	
Recycle & refuse	106,314
Water services	192,749
Water connection fees	7,380
Transfers/grants, conditional	248,241
Transfers/grants, unconditional	309,396
Permits and licences	77,056
Interest and actuarial	45,313
Other revenues	20,581
	1,921,711
EXPENSES	
General Government	1,036,058
Transportation	420,937
Recycle & refuse	119,746
Water system	525,655
	2,102,396
ANNUAL DEFICT	(180,686)
Add back: Amortization and loss on disposal	310,340
Add back: Water meter Inventory use	5,522
Deduct out: Debt actuarial revenue	(19,318)
CASH AVAILABLE FROM OPERATIONS FOR CAPITAL AND RESERVES	296,545
Water debt principle repayment	(106,645)
Transfers (to) non-statutory reserves	(61,475)
Transfer (to) statutory reserves for capital	(179,994)
Transfer from statutory reserves for capital	232,256
Capital and inventory expenditures	(380,277)
TRANSFER FROM UNAPPROPRIATED SURPLUS	380,276
FINANCIAL PLAN BALANCE	-



Office of the Chair
Tel. 604-432-6215 Fax 604-451-6614

File: CR-12-01
Ref: RD 2018 Mar 23

APR 13 2018

Mayor Ralph Drew and Council
Village of Belcarra
4084 Bedwell Bay Road
Belcarra, BC V3H 4P8
VIA EMAIL: rdrew@belcarra.ca

FILE NO. 0470-01

Dear Mayor Drew and Council:

**Re: Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request
Regional Growth Strategy Amendment Bylaw No. 1263 – Hazelmere**

The City of Surrey has submitted a request to Metro Vancouver to amend *Metro 2040* by changing the regional land use designation from Rural to General Urban and to extend the Urban Containment Boundary for a 24-hectare site in the Hazelmere Valley area of Surrey, to permit the development of a 145 lot urban residential development.

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

- a) initiate the Metro 2040 minor amendment process in response to the City of Surrey's request, to amend the regional land use designation for the Hazelmere site;*
- b) give first and second reading to Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018;*
- c) direct staff to notify affected local governments as per Metro Vancouver 2040: Shaping our Future, section 6.4.2; and*
- d) direct staff to set a public hearing date.*

This letter provides notification to affected local governments and other agencies of the proposed amendment to *Metro 2040*.

This is a Type 2 minor amendment to *Metro 2040*, which requires an affirmative 2/3 weighted vote of the MVRD Board at each reading of the amending bylaw, and that a regional public hearing be held. For more information on regional growth strategy amendment procedures, please see *Metro 2040* Sections 6.3 and 6.4.

24915518

A Metro Vancouver staff report providing background information and an assessment of the proposed amendment regarding consistency with *Metro 2040* is enclosed.

Following the comment period, the MVRD Board will review all comments received, then hold a public hearing, and at a subsequent meeting consider third reading and final adoption of the amendment bylaw.

You are invited to provide written comments on this proposed amendment to *Metro 2040*. **Please provide your comments in the form of a Council resolution by May 17, 2018.**

If you have any questions with respect to the proposed amendment, please contact Terry Hoff, Senior Regional Planner, Parks Planning and Environment by phone at 604-436-6703 or by email at Terry.Hoff@metrovanancouver.org.

Yours truly,

A handwritten signature in black ink, appearing to be 'GM' with a stylized flourish.

Greg Moore
Chair, Metro Vancouver Board

GM/PN/NC/th

Encl: Report dated January 10, 2018, titled "*Metro Vancouver 2040: Shaping our Future* Land Use Designation Amendment Request from the City of Surrey – Hazelmere" (Doc #24197124)

24915518

To: Regional Planning Committee

From: Terry Hoff, Senior Regional Planner, Parks, Planning and Environment Department

Date: January 10, 2018 Meeting Date: February 2, 2018

Subject: **Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey - Hazelmere**

RECOMMENDATION

That the MVRD Board decline the City of Surrey's requested amendment to *Metro 2040* for the Hazelmere site and not proceed with a Regional Growth Strategy Amendment Bylaw.

PURPOSE

To provide the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)* to accommodate a development proposal for the Hazelmere site.

BACKGROUND

On October 23, 2017 the City of Surrey submitted a request to Metro Vancouver to amend the *Metro 2040* land use designation map to accommodate a development proposal known as Hazelmere. Surrey Council passed 1st and 2nd reading of Official Community Plan amendment bylaw No.19344 for the land use redesignation on July 24, 2017. Also on July 24, 2017, Surrey Council passed a resolution R17-2258 to submit a regional land use redesignation amendment request to Metro Vancouver, pending 3rd reading, (Attachment 1). Subsequently, on September 11, 2017, Surrey Council held a local public hearing and gave third reading to Official Community Plan amendment bylaw No. 19344. A Surrey Council decision on final adoption of Official Community Plan amendment bylaw No.19344 will be scheduled following a MVRD Board decision on the requested *Metro 2040* amendment.

In consideration of the proposed *Metro 2040* amendment, the MVRD Board may choose to deny the request, or to proceed with initiation of the amendment and a *Metro 2040* amendment bylaw. This proposed amendment is a Type 2 minor amendment to *Metro 2040*, requiring an affirmative 2/3 weighted vote of the MVRD Board at each reading and a regional public hearing.

PROPOSED METRO 2040 LAND USE DESIGNATION AMENDMENT

The requested *Metro 2040* amendment is to create a 23.7 hectare (58.6 acre) non-contiguous extension of the *Metro 2040* Urban Containment Boundary, and to redesignate the component lands from *Metro 2040* Rural to General Urban. The proposed amendment would allow for the development of a 145 lot urban single family residential subdivision, averaging ¼ acre lot size, and would facilitate the extension of the GVS&DD Fraser Sewerage Area to service the residential development.

