



**VILLAGE OF BELCARRA
REGULAR COUNCIL AGENDA
VILLAGE HALL
July 8, 2019
7:00 PM**



COUNCIL

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

1. CALL TO ORDER

Mayor Neil Belenkie will call the meeting to order.

2. APPROVAL OF THE AGENDA

2.1 Regular Council Meeting, July 8, 2019

Recommendation:

That the agenda for the Regular Council Meeting, July 8, 2019 be approved as circulated.

3. ADOPTION OF MINUTES

3.1 Regular Council Meeting, June 24, 2019

Recommendation:

That the minutes from the Regular Council Meeting held June 24, 2019 be adopted.

4. DELEGATIONS AND PRESENTATIONS

4.1 Revenue Generation Committee (RGC), Tom Kim – Chair, Sharilyn Sweet – Vice-Chair, Brian Hirsch, Penny Moen and Maris Sulcs, report dated June 25, 2019 regarding June 2019 Interim Reports:

1. RS-1 Zoning Amendment

Recommendation:

That the Revenue Generation Committee RS-1 Zoning Amendment Interim Report dated June 25, 2019 be received; and
That the RGC Interim Report regarding RS-1 Amendments dated June 25, 2019 be referred to staff to be included for consideration when the Official Community Plan is reviewed.

2. Charitable Donation Plan

Recommendation:

That the Revenue Generation Committee Interim Report dated June 25, 2019 regarding Charitable Donation Plan be received; and

That the RGC Interim Report regarding Charitable Donations be referred to staff to prepare a report to Council on development of a potential plan for implementation of a Charitable / Fundraising Organization with financial implications identified.

5. REPORTS**5.1** Lorna Dysart, Chief Administrative Officer, report dated July 8, 2019 regarding the Fire Sprinkler Systems**Recommendation:**

That the Fire Sprinkler Systems report dated July 8, 2019 be received for information.

5.2 Lorna Dysart, Chief Administrative Officer, report dated July 8, 2019 regarding Designated Anchorage Area**Recommendation:**

That Council receive for information the report on a Designated Anchorage Area (DAA) Program for Bedwell Bay dated July 8, 2019; and

That a Public Information Meeting be scheduled in September 2019 for public discussion on a Designated Anchorage Area being established in Bedwell Bay; and

That the Chief Administrative Officer continue with discussions with the Port of Vancouver on an agreement and with the District of North Vancouver CAO regarding inspections and enforcement.

5.3 Lorna Dysart, Chief Administrative Officer, verbal report regarding Water Servicing Agreement with Metro Vancouver**Recommendations:**

1. That the Village of Belcarra Water Servicing Agreement with Metro Vancouver Regional District (Parks) dated April 24, 2019 be rescinded.
2. That the Village of Belcarra Water Servicing Agreement with Metro Vancouver Regional District (Parks) dated July 8, 2019 be approved; and
That the Mayor and Chief Administrative Officer be authorized to sign the Agreement.

- 5.4** Lorna Dysart, Chief Administrative Officer, report dated July 8, 2019 regarding Village of Belcarra Waterworks Bylaw No. 456, 2012 Amendment Bylaw No. 540, 2019

Recommendations:

1. That Council rescind “Village of Belcarra Waterworks Bylaw No. 456 Amendment Bylaw No. 539, 2012”, which received first, second and third reading on June 10, 2010.
2. That the “Village of Belcarra Waterworks Bylaw No. 456, 2012 Amendment Bylaw No. 540, 2019” be read a first, second and third time.

6. REPORTS FROM MAYOR AND COUNCIL COMMITTEE REPRESENTATIVES

7. BYLAWS

8. CORRESPONDENCE/PROCLAMATIONS

Recommendation:

That correspondence items 8.1 – 8.8 be received.

ACTION ITEMS

No items.

INFORMATION ITEMS

- 8.1** Heather McNell, Director of Regional Planning and Electoral Area Services, Planning and Environment, Metro Vancouver, dated June 20, 2019 regarding Regional Long-Range Growth and Transportation Scenarios – Final Summary Report (full report available in the Village office)
- 8.2** John Willms, 4625 Belcarra Bay Road, dated June 23, 2019 regarding Town Hall Meetings.
- 8.3** David Weber, Director, City Clerk’s Office, City of Richmond, dated June 28, 2019 regarding Proposed UBCM Resolution – Statement of Disclosure Updates
- 8.4** David Weber, Director, City Clerk’s Office, City of Richmond, dated June 28, 2019 regarding Proposed UBCM Resolution – Conflict of Interest Complaint Mechanism
- 8.5** David Weber, Director, City Clerk’s Office, City of Richmond, dated June 28, 2019 regarding Lobbyist Registration
- 8.6** Meghan Lahti, Acting Mayor, City of Port Moody, dated June 27, 2019 regarding Support for Property Assessed Clean Energy Enabling Legislation for BC
- 8.7** Shane Brien, Mayor, District of Houston, dated June 19, 2019 regarding Provincial Support for Libraries

- 8.8** Aaron Stone, Mayor, Town of Ladysmith, dated June 27, 2019 regarding Provincial Support for Libraries

9. NEW BUSINESS

10. PUBLIC QUESTION PERIOD

11. RESOLUTION TO CLOSE MEETING

Recommendation:

That the July 8, 2019 Closed meeting of Council be closed pursuant to the Community Charter Section 90 (1) "A part of a Council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(g) litigation or potential litigation affecting the municipality.

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interest of the municipality if they were held in public."

12. ADJOURNMENT

Recommendation:

That the July 8, 2019 Regular Meeting be adjourned.



**VILLAGE OF BELCARRA
REGULAR COUNCIL MINUTES
VILLAGE HALL
June 24, 2019**



Minutes of the Regular Council Meeting for the Village of Belcarra held June 24, 2019 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra, BC.

Council in Attendance

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

Staff in Attendance

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

Also in Attendance

Superintendent Annette Fellner, Officer in Charge, RCMP

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

2.1 Regular Council Meeting, June 24, 2019

L. Dysart requested that Council withdraw Item 7.1 from the agenda.

Moved by: Councillor Clark

Seconded by: Councillor Wilder

That the agenda for the Regular Council Meeting, June 24, 2019 be amended by withdrawing Item 7.1, Waterworks Bylaw No. 539, 2019, from the agenda; and

That the agenda be approved as amended.

CARRIED

3. ADOPTION OF MINUTES

3.1 Regular Council Meeting, June 10, 2019

Moved by: Councillor Begg

Seconded by: Councillor Clark

That the minutes from the Regular Council Meeting held June 10, 2019 be adopted.

CARRIED

4. DELEGATIONS AND PRESENTATIONS**4.1 Superintendent Annette Fellner, Officer in Charge, RCMP, Coquitlam Detachment, Introduction to Council**

Mayor Belenkie introduced Superintendent Annette Fellner.

Superintendent Annette Fellner spoke regarding:

- Her 23 years of service with the RCMP;
- Being new to the Tri City area and continuing to learn about Belcarra and the surrounding municipalities; and
- The 3 RCMP members, of the Rural Division, that are assigned to Belcarra.

5. REPORTS**5.1 Lorna Dysart, Chief Administrative Officer, provided a verbal report regarding the Village of Belcarra 2018 Annual Report**

L. Dysart noted that the Annual Report is a mandatory document required by the Province. The Annual Report will be posted on the Village website and available at the front counter of the Municipal Office for public viewing.

Moved by: Councillor Drake

Seconded by: Councillor Wilder

That the Village of Belcarra 2018 Annual Report be received for information.

CARRIED

5.2 Lorna Dysart, Chief Administrative Officer, provided a verbal report regarding information from S. Morden, Defero-West, Grant Writer, regarding Rural and Northern Communities Infrastructure Grants

L. Dysart outlined the Rural and Northern Communities Infrastructure Grants that are only available to municipalities outside of Metro Vancouver.

Moved by: Councillor Begg

Seconded by: Councillor Wilder

That the Infrastructure Grants report be received for information.

CARRIED

5.3 Bernie Serné, Superintendent of Public Works, report dated June 24, 2019 regarding Midden Road Closure to Traffic at Bedwell Bay Road – Barriers

B. Serné outlined his report noting that quotes were obtained based on the various types of barriers that may be used to close Bedwell Bay Road to traffic at Midden Road.

Discussion ensued relative to other potential options for barriers.

A future final decision on the current temporary closure versus a potential permanent closure will impact the final outcome on which barrier option is chosen.

Moved by: Councillor Drake

Seconded by: Councillor Wilder

That Council approve the installation of 18 meters of new standard roadside barriers at a cost of \$2,500, for the closure to traffic on Midden Road at Bedwell Bay Road.

CARRIED

6. REPORTS FROM MAYOR AND COUNCIL COMMITTEE REPRESENTATIVES**6.1** Councillor Liisa Wilder, report dated June 24, 2019 regarding Cement Stair Improvement on Marine Avenue at West Road on Bedwell Bay

Councillor Wilder outlined her report on the cement stair improvement on Marine Avenue noting that:

- That the proposed barrier is for public safety; and
- There is an alternate safer beach access.