As shown in Figure 1, the Hazelmere site currently has a Rural regional land use designation, as agreed to between the City of Surrey and Metro Vancouver in approving *Metro 2040* in 2011 and their subsequent Regional Context Statement. The site is located between 180 Street and 184 Street, extending from the international boundary (0 Avenue) and abutting the Agricultural Land Reserve (ALR) to the north and west.

The site is located at the western end of an area with a Rural regional land use designation, which is about 300 hectares in size. The majority of the Rural lands are subdivided for Rural Residential development (average 2 hectare / 5 acre estate lots adjacent to the subject site), and there are about 40 hectares of remaining large parcels with pending development applications.

Hazelmere Site Context

Parcel Size	23.7 ha (58.6 ac)
Metro 2040 Designation	Rural
Surrey OCP Designation	Agricultural
Municipal Zoning	A-1 – Agricultural
Agricultural Land Reserve Status	Not in the ALR
Proposed Metro 2040 Designation	General Urban
Proposed Residential Development	145 single family lots; average lot size approx. 1/4 acre
Sewerage Area	Outside the GVS&DD Fraser Sewerage Area

Figure 1. Metro 2040 Land Use Designation Map – Location of Subject Site

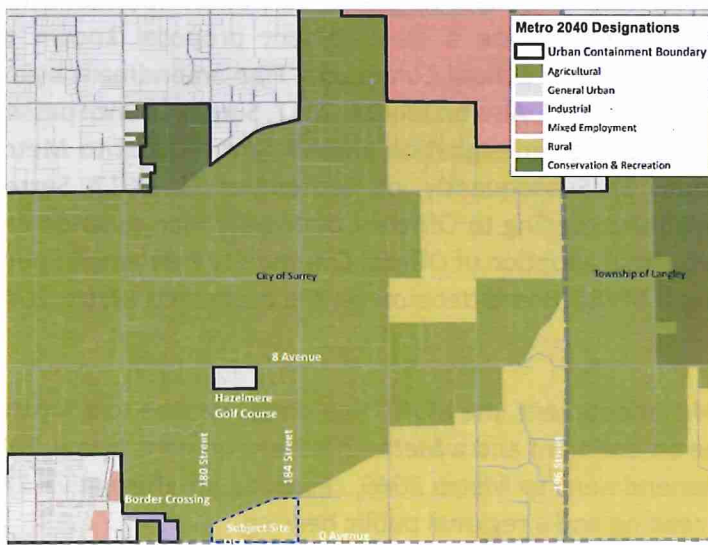


Figure 2. Subject Site Context

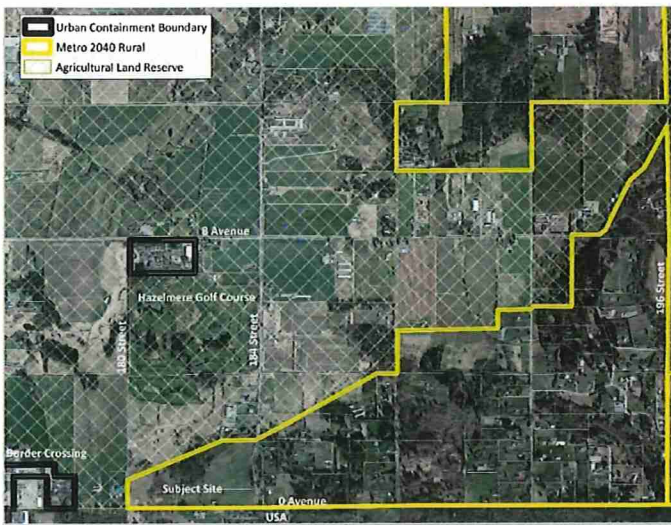
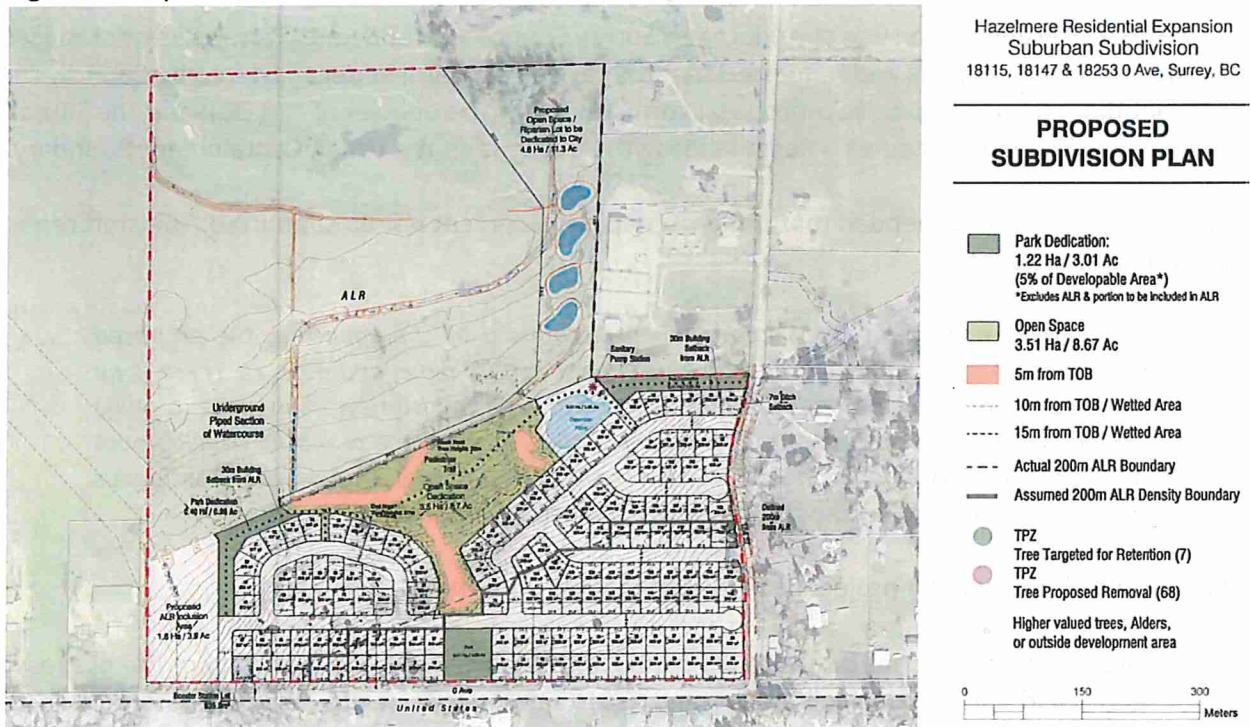