Discussion ensued relative to various aspects of the report.

Moved by: Councillor Clark

Seconded by: Councillor Drake

That a sign be installed near the Stairs on Marine Avenue at West Road, directing visitors towards the yellow gate which will indicate "Beach Access"; and
That a metal barrier be installed at the bottom of the cement stairs on Marine Avenue at West Road at an approximate cost of \$500. together with two additional signs installed, one sign at the top of the cement stairs and one sign at the bottom of the stairs facing the beach which indicate "Private Access – Belcarra Residents Only".

CARRIED

7. BYLAWS**7.1 Village of Belcarra Waterworks Bylaw No. 456, 2012 Amendment Bylaw No. 539, 2019**

This item was withdrawn from the agenda.

8. CORRESPONDENCE / PROCLAMATIONS

Moved by: Councillor Wilder

Seconded by: Councillor Clark

That correspondence items 8.1 to 8.6 be received.

CARRIED

INFORMATION ITEMS**8.1** Lynn Embury-Williams, Executive Director, Wood WORKS! BC, dated June 1, 2019 regarding Nominations for the 2019 Community Recognition Awards**8.2** Honourable Marc Garneau, Minister of Transport, dated June 4, 2019 regarding the Addition of Bedwell Bay to the Designated Sewage Areas**8.3** Holly Foxcroft, Manager, Transit Network Management, TransLink, dated June 7, 2019 regarding Transit Service Performance Review**8.4** Sav Dhaliwal, Chair, Metro Vancouver Board, dated June 10, 2019 regarding Metro 2040 Land Use Designation Amendment Request from the City of Delta – MK Delta Lands Regional Growth Strategy Amendment Bylaw No. 1283, 2019 (full report available in the Village office)**8.5** Rebecca Bishop, Program Officer, UBCM, dated June 13, 2019 regarding 2017 CEPF: Emergency Social Services – ESS Equipment**8.6** Council Committee Meeting Minutes:

- a) Tree Committee Meeting Minutes – May 22, 2019

9. NEW BUSINESS

No items presented.

10. PUBLIC QUESTION PERIOD

Don Babineau, 4705 Belcarra Bay, queried regarding the status of the Water System Capacity for Fire Protection Committee recommendations.

11. ADJOURNMENT

Moved by: Councillor Wilder

Seconded by: Councillor Clark

That the June 24, 2019 Regular Meeting be adjourned at 8:05 pm.

CARRIED

Certified Correct:

Neil Belenkie
Mayor

Lorna Dysart
Chief Administrative Officer



VILLAGE OF BELCARRA
Revenue Generation Committee (RGC)
Interim Report: RS-1 Zoning Amendment
June 25, 2019



Submitted by Revenue Committee Members:
 Tom Kim – Chair, Sharilyn Sweet – Vice Chair,
 Brian Hirsch, Penny Moen and Maris Sulcs

Amendment to the Zoning Bylaw 510 Section 302: One-Family Residential Zone (RS-1)
 Section: 302.5 Subdivision of Land (see attachment (1))

- (a) Minimum lot area: 1012 sq m (0.25 acres)
- (b) Minimum lot width: 50 ft.

Our recommendation is based on increasing Revenue to the Village by increasing density as follows:

Amend RS-1 Zone from:

- (a) Minimum lot area: 2023 sq m (0.5 acres)
- (b) Minimum lot width: 10% of the perimeter of the lot.

To:

- (a) Minimum lot area: 1012 sq m (0.25 acres)
- (b) Minimum lot width: 50 ft.

- Ongoing Annual Property taxes & Water Parcel taxes: Opportunities for future subdivision of qualifying lots.
 e.g. Proposed: subdivision for MacDonald to create additional revenue based on lot value and building.
- Development Cost Charges (presently being reviewed) to be assessed for all new major construction including each new building on the 0.25 acre lots.
- Amendment to the lot area and change to the minimum lot width which is more appropriate & necessary, would make possible potential sales of qualifying Road Ends and future lot subdivisions. Attachment: (1)
- The RS-1 Zone size amendment is consistent with the existing landscape of the Village of Belcarra. Review BC Assessment Data report. Attachment: (2)
 An excerpt from the BC Assessment Data Report (ZAC) dated June 14, 2017 outlines the following valuable data: Proportion of Residential Properties by Lot Area.
 - 66 lots are less than 0.25 acre which is 21% of the total residential property lots in the Village.
 - 118 lots are between 0.25 to less than 0.5 acre which is 37% of total residential lots in the Village.

Thus with Bylaw 510 amended as proposed any of the 184 properties less than 0.5 acre i.e. 58 % of the existing lots in the Village of Belcarra would not be able to be subdivided. The remaining properties that could apply for subdivision in the RS-1 Zone area would be gradual over time while improving the number of smaller homes built on the 0.25 acre lots. The amendment to minimum lot width is necessary as the existing 10% of the perimeter of the lot does not work for most lots. A number of existing properties are 50 ft wide.

- RM-3 Zone & the Official Community Plan (OCP) sets out a vision to provide alternative housing opportunities by developing four homes on one acre lots. This Zone & the OCP vision represent the concept of a lot area change to 0.25 acre properties which improves density and enhances community sustainability. Attachments: (3) & (4).
- The RGC has been approached by two Belcarra residents to date, who desire to subdivide their properties. This would create three new lots. One is the MacDonalds: 0.25 acre lot proposal. Attachments (5).
- There are a number of property owners in the RS-1 zone who would also consider subdividing their lots. This proposal provides more options for family members to stay close to their parents who may want to down size in the future or require home care or simply sell the subdivided lots in order to afford to stay.
- The Committee believes that significant revenue will be generated which will be ongoing and provide the Village funds to assist with existing and future infrastructure and cover operating costs. This additional revenue will help maintain property taxes at affordable levels.

The Committee is recommending the Council vote to move forward with the Zoning Bylaw 510 Amendment to:

Section 302: One-Family Residential Zone (RS-1) Section 302.5 Subdivision of Land

(a) Minimum lot area: 1012 sq m (0.25) acres.

(b) Minimum lot width: 50 ft.

Attachments:

1. Zoning Bylaw 510, 2018 – RS-1 Section 302 & 302.5.
2. Zoning Advisory Committee (ZAC) BC Assessment Data Report date June 14, 2017. Village of Belcarra Proportion of Residential Properties by Lot sizes.
3. Zoning Bylaw 510, 2018- Section 305: RM-3 Zone, Section 305.2 (b) four residential uses.
4. Bylaw 435, 2011- Village of Belcarra Official Community Plan (OCP) Content & Vision page 4. (d) & Policies & Actions page 5. (c) ii.
5. MacDonald: 0.25 acre lot subdivision proposal.

Village of Belcarra Zoning Bylaw No. 510, 2018

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 [= (Lot Area x 0.06) + 5,403 sq ft]
1,209 sq m – 2,137 sq m (13,014 sq ft – 23,002 sq ft)	= (Lot Area x 0.07) + 492 sq m [= (Lot Area x 0.07) + 5,296 sq ft]
2,138 sq m – 4,738 sq m (23,013 sq ft – 51,000 sq ft)	= (Lot Area x 0.025) + 589 sq m [= (Lot Area x 0.025) + 6,340 sq ft]
4,739 sq m – 8,083 sq m (51,010 sq ft – 87,005 sq ft)	= (Lot Area x 0.044) + 499 sq m [= (Lot Area x 0.044) + 5,371 sq ft]
> 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.

Village of Belcarra Zoning Bylaw No. 510, 2018

- 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: 2,023 sq m (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

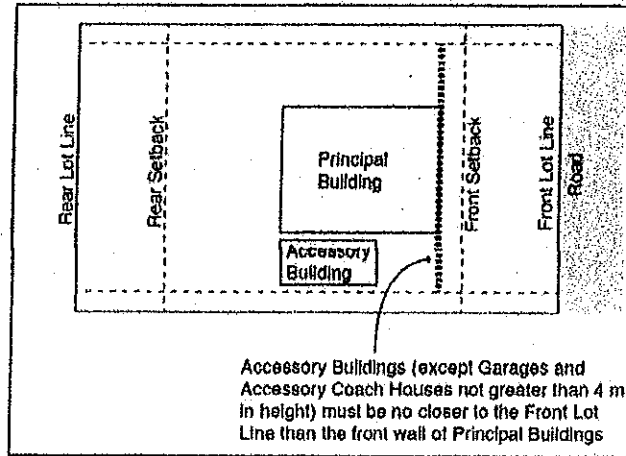
- a) Minimum building setbacks shall be in accordance with the following table:

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).

Village of Belcarra Zoning Bylaw No. 510, 2018

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 ^(b)	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 m (38.4 ft) 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.

Village of Belcarra Zoning Bylaw No. 510, 2018

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.

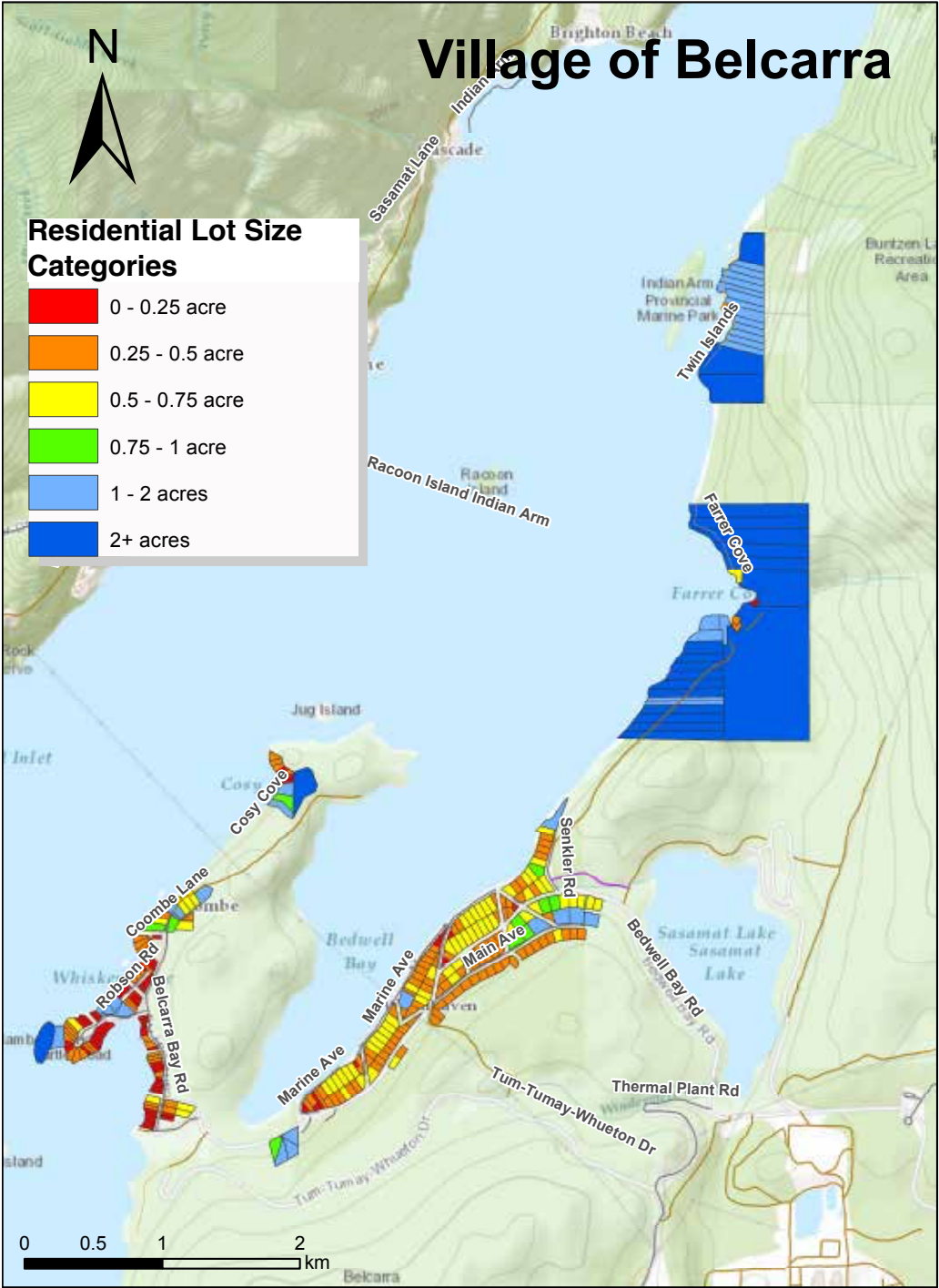
Looking at BC Assessment data provides an approximate “snapshot” of current built conditions in Belcarra.

To get a sense of existing data, we will look at the range of property sizes and house sizes in Belcarra.

The data *is limited* in some respects, and as such is provided for consideration along with the values and aspirations of the committee.

BC Assessment Data - existing conditions

Proportion of Residential Properties by Lot Area



Observations:

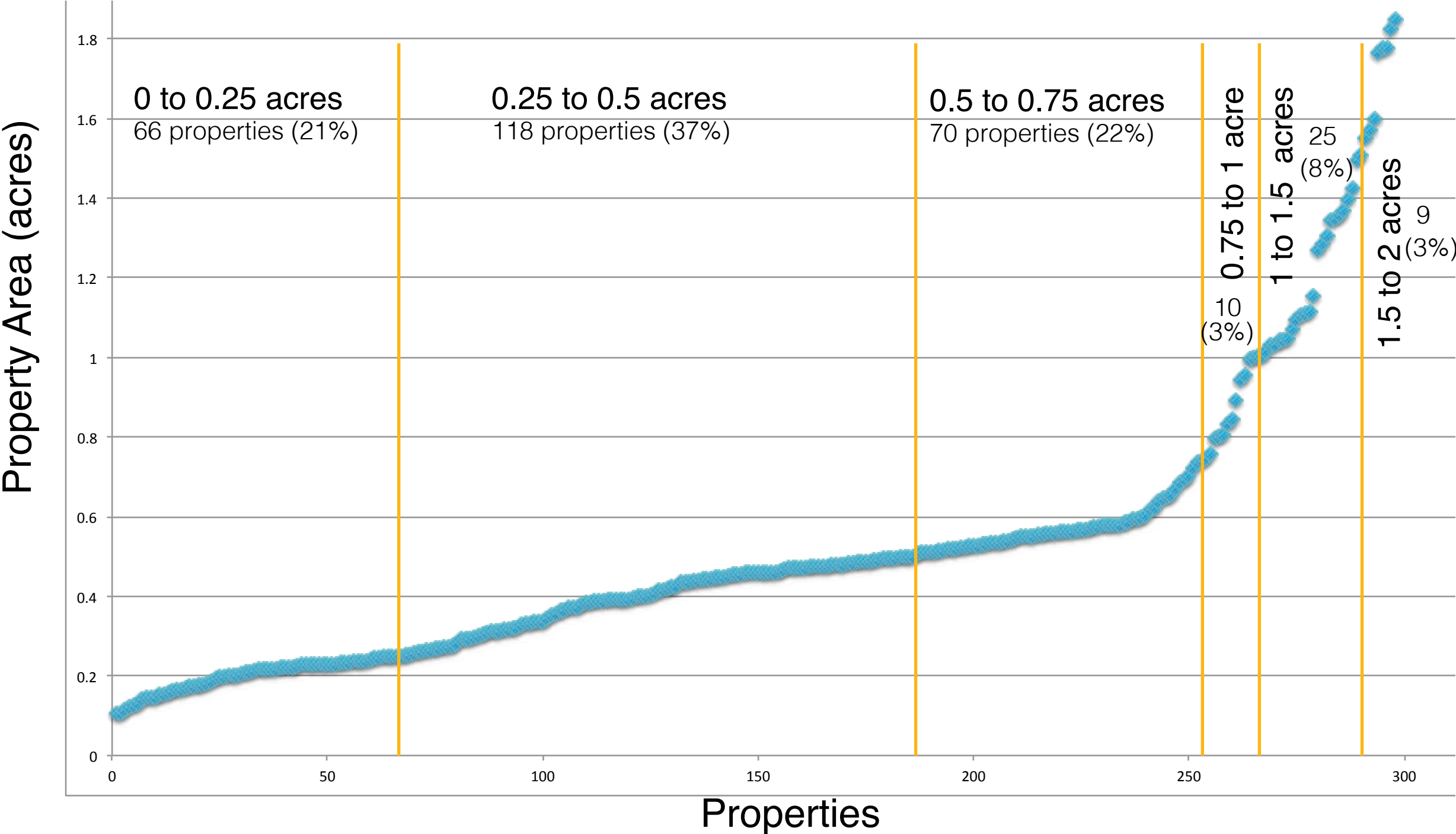
- 83% of private residential properties in Belcarra are less than 1 acre.
- This means that 17% of properties comply with the existing minimum lot size of 1 acre.

Note:

- Crown Land has been excluded from the map because it includes parkland, rural, and institutional land rather than residential land.

BC Assessment Data - existing conditions

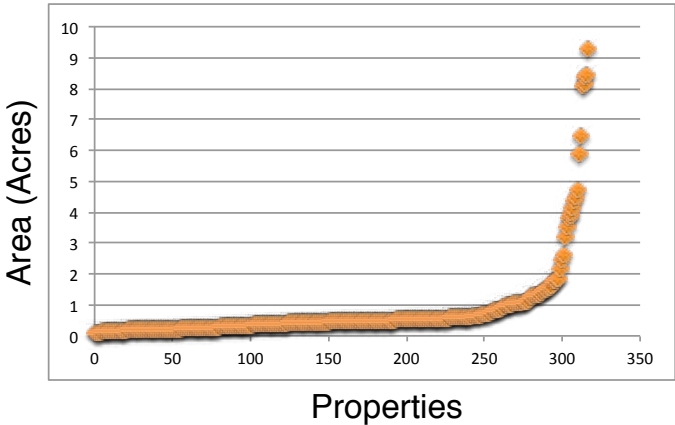
Distribution of Properties by Lot Area



Private residential properties in Belcarra range from approximately 0.1 acres up to 9.3 acres. For private residential properties:

- Median area: 0.47 acres
- Average area: 0.79 acres

Note: Private residential properties over 2 acres have been excluded from the chart to the left for readability. These larger properties are included for reference on the chart below.