Figure 3. Proposed Residential Lot Subdivision on Subject Site



Surrey Staff Reports, Assessment and Recommendations

The proposed development has been submitted to Surrey Council on 3 occasions: in July 2015, June 2016 and July 2017.

In **July 2015**, on the initial submission, Surrey staff recommended that:

- The proposed development not be supported; and
- The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the Official Community Plan (OCP) and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.
- The Surrey staff report at that time noted that:
- The proposed development is a large departure from existing City plans and policies, as described further in the report. There is no planning or servicing framework in place to guide development in this portion of the Hazelmere Valley;
- The proposed development has significant servicing and transportation challenges; and
- If the proposal is modified to be consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary, there is some merit for considering support.

The application was referred back to staff to work with the applicant to consider major revisions as the proposal was not in keeping with the Regional Growth Strategy and in its current state did not fit within the vision for the area.

In **June 2016**, the application was considered by Surrey Council a second time. The applicant proposed a number of improvements and requested that the revised proposal be reconsidered by Council. The applicant did not wish to pursue a proposal consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy and the Urban Containment Boundary.

Surrey staff again recommended that the proposed development not be supported. The staff report at that time stated that,

...notwithstanding the various improvements proposed by the applicant, the proposed development is a significant departure from existing City plans and policies. There is no Neighbourhood Concept Plan (NCP) or planning or servicing framework in place to guide development in this portion of the Hazelmere valley. Further, the proposed development has significant servicing and transportation challenges, and would not result in contiguous or planned growth following the provisions outlined in the City's OCP.

Surrey Council referred the project back to staff to work with the applicant to:

- review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system could be supported;
- provide completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years with the aim of completing the Golf Course community while maintaining habitat restoration and agricultural uses. Further, it was noted that if the area to the east toward 0 Avenue should be considered for residential development in the future, a full Neighbourhood Concept Plan (NCP) would be expected, but the process would not be initiated at that time;

- provide detailed information in terms of the available capacity to provide services to the area that would be "stand alone"; and
- ensure that the project be an extension to complete the build out of the Hazelmere Golf course.

In **July 2017**, the application was considered by Surrey Council for a third time. At that time, Surrey staff recommended that the OCP amendment bylaw proceed.

Along with a number of procedural and siting conditions needing to be resolved before final adoption of the bylaw amendment, including approval of a *Metro 2040* amendment and approved connection to regional sewerage services, the application received 1st and 2nd readings on July 24, 2017, and subsequently proceeded through Public Hearing and 3rd reading on September 11, 2017.

In response to previously stated issues, the reconsideration of the proposed development included the following:

- It was proposed that a connection to the city/regional sewer system be constructed specifically as "stand alone" (specified pipe size) designed solely to accommodate the proposed urban residential development;
- A number of habitat restoration and agricultural enhancements;
- The downstream drainage capacity determined to be sufficient for the proposal; and
- A condition of approval of the Agricultural Land Commission for:
 - non-farm use to permit stormwater run-off into the proposed habitat ponds located in the Agricultural Land Reserve (ALR) downstream from the development site; and
 - the subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprising riparian area and habitat ponds, to be conveyed to the City for conservation purposes.

A Surrey Council resolution and notification requesting the *Metro 2040* land use designation amendment was received by Metro Vancouver on October 23, 2017.

REGIONAL PLANNING ASSESSMENT OF THE PROPOSED METRO 2040 AMENDMENT

Metro 2040 is an agreement among member jurisdictions to pursue a set of goals and strategies for future land use and development in the Metro Vancouver region. Regional context statements, housed in the local municipal OCPs, reinforce this collaborative partnership and commitment to growth management in all areas of the region. These agreements are incorporated into associated regional land use, infrastructure and transportation plans and investments.

Metro Vancouver represents the member jurisdictions as the steward responsible for evaluating regional growth issues with regard to these shared objectives. *Metro 2040* goals, strategies and actions, provide the framework for assessing proposed amendments. The regional planning assessment addresses the direct impact of the proposed amendment on *Metro 2040*, as well as likely implications affecting future implementation.

The regional assessment is concerned with the impacts of changing land use and related activity, rather than the specific merits of site design or quality of development, or any potential contributions offered as consideration with approval of the amendment. As well, while the assessment considers

the scale of land use impact, the scale of impact must be considered related to precedent and potential cumulative effect of such amendments. As such, while one specific amendment may not undermine *Metro 2040* on its own, the precedent for numerous similar amendments may impact *Metro 2040*.

This application primarily affects *Metro 2040* Goal 1 urban containment provisions, with related implications for each of the five *Metro 2040* goals and strategies.