Village of Belcarra Zoning Bylaw No. 510, 2018

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 [= (Lot Area x 0.025) + 6,340 sq ft]
4,739 sq m – 8,083 sq m (51,010 sq ft - 87,005 sq ft)	= (Lot Area x 0.044) + 499 sq m [= (Lot Area x 0.044) + 5,371 sq ft]
> 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 sq m (807.3 sq ft) and have a building width of not less than 7.5 m (24.6 ft).
- d) The maximum Gross Floor Area of all Accessory Buildings on a parcel shall not exceed 150 sq m (1,615 sq ft) and the maximum building footprint of all Accessory Buildings on a parcel shall not exceed 92.9 sq m (1,000 sq ft).

Village of Belcarra Zoning Bylaw No. 510, 2018

305.5 Subdivision of Land

- a) Minimum lot area – 4,047 sq m (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:
 - 1. 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).

2.0 Context and Vision

and Belcarra North) will continue to be in-filled, and as such the Village will grow at a very modest pace.

Land and water within the Village of Belcarra are used in a manner that is compatible with the semi-rural atmosphere of the Village. Municipal lands policy continues to value the natural setting of the community, and strives to lead with conscious environmental stewardship by developing community infrastructure that provides focal points that enhance livability, health and safety, active lifestyles and civic pride.

b) Maintain natural environment of Belcarra

The Village of Belcarra is fortunate to have Bedwell Bay as a major focal point for our waterfront community. This amenity draws residents and visitors to socialize and enjoy the natural setting of Indian Arm. As with any other popular waterfront recreation area, there is always a need to incorporate sound environmental management and planning to sustain a healthy balance with social and recreational demands. The Village recognizes that there are a variety of stakeholders who have an interest in the sustainability of Bedwell Bay. Accordingly, a *Sustainability Plan* has been developed to accommodate the varied needs of the stakeholders.

There is a realization in the Village that trees, forests, and views are of more than aesthetic and recreational value. People in Belcarra value their forests and natural views as a key component of their health and well being. As the village ages, it is important to protect the natural semi rural surroundings while at the same time protecting well established view corridors from the growth of trees that encroach over time.

c) Compatible Village infrastructure
Vehicular / pedestrian circulation networks and municipal services will be provided in a safe, efficient and economic manner.

The Bedwell Bay and Belcarra Bay areas will be served by a sustainable potable water supply through the construction and

operation of a municipal water system in order to facilitate the transition from well water to the municipal water utility system.

The community's carbon footprint will be reduced through the implementation of GHG emission reduction initiatives and the achievement of the climate change goals outlined in the Climate Action Charter.

d) Providing Alternative Housing Opportunities

Throughout its existence, Belcarra has been fortunate to have many of its residents step forward to volunteer, collaborate, and contribute to the common benefit of the larger community. These efforts are valued and it is recognized that continued local engagement is a necessity for future Village sustainability. Looking ahead, it is crucial that this culture of volunteerism renew itself with younger residents and families; people anxious to plant roots in Belcarra and contribute to the greater good.

Since 1979, Belcarra has transformed itself from a series of accessible smaller homes and summertime cottages into a community of increasingly large, expensive residences. This creates a serious challenge for long-term residents wanting to downsize and remain in the Village and for younger families seeking to join the community. This trend of narrowing economic demographics does not bode well for community sustainability. Therefore this OCP explores the idea of introducing some broader housing opportunities within the Village.

3.0 Policies and Actions

Policy development must be based on an understanding of Village values and issues. Implementation through action is closely linked to the Village's purpose. Plan policies are the criteria for evaluating new development proposals, rezonings, subdivisions, capital works, and other municipal decisions and community initiatives. This will ensure that change is compatible with long term community values and objectives. The spatial implications of these policies are shown on the *Land Use Map* described in Section 4.0.

3.1 LAND USE POLICIES

3.1.1 Residential

- a) Residential development will be limited to those areas designated Residential (R) on Schedule A - Generalized Land Use Map.
- b) For the purpose of new subdivision activity, within the Zoning Bylaw the minimum lot size regulations for single family lots shall be 0.5 acres (0.2 ha). For areas where there is no public road access (Farrer Cove, Twin Islands, and Cosy Cove), the minimum lot size shall be 1 acre (0.4 ha) for water access only subdivisions.
- c) Alternative housing opportunities such as:
 - i) stand alone accessory suites within an accessory building;
 - ii) up to four small houses on 1 acre (0.4 ha) lot; and
 - iii) duplexesshall be explored and potentially accommodated within the Zoning Bylaw. Council will require applicants to submit rezoning applications for any development that would involve a greater density than that permitted within the conventional residential zones and will consider them on a case by case basis. All such applications shall be the subject of a community consultation process including the holding of a public hearing.

To provide greater clarity with respect to how these alternative forms of housing might be accommodated and to ensure that this housing preserves Belcarra's character and not transform the community, Council will work towards preparing a series of design and development guidelines. Future applications will be expected to meet these guidelines so that any new homes blend tastefully into the existing neighbourhood.

- d) Notwithstanding Sections 3.1.1(b), residential development on the "Camp Howdy" lands within the Belcarra North area will be considered provided that improved and alternative road access is provided to the area. A maximum of 80 residential units consisting of a mix of single family lots and low density attached housing such as townhouses would be accommodated on the approximately 30 ha. (75 acre) property. A Comprehensive Development Zone (CD) would be created to accommodate the proposed development of the Camp Howdy lands. In drafting the CD zone and related restrictive covenants, the Village will ensure that the development is undertaken in an environmentally sensitive and aesthetically pleasing manner, retaining as much tree cover as possible, utilizing sustainability principles. The Village will be expecting to secure land along the shoreline for a waterfront park as a community amenity in conjunction with a rezoning application; the location and amount to be determined as part of the process.
 - e) Notwithstanding Sections 3.1.1 (b), in cases where a new Belcarra North access road traverses a property within the Farrer Cove (South) area and in so doing would render the size of a lot in a future subdivision to be less than 0.5 acres (0.2 ha), the Council will consider a rezoning application to accommodate the creation of such a lot.
- #### 3.1.2 Commercial / Industrial
- a) No commercial or industrial activities will be developed in the Village during the time period of this Plan.

To: Tom Kim, Chair of the Revenue Generating Committee

May 8, 2019

cc. Mayor Belenkie

Dear Tom,

My wife Cathy and I have lived in Belcarra for forty five years, We love the area and wish to maintain its existing character.

We also recognize that a virtual no growth community with future escalating costs can only mean higher taxes per household.

We have a concept to increase the tax base. West Robson Road has ten lots ranging from 6800 to 11,000 square feet. There are also two one acre plus lots our property at 4903 and 4900 Robson Road. The assessed value of the five waterfront residences range from a low of \$1.87 million to a high of \$3.37 million.

The concept we propose is to carve off a waterfront lot in the 11,000 square foot range from our 1.36 acres. This would leave our lot at 1.1 acres and increase the number of area compliant waterfront lots to six.

The new lot and house would have an assessed value of at least equal to the high end of the existing residence. This \$3.4 million assessment would produce annual village tax revenue in the range of \$3400. Add to this the annual \$1000 water parcel tax. There would also be permit fees and a water connection fee.

We have met with Mayor Belenkie and he has recommended we contact this committee and ask you to use this proposal as an example of how revenue can be generated to benefit the Village.

We have enclosed a copy of the current configuration and the proposed new arrangement. We know this action does not currently meet division regulations. However, this action would be a benefit to the Village and have no visual or other impacts on the neighbourhood. Our hope is that you will support this concept and use it as an example of increasing revenue and density for future OCP discussions and revisions.

We would appreciate the opportunity of attending your next meeting on May 28 to discuss this concept further.