Goal 1 – Create a Compact Urban Area

The commitment to a compact region and urban containment are fundamental tenets of *Metro 2040* and the Surrey OCP and Regional Context Statement. Through the collaborative process of preparing *Metro 2040*, member jurisdictions established the Urban Containment Boundary (UCB) to coordinate regional and local plans and to define the extent of future urban growth and infrastructure footprint.

In terms of *Strategy 1.1 - Contain urban development within the Urban Containment Boundary*, the UCB was established to create a stable, long-term, regionally defined area for urban development that would result in compact development patterns that support the efficient use of land and transportation networks, and that reduce greenhouse gas emissions. Committing to a compact urban area recognizes that sprawling urban development is unsustainable as it consumes natural landscapes and requires costly and inefficient transportation systems and utility infrastructure.

Requests for small fine-tuning adjustments to the UCB are anticipated through the life of *Metro 2040*; however, lands with a regional Rural, Agricultural or Conservation and Recreation land use designation are not intended as lands reserved for future urban growth.

The proposed amendment would create a 23.7 hectare non-contiguous urban residential area beyond the existing UCB, with at least 145 units and about 450 residents - a significant departure from the intent of *Metro 2040's* urban containment provisions.

The proposed development would also require the provision of regional sewerage services to the site. The developer is proposing a pump and forcemain system, with a pump station to be located near 2 Avenue and 184 Street and a forcemain running some 10 kilometres (6.2 miles) north along 184 Street to a proposed connection to the GVS&DD main near 52 Avenue and 184 Street. The forcemain is expected to measure 150 millimetres (6 inches) in diameter, designed to accommodate only the flow generated from the development. Odour issues will need to be addressed at a number of locations along the length of this system.

Assessment. The proposed amendment would 'leapfrog' the UCB and spread new urban residential development into the Rural area. The proposed amendment, if approved, would also signal that the UCB is not stable, and may trigger speculation that such proposed amendments are viable, thereby undermining the integrity and success of this key tenet of *Metro 2040*. Further, if the amendment is approved, a 10 kilometre sewer line would extend through the agricultural areas to connect the subject site to the GVS&DD main, which would be detrimental to the agricultural areas and encourage additional demand for sewerage connections in the vicinity.

Land Development Capacity for Urban Residential Growth within the Urban Containment Boundary

When the UCB was established through coordination among municipalities and their respective OCPs, it included a substantial allocation of lands planned for future urban development (Figure 4). Currently, the region includes about 7,500 gross hectares, or 10% of the designated regional urban land base, for future urban development. Surrey has the largest share of these remaining lands.

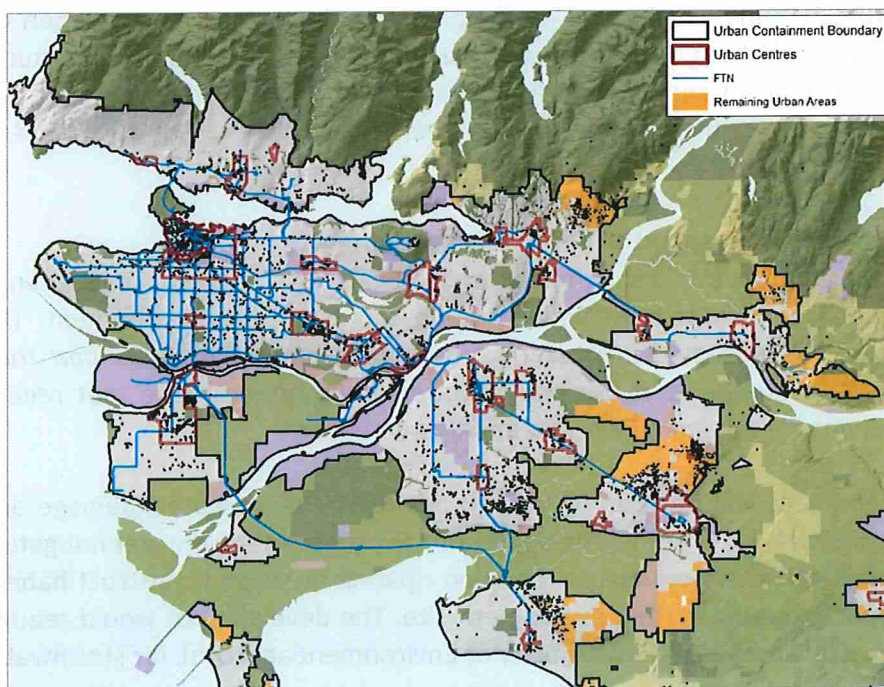
An analysis of regional growth patterns over the past 20 years shows that about 20% of Metro Vancouver's urban development has been through expansion of the urban land base, within comprehensively planned neighbourhoods. With the trend toward increasing urban growth densities and land use efficiencies, the remaining urban lands allocated for future new urban residential development within the UCB have been determined to be sufficient to accommodate about 20% of Metro Vancouver's urban residential development into the 2030s. The rest of our growth (i.e. 80%) has occurred, and is expected to continue to occur, through redevelopment and intensification.

Surrey has been a regional leader in preparing comprehensive neighbourhood plans to guide orderly development within the remaining defined urban growth areas. These areas have identified municipal and regional land uses, and infrastructure and transportation plans as the designated areas for future growth and investment.

The designated urban land base within the UCB has the capacity, both through the creation of new urban neighbourhoods and intensification of the existing developed areas, to accommodate all of the projected residential growth in the regional growth strategy and Surrey OCP to the year 2041.

Assessment. Planned land use policies for urban containment and regional / subregional growth patterns indicate that there is no limit on urban growth capacity to justify extending urban growth beyond the UCB at this time.

Figure 4. Remaining Lands for Urban Development within the Urban Containment Boundary



Metro 2040 Strategy 1.3 Protect designated Rural areas from urban development is intended to recognize and maintain the land use and character of established rural areas, and to limit land speculation that may disrupt those areas. Lands with a Rural regional land use designation were identified as generally non-contiguous to the established / planned urban area, often surrounded by the ALR, outside of regional utility service areas. The Rural lands are not intended as urban reserve lands for future growth.

Assessment. The proposed amendment would insert a significant urban residential development, associated infrastructure and traffic adjacent to established rural residential lands, and potentially trigger development speculation on other rural sites in the Hazelmore area as well as other rural sites in the region.

Goal 2 - Support a Sustainable Economy

Consideration of this amendment relates to *Metro 2040 Strategy 2.3 Protect the supply of Agricultural land and promote agricultural viability with an emphasis on food production*. This strategy states that it is Metro Vancouver's role to support the agricultural viability of existing agricultural areas by limiting urban development impacts and pressures on these areas. Specifically, as stated in *Metro 2040* Section 2.3.3, working with "the Agricultural Land Commission to ensure the management of farmlands is in concert with groundwater resources, and minimize conflicts among agricultural, recreation and conservation, and urban activities". The application from the City of Surrey includes a condition of approval from the ALC for non-farm use to permit stormwater run-off on adjacent ALR lands and that this area would then be subdivided and conveyed to the City for conservation purposes. The City of Surrey has not at the time of writing this report made an application to the ALC for this purpose.

Assessment. The proposed amendment would facilitate the introduction of significant urban residential development and associated traffic adjacent to existing agricultural areas, which would likely affect current and future farming activity and potentially triggering land use speculation on proximate agricultural properties. Although the applicant has committed to mitigation measures related to land use impacts on adjacent agricultural lands, the impacts of urban development and related activity are very likely to affect the agricultural character and viability of the adjacent ALR lands.

Goal 3 - Protect the Environment and Respond to Climate Change Impacts

Metro 2040 includes strategies that focus on preparing for, and mitigating risks from, climate change impacts and associated regional natural hazards as well as on protecting the environment. The proposed amendment relates to *Strategy 3.2 Protect and enhance natural features and their connectivity* and *Strategy 3.3 Encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality*.

The proposed land use amendment will have an impact on downslope stormwater drainage and habitat largely within the agricultural (ALR) areas. The applicant has proposed stormwater mitigation measures to relocate and consolidate watercourses, maintain riparian areas and construct habitat ponds located in the ALR down slope from the development site. The development would require ALC approval for non-farm use of lands, as well as Ministry of Environment approval, for stormwater mitigations measures.

Assessment. Given that the proposed stormwater runoff mitigation measures will require ALC and Ministry of Environment approval, it would be prudent for Metro Vancouver to ensure there is both ALC and MOE support in place prior to considering an approval of the proposed amendment.

With little chance of viable transit service to this area, residents' access to employment, commercial or amenity locations, the proposed amendment would create a car dependent urban area with about 200 new vehicles and related greenhouse gas emission implications.

Goal 4 - Develop Complete Communities

Under this goal, the proposed amendment relates primarily to *Strategy 4.2 Develop healthy and complete communities with access to a range of services and amenities*. The intention of this policy direction is to support compact, mixed use, transit, cycling and walking oriented communities. The corollary of this strategy is to inhibit the creation of stand-alone, remote (non-contiguous) urban residential developments that are not proximate to daily amenities and services, and/or are car dependent with no viable access to public transit. Surrey has been a regional leader in creating comprehensively planned complete neighbourhoods. The proposed amendment would be a significant departure from the city's established practice.

Assessment. The proposed amendment would be a significant departure from the city's established practice of comprehensively planned complete neighbourhoods. Approval of the current amendment may trigger similar isolated residential development proposals that will serve to undermine the complete community concept of *Metro 2040*.

Goal 5 - Support Sustainable Transportation Choices

Under this goal, the proposed amendment relates to *Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking*.

Land use influences travel patterns. Accessible and sustainable transportation choices are supported by urban containment strategies to limit expanding road and vehicle traffic, air emissions and energy consumption. The proposed development of 145 additional households (about 450 people) would likely add 200 or more vehicle trips to the road network within that rural area and to the associated commuter routes in South Fraser subregion. Given the location, transit access would not be viable. Access to day-to-day services and facilities in the urban areas would likely be exclusively by car.

Assessment. The proposed amendment conflicts with regional goals by adding vehicle traffic (200 vehicles) and emissions from this remote, non-contiguous rural location, and requiring additional investments in road and other supporting infrastructure.

Summary

Metro 2040 represents an agreement among member jurisdictions to pursue a set of goals and strategies to guide future land use and development in the Metro Vancouver region. The proposed amendment challenges the most fundamental elements of *Metro 2040* – containing urban sprawl, focusing urban growth to support complete communities, and efficient transportation and infrastructure investments. In addition, approval would set a clear precedent regarding the permeability of the urban containment boundary, and likely trigger additional land development speculation in the Rural areas of southeastern Surrey and other similar areas of the region.

Metro 2040 Amendment Process

The proposed amendment is a Type 2 minor amendment to the regional growth strategy, which requires an amendment bylaw that receives an affirmative two-thirds weighted vote by the Metro Vancouver Board at each reading including adoption, and a regional public hearing. *Metro 2040* lays out the process for processing such an amendment. A draft staff report on the proposed amendment was reviewed by the Regional Planning Advisory Committee on November 17, 2017 as required by *Regional Growth Strategy Procedures Bylaw No. 1148*. The Regional Planning Advisory Committee received the then draft staff report for information. The application is now coming before the Regional Planning Committee and MVRD Board for consideration of initiation. If initiated, staff will prepare an amendment bylaw for Board consideration. As per *Metro 2040*, the Board can then consider, 1st and 2nd reading of the amendment bylaw, and notification to affected local governments. If the Board approves these resolutions, staff anticipates a 45 day notification period, and will return to the Committee and Board with the results of the comment period and if appropriate, a request to delegate the regional public hearing and to direct staff to set the public hearing date. At that time, Surrey would also be requested to submit a consequential amendment to its Regional Context Statement.