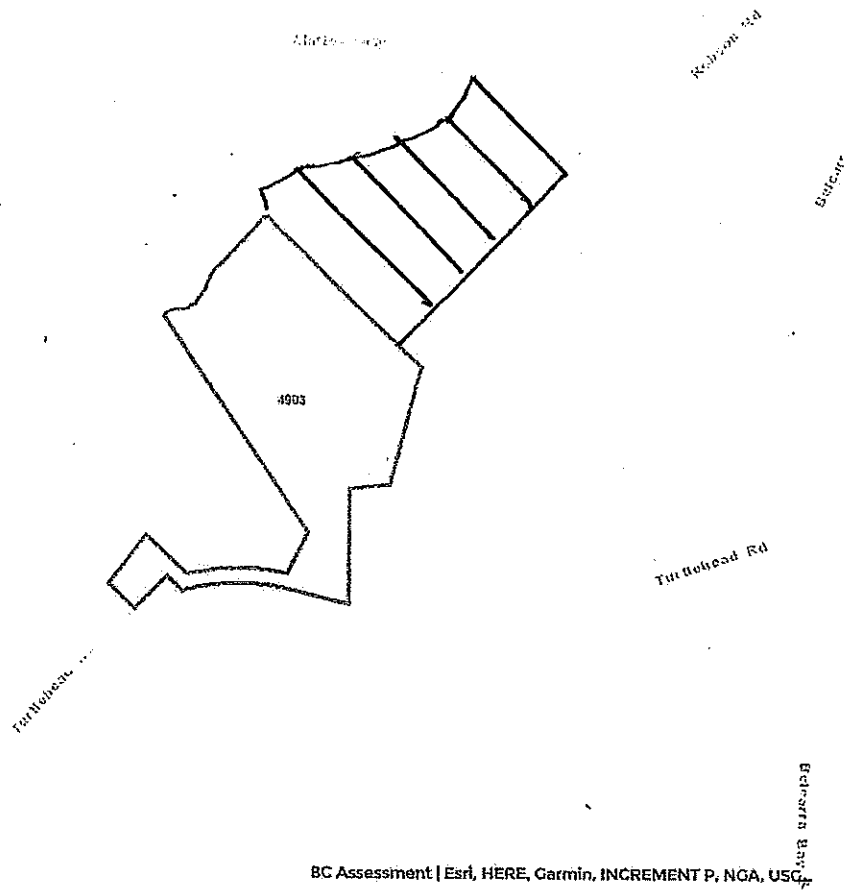
Thank you for your time,

Cathy & Fraser MacDonald

Current
Map

Configuration:
Neighbouring properties

Sample sold properties

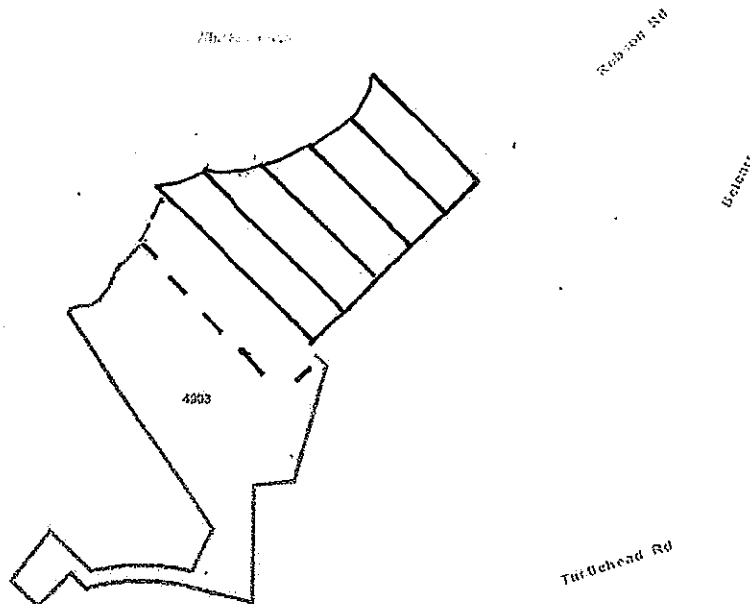


Proposed:

Map

Neighbouring properties

Sample sold properties





VILLAGE OF BELCARRA
Revenue Generation Committee (RGC)
Interim Report: Charitable Donation Plan
June 25, 2019



Submitted by Revenue Committee Members:
 Tom Kim – Chair, Sharilyn Sweet – Vice Chair,
 Brian Hirsch, Penny Moen and Maris Sulcs.

- 1) The Village of Belcarra is a Registered Municipality with CRA and can accept Charitable Donations and issue Tax receipts.
- 2) Public Interest: Two Belcarra Villagers have approached the RGC to discuss the plan.
- 3) Lawyer to be considered and a quote on costs to be secured to setup the Charitable Foundation and/or Endowment Fund.
- 4) That Council schedule a Public Information Meeting with invited professional guest speakers to introduce the Charitable Plan and to determine the level of public interest.
- 5) Create a Mission Statement for the use of the funds.
- 6) Setup an Investment Fund, Private Foundation &/or Endowment to manage the donations as required.
- 7) Engage in Fund raising activities.
- 8) Add to the Village website a “Charitable Donations” section which describes the plan including methods of making a donation.
- 9) Acknowledge donations.
- 10) Once the Charitable Plan has been established elect a Board of Directors to oversee the fund.

That the Revenue Generation Committee request Council consider the following:

- a) That Council arrange for an investment vehicle designed to comply with CRA guidelines and the Village of Belcarra’s Mission Statement; and
 That Council determine the source for funding for the costs to setup including legal fees, (estimated to be in the range of \$5,000. to \$8,000); and
 That management fees commensurate with the size of the fund be negotiated and to be competitive in the fundraising industry.

- b) That Council refer the Revenue Generation Committee Interim Report dated June 25, 2019 regarding Charitable Donation Plan to staff for follow up with a report back to Council on items detailed below:
- 1) Elect a Board of Directors comprising of Councillors and Village residents to oversee the fund.
 - 2) Donations from individuals or corporations can apply for a tax benefit from CRA while financially supporting the Village's future. Village staff to issue tax receipts.
 - 3) Set aside funds to cover costs of customized plaques or other means to display at the hall in recognition of donor contributions.
 - 4) Village Hall Meeting to be arranged with guest speakers including a Certified Tax Planner, Financial Planner and Trust Advisor. The purpose of the meeting is to understand and appreciate the benefits of giving while alive and/or in an estate plan, to support the Village of Belcarra.
 - 5) Create Charitable fund raising activities to explore other opportunities for donations.
 - 6) Run regular advertisements in the Belcarra Barnacle and through the CRAB Group emailing fan-out updates as a reminder to Villagers of the Charitable Donation Plan.

The Committee is recommending that Council vote to move forward with initiating the Charitable Donation Plan.



COUNCIL REPORT

Date: July 8, 2019

From: Lorna Dysart, Chief Administrative Officer

Subject: Fire Sprinkler Systems

Recommendation

That the Fire Sprinkler Systems report dated July 8, 2019 be received for information.

Purpose

To provide Council on an update to the Council motion from the May 13, 2019 Council meeting directing staff to prepare a Bylaw amendment to require fire sprinkler systems to be install in all new construction and in major house removations or additions.

Background

As per the Council request, staff contacted the Building and Safety Standards Branch, Office of Houseing and Construction Stnadards, Ministry of Municipal Affairs. Below is the response received from a Senior Policy Analyst:

“Under the Building Act, local building requirements for fire sprinklers in a new bylaw would have no legal effect. Only local building requirements for sprinklers in those bylaws adopted by December 15, 2017 have legal effect and the technical requirements in those bylaws cannot be amended.

It is the intent of the Province to develop a provincial building regulation on fire sprinkler systems that accommodates local government discretion for requiring sprinklers but respects the need for consistency. At this time, we are not able to provide a timeframe for when these changes may come into effect. The B.C. Codes require sprinklers or doubling the limiting distances depending on response times.

Also discussed was development permit areas for wildfire hazard. Under the Local Government Act, development permit guidelines can be established for the siting, form, exterior design and finish of buildings and to restrict the type and placement of trees and other vegetation. For the purposes of the Building Act, the form, exterior design and finish of buildings are unrestricted matters as they relate to the wildfire hazard.

Local governments may request a variation under section 7 of the Building Act. Local governments must demonstrate a compelling reason why a variation is needed when they submit their request. The Province has established criteria for assessing requests for variations and applications must demonstrate how the variation meets the criteria.. Requests for a local

government variation will be reviewed in two steps: Step 1 – Preliminary Review; and Step 2 – Full Technical Review. There is no cost for a local government to apply for a variation or for the preliminary review. Costs will be recovered from applicants for the full technical review if the application advances to that stage.

This message contains general information only, and should not be construed as legal advice. The Province of British Columbia will not be liable for any loss or damage arising from, connected with or relating to the use of this message or any information contained herein by you or any other person.”



COUNCIL REPORT

Date: July 8, 2019

From: Lorna Dysart, Chief Administrative Officer

Subject: **Designated Anchorage Area (DAA) Program**

Recommendation

That Council receive for information the report on a Designated Anchorage Area (DAA) Program for Bedwell Bay dated July 8, 2019; and
 That a Public Information Meeting be scheduled in September 2019 for public discussion on a Designated Anchorage Area being established in Bedwell Bay; and
 That the Chief Administrative Officer continue with discussions with the Port of Vancouver on an agreement and with the District of North Vancouver CAO regarding inspections and enforcement.

Purpose

The report is in response to a report to Council on March 11, 2019 regarding a proposed DAA in Bedwell Bay which is felt will assist with long term anchorages in Bedwell Bay, assist with resolving the situation with live-boards and derelict vessels.