Staff have received a number of comments on the proposed amendments from members of the public (Attachment 2).

ALTERNATIVES

1. That the MVRD Board decline the City of Surrey's requested amendment to *Metro 2040* for the Hazelmere site and not proceed with a Regional Growth Strategy Amendment Bylaw.
2. That the MVRD Board initiate the *Metro 2040* minor amendment process and direct staff to prepare a bylaw to amend *Metro 2040*, in response to the City of Surrey's request, to amend the regional land use designation for the Hazelmere site from Rural to General Urban and to extend the Urban Containment Boundary.

FINANCIAL IMPLICATIONS

If Board chooses Alternative 1, and declines the request, the City of Surrey may potentially challenge the decision and engage a dispute resolution process with related costs. If the Board chooses Alternative 2, staff will prepare an amendment bylaw for Board consideration regarding the City of Surrey's request to amend the regional land use designation for the Hazelmere site from Rural to General Urban and to extend the Urban Containment Boundary. Surrey will also be requested to submit a consequential amendment to its Regional Context Statement.

SUMMARY / CONCLUSION

On October 23, 2017 the City of Surrey submitted a request to Metro Vancouver to amend the *Metro 2040* land use designation map to accommodate a development proposal known as Hazelmere. The City proposes to create a 23.7 hectare (58.6 acre) non-contiguous expansion of the *Metro 2040* UCB, and redesignate the component lands from *Metro 2040* Rural to General Urban. The proposed amendment would allow for the development of a 145 lot urban single family residential subdivision, averaging ¼ acre lot size, and extend the GVS&DD Fraser Sewerage Area to service the residential development into lands with a Rural regional land use designation.

In previous submissions of this development proposal as an OCP amendment to Surrey Council (i.e. in 2015 and 2016), Surrey planning staff recommended that application not proceed under the rationale that it is an isolated urban development in a rural area not previously anticipated for urban development, and inconsistent with both the City's and Metro Vancouver's plans and policies. However, the proposed amendment proceeded in its third submission to Surrey Council in 2017, along with a number of proposed siting mitigations and community amenity considerations.

Metro 2040 is an agreement among member jurisdictions to pursue a set of goals and strategies for future land use and development in the Metro Vancouver region. Metro Vancouver represents the member jurisdictions as the steward responsible for evaluating regional growth issues with regard to these shared objectives. This proposed amendment primarily and fundamentally impacts *Metro 2040* Goal 1 urban containment provisions, with related implications for other *Metro 2040* goals and strategies.

The proposed amendment would leapfrog the UCB and create a new island of urban residential development within existing rural areas and adjacent to agricultural lands in the ALR. The UCB was established through agreement among member municipalities to create a stable, long-term, regionally defined area to contain sprawling urban development. Existing land use plans for urban residential growth within the UCB adequately provide urban development capacity to meet growth demand. As such, the amendment would contribute to sprawling urban growth and has not been justified through land capacity constraints.

Extending urban residential development, associated infrastructure and traffic (about 200 vehicles) into the established rural residential and agricultural lands would:

- potentially affect current and future character of proximate rural residential areas, and trigger development speculation on other rural sites in the Hazelmere area as well as other similar rural sites in the region;
- potentially affect current and future farming activity and trigger land use speculation on proximate agricultural properties;
- require a 10 kilometre sewer line to extend through nearby agricultural (ALR) areas to connect to the GVS&DD main at 54 Avenue. Constructing sewerage access may be detrimental to agricultural areas and encourage additional demand for sewerage connections in the vicinity; and
- result in downslope stormwater drainage impacts likely to affect the agricultural character and viability of the adjacent ALR lands. The proposed siting mitigation measures for drainage and land use interface do not justify the fundamental urban containment policy impact. The proposed drainage and watercourse mitigation measures will require ALC and Ministry of Environment review and approval, and it would be prudent for Metro Vancouver to ensure both ALC and Ministry of Environment support if the Board chooses to consider any approval of the proposed amendment.

The proposed amendment is a significant departure from the city's Official Community Plan and their leadership and established practice of comprehensively planned complete neighbourhoods. The proposed amendment, if approved, would signal that the UCB is not a stable element of *Metro 2040*, and that the fundamental *Metro 2040* urban containment goals and strategies are not viable. The

proposed amendment challenges the most fundamental elements of *Metro 2040*. Staff recommend that the MVRD Board decline the proposed *Metro 2040* amendment.

Attachments (*Orbit Doc #24240255*)

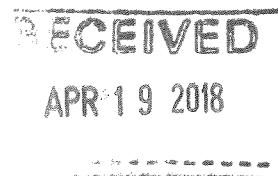
1. City of Surrey resolution requesting amendment to *Metro 2040*.
2. Correspondence received from members of the public regarding the proposed amendment.

Office of the Chair
 Tel. 604-432-6215 Fax 604-451-6614

File: CR-12-01
 Ref: RD 2018 Mar 23

APR 18 2018

Mayor Ralph Drew and Council
 Village of Belcarra
 4084 Bedwell Bay Road
 Belcarra BC V3H 4P8
 VIA EMAIL: rdrew@belcarra.ca



FILE NO. 0470-01

Dear Mayor Drew and Council:

Re: Agricultural Land Soil Investigation Results

At its March 23, 2018 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) received results from an Agricultural Land Soil Investigation, which assessed the land use outcomes of approved Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout the Metro Vancouver region. Fill is defined as soil excavated from construction sites and is a challenging problem when inappropriately used on agricultural land.