Existing Policy

Management of Bedwell Bay is primarily a federal responsibility, although there is at least one instance where the courts have ruled that adjoining municipalities may assert some regulatory control providing they are not in contravention of federal legislation. The federal agencies that may become involved, depending on the circumstances, include the Vancouver Fraser Port Authority (Port), the Dept. of Fisheries, Environment Canada, the Coast Guard and/or the RCMP. The legislation most often relied on includes the Canadian Environmental Protection Act, the Port Authorities Operations Regulations, the Canadian Environmental Assessment Act 2012, the Canada Marine Act, the Navigable Waters Protection Act and the Fisheries Act. Recent changes provide some improvements to federal agencies' authority to levy fees and charges associated with the seizure and disposal of derelict vessels but do not provide a comprehensive solution.

According to the Port, it is unconstitutional for them to prohibit anchorage if anchorage can occur in a safe manner and is not within shipping lanes. The Port may grant a water lease to a municipality to allow the municipality to control anchorage within a marine area but the municipality may not prohibit it, except that the municipality prohibits motorized vessels from entering designated swimming areas adjacent to beaches or designates specific anchorage areas.

Why Control Anchored Boats?

Primary concerns about anchored boats have focused on long term anchorage, live-aboards and derelict boats, although some of the issues may apply to short term anchorage. They include:

- Environmental impacts from spills and waste from the boats;
- The potential for boats to break free from anchorage and either beach or damage other vessels and infrastructure, such as docks;
- The costs associated with seizing and disposing of derelict and abandoned boats (tens of thousands of dollars depending on the size of the boat);
- Recreational impacts, as space in a bay is compromised by increasing numbers of anchored boats (particularly in the summer months); and
- Objections from waterfront residents about the aesthetics of boats in an unmanaged anchorage area (there are often economic reasons for boat owners to take advantage of long-term anchorage which is evident by the value, appearance or lack of maintenance).

Municipalities such as the City of Vancouver and the City of Port Moody have entered into arrangements where they have taken responsibility for anchorage in False Creek and the Burrard Inlet, which has displaced vessels looking for long term anchorage to other locations in and around the Burrard Inlet. The District of North Vancouver is currently engaging in discussions with the Port and the public on a possible DAA in in Deep Cove.

The Port's Designated Anchorage Area Initiative

In response to concerns expressed by the City of Port Moody, the Port proposed that Designated Anchorage Areas be created in Port Moody, Belcarra and Deep Cove. The DAA involves the Port entering into a Licence Agreement with the municipality to create a water lot in which the municipality assumes responsibility for the management and control of anchored boats. The reason for a DAA being proposed for all three municipalities, is in recognition of the fact that boats not wishing to anchor in the DAA in one area, would simply move to a neighbouring area.

In the case of Port Moody, the DAA is in an area of relatively shallow water that provides anchorage for up to 20 vessels for up to 3 weeks within a 40 day period. Boats anchored within the DAA must register with Port Moody and pay a nominal fee (\$12 per night). As Port Moody does not own a vessel, enforcement is left to land based observation and/or making arrangements with private vessels and/or other agencies (such as police or fire vessels) to make contact and/or arrange inspections. Management of anchorage outside the DAA remains a federal responsibility.

Port Moody elected to install only Cardinal Buoys to mark the area, not Moorage Buoys, which are more common in organized designated anchorages and allow for safer, longer-term stays. In the Port Moody case, the Port assumed approximately \$25,000 of the start-up costs and Port Moody assumed approximately \$4,000. Ongoing operating costs for the municipality were assumed to be \$18,000 per year, which exceeds the approximately \$1,000 in annual revenue that has been generated.

The District of North Vancouver (DNV) is proposing to install Signal Buoys at a cost of approximately \$10,000. each. The Port has advised that the DAA in Bedwell Bay would be a small area and they suggested only 1 buoy be installed in the Bay, or 2 Signal Buoys, with one at the entrance to the Bay, on a light. In a Vancouver Island legal decision, it was determined that 48 hours is an acceptable time to establish for moorage. The District of North Vancouver has decided that rent will not be charged for moorage, as that would increase administration costs for the program. DNV will have a simple registration system that will be managed at their dock and on their website.

The Proposed Bedwell Bay Designated Anchorage Area

A DAA in Bedwell Bay has a few challenges not present in Port Moody, including:

- There is no waste pump-out facilities available to the public in Bedwell Bay; and
- The general preference expressed by residents needs to be determined.

There may be additional challenges; however further consultation with the public is required to determine whether there is public support for limited time anchorage (i.e. 48 hours max.). The use of Moorage Buoys would increase both the initial costs and the ongoing operating costs. Enforcement will require some arrangement. The DNV CAO is initiating discussion with Rangers who may manage the boats in the DAA. He has indicated to Belcarra's CAO, that DNV may assist Belcarra with inspections and enforcement. The DNV will be holding a Public Information Meeting in September.

In general terms, before any proposed approach is discussed with the public, Council must decide whether or not the risk proposed by the current situation warrants the Village from assuming the responsibility, liability and costs associated with assuming what is essentially a federal matter.

TIMING/APPROVAL PROCESS

Assuming that Council wishes to proceed, public consultation may occur before the end of September and an agreement with the Port, based on the Port Moody arrangement, may be negotiated concurrently so as to put some form of DAA in place in the Fall.

CONCURRENCE

Discussions will continue with DNV as they move forward on their plans for a DAA in Deep Cove. Discussions will also continue with the Port of Vancouver to work out a legal agreement for a Designated Anchorage Area in Bedwell Bay. The Port advised that feedback from the public is important in establishing a DAA.

FINANCIAL IMPACTS

Finalization of the DAA, negotiations with the Port and further internal discussions are necessary before accurate estimates can be provided. Start-up costs may run up to \$40,000, including initial enforcement, signage, communications and Buoys.

LIABILITY/RISK

The Village has little or no liability or risk for enforcement and removal of derelict boats under the current system; however, these responsibilities would be assumed if a DAA agreement was entered into. It is unlikely that the Village would be able to recover from the owners the \$10,000-\$30,000 cost of derelict boat disposal.

ENVIRONMENTAL IMPACT

Creating a DAA and managing it may reduce the risk of spills and waste in Bedwell Bay, although this risk is not substantial at this time, unless a boat sinks or beaches.

PUBLIC INPUT

No public input has been sought on a possible DAA at this time. Some discussions have been held with the Port and the DNV Chief Administrative Officer, as DNV may enact a similar arrangement.

Attachment A: Proposed DAA for Belcarra Bay and Deep Cove

Attachment A

Proposed Map for Belcarra and Deep Cove





**VILLAGE OF BELCARRA
WATER SERVICING AGREEMENT
With
METRO VANCOUVER REGIONAL
DISTRICT**



5.3

This Agreement is dated for reference the 8th day of July 2019.

BETWEEN:

VILLAGE OF BELCARRA

4084 Bedwell Bay Road
Belcarra, BC V3H 4P8

(the “**Village**”)

AND:

METRO VANCOUVER REGIONAL DISTRICT

Metrotower III, 4730 Kingsway,
Burnaby, BC V5H 0C6

(the “**Regional District**”)

WHEREAS:

- A. The Regional District is the owner in fee simple of two parcels of land within the Village of Belcarra and legally described as:

PID 011-554-541

THE FRACTIONAL TOWNSHIP SOUTH WEST OF QUARTER SECTION 23
IN THE FRACTIONAL TOWNSHIP WEST OF TOWNSHIP 39 NWD
EXCEPT: (1) PARCEL D (REFERENCE PLAN 17379), AND (2) PART ON
SRW PLAN 27123 (the “**Works Yard Parcel**”), and

PID 018-353-347

LOT A DISTRICT LOT 229 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN 4072 (the “**Picnic Area**”)

(the Works Yard Parcel and the Picnic Area are hereafter collectively referred to as the “**Lands**”);

- B. The Regional District currently utilizes an existing water system on the Lands, but due to a number of power outages which have resulted in, and continue to result in insufficient disinfection of water from the current water system, and an increasing number of resulting boil water advisories being issued, the Regional District has requested that the Lands be connected to the water distribution system owned by the Village (the “**Water System**”), and which services the local service area established by the Village of Belcarra Water Supply and Distribution Local Area Service No. 1 Establishment and Loan

Authorization Bylaw No. 413, 2008 (the “**Local Service Area**”), and be supplied with water from the Water System in accordance with the Village of Belcarra Waterworks Bylaw No. 456, 2012 (the “**Waterworks Bylaw**”);

- NOW THEREFORE** In consideration of the terms and conditions set out below, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by both parties, the parties covenant and agree as follows:

- 1.1 The Regional District agrees to pay to the Village, in exchange for the Village permitting the Lands to connect to the Water System, the following amounts, for a collective connection fee of \$42,445.00:
 - (a) the Capital Cost of \$34,245.00, which amount represents the Village calculation of an appropriate share of the costs of constructing the Water System given the additional use of water by the Regional District contemplated by this Agreement; and
 - (b) an amount equal to \$8,200.00, as a contribution towards legal fees or consultant fees incurred by the Village in association with the Regional District's request to connect to the Water System and the preparation of this Agreement

- 1.2 Following payment of the Fee, the Regional District shall apply to connect the Lands to the Water System and shall comply with all connection requirements under the Waterworks Bylaw and any additional requirements of the Village, including payment of the connection fee specified in the Bylaw, which is currently \$750.00.
- 1.3 The Village agrees that if for whatever reason the Regional District's application to connect the Lands to the Water System under the Waterworks Bylaw is refused, the Village shall return the Fee to the Regional District.
- 1.4 Notwithstanding Section 1.1, the Regional District and Village obligations under this Agreement are subject to the satisfaction of the following conditions precedent:

- In consideration of \$10.00 non-refundable paid by the Village to the Regional District and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by the Regional District, the Regional District agrees to remain bound by the terms and conditions of this Agreement while it remains subject to the Condition Precedent under this section. If the Village does not give the Regional District notice of its satisfaction of the conditions precedent, within the time provided herein, this Agreement will be void.

- ## 2.0 Further Agreements

- ### 3.0 Delivery of Notices

- Attention: Chief Administrative Officer
Village of Belcarra
4084 Bedwell Bay Road
Belcarra, BC, V3H 4P8
Facsimile number (604) 939-5034:

9.0 Severability

- 9.1 If any part of this Agreement is for any reason held to be invalid by a decision of a court with the jurisdiction to do so, the invalid portion is to be considered severed from the rest of this Agreement and the decision that it is invalid shall not affect the validity or enforceability of the remainder of this Agreement. Interpretation

10.0 Interpretation

- 10.1 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this agreement;
- (c) the term “enactment” has the meaning given to it under the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced from time to time, unless otherwise expressly provided;
- (f) reference to a particular numbered section, or to a particular lettered schedule, is, unless otherwise expressly provided, a reference to the correspondingly numbered section or lettered schedule of this Agreement;
- (g) all Schedules to this Agreement form an integral part of this Agreement;
- (h) subject to the Force Majeure Clause, time is of the essence; and
- (i) where the word "including" is followed by a list, the contents of the list are not intended to limit or otherwise affect the generality of the expression preceding the word "including".

11.0 Counterparts

- 11.1 This Agreement may be executed in any number of counterparts and delivered by e-mail, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument, provided that any party delivering this Agreement by e-mail shall also deliver to the other party an originally executed copy of this Agreement.

Executed the _____ day of _____, 2019.

VILLAGE OF BELCARRA

by its authorized signatories:

Mayor

Chief Administrative Officer

METRO VANCOUVER

by its authorized signatory:

Chief Administrative Officer



COUNCIL REPORT

Date: July 8, 2019

From: Lorna Dysart, Chief Administrative Officer

Subject: Village of Belcarra Waterworks Bylaw No. 456, 2012
Amendment Bylaw No. 540, 2019

Recommendation

1. That Council rescind “Village of Belcarra Waterworks Bylaw No. 456 Amendment Bylaw No. 539, 2012”, which received first, second and third reading on June 10, 2010.
2. That the “Village of Belcarra Waterworks Bylaw No. 456, 2012 Amendment Bylaw No. 540, 2019” be read a first, second and third time.

Purpose

To amend the “Waterworks Bylaw No. 456, 2012” by including an updated Local Service Area (LSA) map that includes Metro Vancouver parcel (PID 011-554-584). The updated LSA map is to take precedence over the LSA map shown as Schedule A in the “Water Supply and Distribution Local Area Service No. 1 Establishment and Loan Authorization Bylaw No. 413, 2008” (*Bylaw No. 413, 2008*).

To amend the “Waterworks Bylaw No. 456, 2012” to include additional definitions, new sections, and revisions to existing sections to reflect Metro Vancouver’s connection.

Background

On April 24, 2019, Council approved the request from Metro Vancouver to connect to the Village of Belcarra Water System and the associated connection and water utility fees.

Metro Vancouver is seeking permission to connect two parcels of land (PID 011-554-584 and PID 018-353-347) to the waterworks located within the Village LSA, as defined in the *‘Bylaw No. 413, 2008’* (part of “Waterworks Bylaw No. 456, 2012” (*‘Bylaw No. 456, 2012’*)). PID 018-353-347 is located within the established LSA, while half of PID 011-554-584 is located within the LSA (portion north of Bedwell Bay Road), and the other half (south of Bedwell Bay Road) is located outside of the LSA (as shown in Attachment B).

The proposed ‘Amendment Bylaw No. 540, 2019’ includes the attachment of an updated LSA map that includes the entire PID 011-554-584 parcel within the LSA boundary (as shown in Attachment C). This amendment will allow the parcel to connect to the Village’s Water System and to which the *Village of ‘Bylaw No. 456, 2012’* will apply to. The updated LSA map as shown in Attachment C takes precedence over the LSA map shown as Schedule A in ‘*Bylaw No. 413, 2008*’.

On June 10, 2019, the “Village of Belcarra Waterworks Bylaw No. 456 Amendment Bylaw No. 539, 2012” and accompany report was presented to Council and the bylaw received first, second, and third reading. Since then, Metro Vancouver has provided the Village with edits to the amending bylaw, which are captured in “Village of Belcarra Waterworks Bylaw No. 456, 2012 Amendment Bylaw No. 540, 2019”. ‘Amendment Bylaw No. 540, 2019’ is the comprehensive document that includes the updated LSA map and Metro Vancouver edits.

Attachments:

- A. Village of Belcarra Waterworks Bylaw No. 456, 2012 Amendment Bylaw No. 540, 2019
- B. Local Service Area map
- C. Updated Local Service Area map



**VILLAGE OF BELCARRA
Waterworks Bylaw No. 456, 2012,
Amendment Bylaw No. 540, 2019**



**An amendment bylaw to add an updated Local Service Area (LSA) map that includes a
Metro Vancouver parcel.**

WHEREAS the Community Charter enables a local government to amend its bylaws from time to time;

NOW THEREFORE the Village of Belcarra Council enacts as follows:

1. That this bylaw be cited for all purposes as the "Village of Belcarra Waterworks Bylaw No. 456, 2012, Amendment Bylaw No. 540, 2019".
2. That the "Village of Belcarra Waterworks Bylaw No. 456, 2012," be amended:
 - a) By adding the following text to Section 2 – "Definitions":
 - **Local Service Area** means the area established by the Establishment Bylaw and amended by Amendment Bylaw No. 540, 2019 to which the Municipality supplies the Water Service.
 - **Park Purposes** means use of water for bathroom, concession, picnicking, visitor consumption, and other uses consistent with use of land as a Public Park.
 - **Public Park** means land owned or occupied by a municipality or regional district and used as a public park.
 - b) Adding the following text to Section 15 – "Permitted Connections":
 - All Parcels within the Local Service Area, as shown on the map attached as Schedule B, may connect to the Water Service.
 - c) Adding the following text to Section 16 – "Extent of Connection":
 - b) the Water Service will be used only for the supply of water for an interior fire sprinkler system on the Parcel; or
 - c) the Water Service will be used to supply a Public Park with water for Park Purposes.
 - d) Add new sub-heading – "Use Fee – Park Use Water Supply" & sections 36-28 and the following text:
 - 36. The Owner of every Parcel that is a Public Park connected to the Water Service as either one source or the only source of water supply for Park Purposes shall pay annually to the Village a water utility fee for Domestic Water as per the 2019 Water Servicing Agreement and to be evaluated on an annual basis.
 - 37. The fee specified in Section 36 shall be due and payable each year on the same date that municipal property taxes are due.

- 38. Notwithstanding Section 36, where a Public Park is connected to the Water Service for less than one calendar year, the fee shall be prorated as of one month after the first day of the month in which the connection permit is issued and is payable when the connection permit is issued.
- e) Add the following text to Section 75 – “Single Pipe”
- Where an Owner desires to use a single pipe for both domestic water supply and for a fire sprinkler system water supply (or for both Park Purposes and for a fire sprinkler system water supply), the Owner shall provide and install, at the Owner’s cost, a fire meter approved ULC listed Water Meter assembly to measure all flows, to the specifications approved by the Superintendent of Public Works (Superintendent), and in that case, the Superintendent may, at his sole discretion, determine if the On-Site Works must be reconstructed and choose an acceptable location for the Water Meter or “Tattle Tale” meter.
- f) Add the following text to Section 79 – “Owner Responsibility”
- It is the responsibility of the Owner to advise the Municipality if a condition under Section 78 exists and to take appropriate action to discontinue this connection or contact the Superintendent to take necessary action.
- g) Add the following text to Section 80 – “Owner Required to Remedy”
- Where any piping, fixture, fitting, container or appliance is connected to the Waterworks contrary to Section 78 or where the Superintendent determines that a condition exists which could result in water, waste water or any harmful liquid or substance entering the Waterworks or the Municipality source of water supply, the Superintendent may give notice to the Owner of the Parcel or other responsible person to remedy the condition to the satisfaction of the Superintendent within ninety-six (96) hours of such notice, or such lesser period of time as may be specified.
- h) Add the following text to Section 83 – “Failure to Test”
- Where an Owner or a person being provided with Water Service fails to deliver the report referred to in section annually or otherwise as required by Section 82, or where a report referred to in Section 82 provides that a Backflow Preventer Device is not in proper working condition, upon notice from the Superintendent, the Owner or the person being provided with the Water Service shall either:
- i) And adding an updated Local Service Area map that includes Metro Vancouver’s parcel (PID 011-554-584) within the Local Service Area boundary as Attachment B.
3. That the updated Local Service Area map attached as Attachment B takes precedence over the Local Service Map shown as Schedule A in the *Water Supply and Distribution Local Area Service No. 1 Establishment and Loan Authorization Bylaw No. 413, 2008* (“Bylaw No. 413”).