The Metro Vancouver Board directed staff to forward the report titled, "Agricultural Land Soil Investigation Results" to member jurisdictions. In addition, a letter was sent to the BC Minister of Agriculture requesting that the 11 recommendations in the report be considered as part of the review to revitalize the ALR and ALC.

Appropriate reuse or disposal of fill is important for avoiding detrimental impacts to soil-based crop production in the ALR. Protecting agricultural land for future food production is a key strategy in *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy.

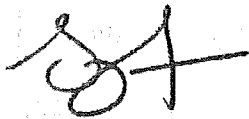
The recommendations that emerged from the investigation asked for clarity on what is acceptable use of fill in the ALR and focused primarily on revising the *ALC Act*, regulations and policy. Some of the suggestions were to embed the home plate concept into regulations, create an ALC bylaw, more effective use of bonding, improve monitoring and reporting requirements and clearly define best management practices.

There were also suggestions for better consistency in municipal bylaws, which can be achieved through guidelines such as a Minister's Bylaw Standard for Fill, as well as improved coordination between municipalities and the ALC. For municipalities without actively farmed land, there were recommendations regarding establishing oversight on where fill should go, using fill for the construction of dikes and reclaiming gravel pits, and promoting management of fill on the site of origin.

24914429

We hope you will consider the recommendations and share them with your staff and advisory committees. If you require further information about the Agricultural Land Soil Investigation, please contact Theresa Duynstee, Senior Regional Planner by phone at 604-451-6024 or by email at theresa.duynstee@metrovancover.org.

Yours truly,

A handwritten signature in black ink, appearing to be 'GM' with a stylized flourish.

Greg Moore
Chair, Metro Vancouver Board

GM/CM/RQ/td

Encl: Report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" (Doc #24620332)

24914429

To: Regional Planning Committee

From: Theresa Duynstee, Regional Planner, Parks, Planning and Environment

Date: February 26, 2018 Meeting Date: March 9, 2018

Subject: **Agricultural Land Soil Investigation Results**

RECOMMENDATION

That the MVRD Board:

- a) send a letter to the BC Minister of Agriculture requesting that the 11 recommendations, as noted in the report dated February 26, 2018 titled "Agricultural Land Soil Investigation Results", be considered as part of the review to revitalize the Agricultural Land Reserve and the Agricultural Land Commission; and
 - b) forward the report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" to Metro Vancouver member local jurisdictions.
-

PURPOSE

This report conveys the results of the Agricultural Land Soil Investigation, a project that assessed the land use outcomes of Agricultural Land Commission (ALC) applications for the placement of fill in the Agricultural Land Reserve (ALR) throughout Metro Vancouver.

BACKGROUND

Metro Vancouver's involvement in addressing illegal fill on agricultural land began in December 2013 at the request of the Agricultural Advisory Committee (AAC). A regional approach was seen as desirable to prevent the disposal of fill excavated from construction sites on agricultural land, as concerns were raised that fill was being used inappropriately. The AAC believed that addressing the issue at the source was the best way to prevent poor fill practices, but this approach proved difficult to implement. Despite municipal engagement and a proposed solution to develop a web-based permit registry to track soil removal and deposit permits, creation of the registry proved too onerous.

In 2017, a new direction was pursued involving a partnership between Metro Vancouver and the Agricultural Land Commission (ALC). The two agencies initiated a study to investigate the land use outcomes of ALC applications for the placement of fill in the ALR. A qualified soil professional was hired to investigate fill ALC applications in the Metro Vancouver region from 2006-2016, and to determine how to better manage fill placement in the ALR. The results of the investigation led to 11 recommendations that describe the most important changes necessary to improve the outcomes of the ALC application process.

FILL PLACEMENT ON AGRICULTURAL LAND

Requests to place soil on ALR land require approval from the ALC or are exempted for farm improvement as defined in the *Agriculture Land Reserve Use, Subdivision and Procedure Regulation*. Landowners who want to deposit soil/fill on ALR land for non-farm purposes must submit an Application for a Non-Farm Use to place fill under the *ALC Act*. The reasons given for using fill on

agricultural land in Metro Vancouver vary, but mostly pertain to improving poor drainage (i.e., high water table) or addressing land capability issues that are adversely affecting crop growth. There are also situations where fill is illegally deposited on agricultural land, without approval or beyond the conditions defined in the ALC application process.

Scope of the Agricultural Land Soil Investigation

The purpose of the Agricultural Land Soil Investigation was to determine if current fill practices that are approved through the ALC application process are benefiting the long-term agricultural viability of land in the ALR. The objectives of the investigation were to:

- evaluate the outcomes of previously approved ALC applications for soil deposition;
- identify the factors that contributed to the positive and negative outcomes of soil deposition in the ALR; and
- recommend management practices that should be required to ensure soil applications in the ALR provide benefits to the agricultural capability of the land.

While there are several regulatory avenues for the placement of fill, this investigation only focused on the ALC applications to place fill at volumes greater than 2,000 m³ and/or covered more than 2% of the farm parcel in the ALR. These fill applications are also subject to the bylaw provisions of the municipal government. A total of 107 ALC applications were reviewed: 77 had received either approval or approval with conditions. The remaining 30 files were refused by the Commission, but 8 of these were subsequently approved.

The study did not include unauthorized or illegal fill sites in the ALR that are under investigation. There are currently over 80 fill sites in Metro Vancouver that are under compliance and enforcement actions by the ALC. Other enforcement actions underway may be related to municipal permits in the ALR that are below the 2,000 m³ threshold or are outside the ALR.

Key Findings from the Investigation

The results of the Agricultural Land Soil Investigation are provided in a report prepared by Geoff Hughes-Games, Soil Specialist (see Attachment). The work was carried out in three parts: compilation of an ALC application database; evaluation of the application sites using qualitative observational tools; and a review of ALC legislation and policies as well as selected municipal soil bylaws.

A visual rating system was developed to separate the fill applications sites into groups based on the result of the filling activity observed through remote sensing or field surveys. Sites rated as 'Good' had farming activity, healthy crops and blended well into the landscape, while 'Poor' sites had no farm use or extremely poor production indicators such as continued poor drainage or drought conditions.

The investigation revealed that only 17% of the approved fill sites were ranked as Good, 22% as Fair and 25% were Poor. Nearly 25% of the approved sites were not being used for farming. The remaining applications were either refused or outcomes could not be determined. A comparison of the visual rating versus 'reason for fill' revealed that applications indicating a desire to address drainage or capability issues often failed to meet those objectives. Only 38% of the applications (11 out of 29 applications) claiming the reason to use fill was to improve drainage and land capability in the ALC application process had resulted in a Good rating.

During the investigation, numerous issues were also identified on fill sites, including:

- the over-application of fill;
- multiple sites were domed, showing no improvement in production capacity and/or were creating impacts to adjacent land;
- a small number of sites were not being used for the future use proposed in the application;
- the fill materials used were of poor quality (i.e., high coarse fragments); and
- a significant number of the sites (41%) that had indicated drainage issues or improved capability prior to fill placement continued to have issues after completion of the fill project.

Recommendations Arising from the Investigation

The consultant identified the following 11 recommendations as the most important changes necessary to improve the outcomes of the ALC application process. The potential revisions relate to legislation, policy, bonding and monitoring, as well as suggestions to improve the ALC application process and the regional management of fill.

1. Carefully consider if, and when, the placement of fill is the appropriate way to address drainage and irrigation issues on agricultural land. For example, instead of raising the elevation of land use traditional drainage practices or growing suitable crops.
2. Fill placement as pad for farm or residential buildings is appropriate, but this approval has been abused creating a much large footprint than necessary. Consider embedding the home plate concept into regulatory requirements for fill.
3. Consider legislation and policy changes to prohibit the placement of fill for farm activities if it results in the alteration of widespread floodplain elevation.
4. Improve the effective use of bonding to assist in managing the financial incentive for better use and management of fill.
5. Prepare templates and update requirements for monitoring the progress of fill projects including when to proceed with enforcement activities if the situation arises.
6. Strive for better consistency in wording and procedures in municipal soil bylaws or the development of a Ministers bylaw standard for fill.
7. Strive for better coordination between municipal and ALC staff on the appropriate regulatory tool for managing fill.
8. Create an ALC fill bylaw to clarify the regulatory procedures and administrative control over fill applications and use in the ALR.
9. Create best management practice guidelines for the placement of fill in the ALR.
10. Consider single agency oversight to direct fill to specific uses such as the construction of dikes.
11. Promote the management of fill at the construction site where the fill originated.

Metro Vancouver Staff Assessment

Addressing fill placement on agricultural land is a challenging problem. Farmers need to use fill in some circumstances, but abuse of fill practices by some landowners continues to degrade soil bound crop production in the ALR. Fortunately, some of this degraded land can still be used for farm buildings, barns and greenhouses and is not justification for ALR exclusion.

An Advisory Committee comprised of ALC, regional, municipal and provincial staff provided guidance and input to the consultant during the investigation. This staff input was important for defining the critical areas of fill policy and management to address and resulted in both a comprehensive and technically sound report.

Staff supports the recommendations provided by the consultant in the Agricultural Land Soil Investigation and these recommendations were also endorsed by the Metro Vancouver Agricultural Advisory Committee on February 16, 2018. Not only did the investigation provide evidence that the existing ALC application process for approving fill placement in the ALR is flawed, but it also identified steps to be taken to improve outcomes. A stronger regulatory regime, more prescriptive requirements, guidance on management practices, and better coordination with municipal permitting, compliance and enforcement activities can significantly improve the current situation. The results of the investigation will be particularly pertinent to Langley, Delta, Surrey, Pitt Meadows, Richmond, Maple Ridge and Burnaby, which protect 95% of the agricultural land on behalf of the regional federation.

As joint leads on the project, Agricultural Land Commission staff have started to implement some of recommendations in the report. Yet, the imperative remains to pursue a multiple agency approach to address the inappropriate placement of fill in the ALR, and maintain the crop production capacity of agricultural land for the benefit of future generations.

ALTERNATIVES

1. That the MVRD Board:
 - a) send a letter to the BC Minister of Agriculture requesting that the 11 recommendations, as noted in the report dated February 26, 2018 titled "Agricultural Land Soil Investigation Results", be considered as part of the review to revitalize the Agricultural Land Reserve and the Agricultural Land Commission; and
 - b) forward the report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results" to Metro Vancouver member local jurisdictions.
2. That the MVRD Board receive for information the report dated February 26, 2018, titled "Agricultural Land Soil Investigation Results".

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

SUMMARY / CONCLUSION

Metro Vancouver and the Agricultural Land Commission initiated a study to investigate the land use outcomes of ALC applications for the placement of fill in the Agricultural Land Reserve. All fill ALC applications in the Metro Vancouver region from 2006-2016 were reviewed and evaluated by a soil consultant. The 11 recommendations that emerged from the investigation are considered the most important changes that are necessary to improve the land use outcomes of the ALC application process. A stronger regulatory regime, more prescriptive requirements, guidance on management practices, and better coordination with municipal permitting, compliance and enforcement activities can significantly improve the placement of fill practices in the ALR. Staff recommends Alternative 1.

Attachment: Report titled "Agricultural Land Soil Investigation" dated January 31, 2017.
(Orbit Doc 24621176)