Read a First Time on

Read a Second Time on

Read a Third Time on

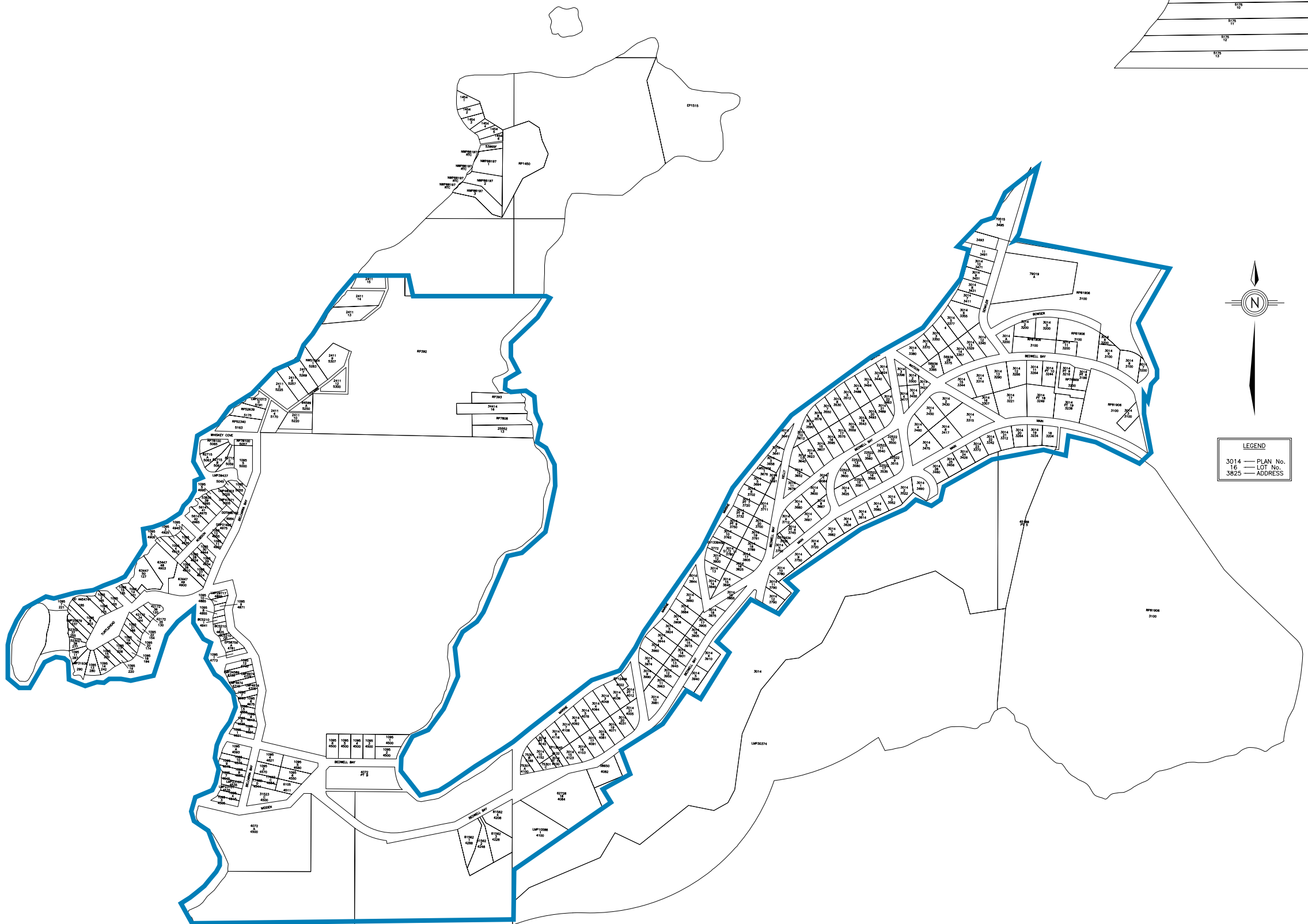
ADOPTED by Council on

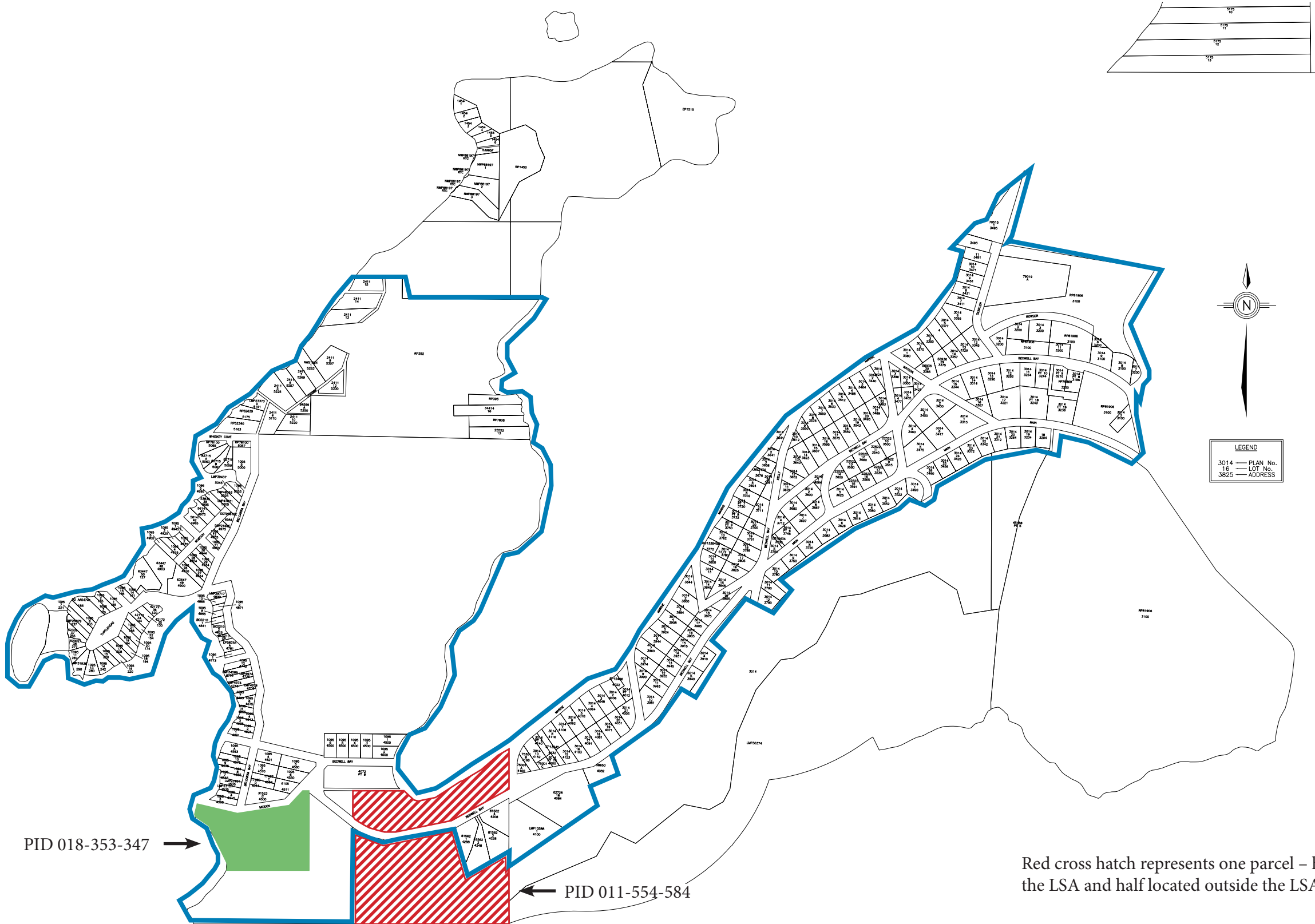
Neil Belenkie
Mayor

Lorna Dysart
Chief Administrative Officer

This is a certified a true copy of
Village of Belcarra Waterworks Bylaw No. 456, 2012
Amendment Bylaw No. 540, 2019

Chief Administrative Officer





Red cross hatch represents one parcel – half is located within the LSA and half located outside the LSA

Planning and Environment
 Tel. 604 432-6350 Fax 604 436-6901

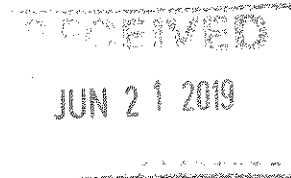
JUN 20 2019

File: CR-12-01

Ref: RD 2019 May 24

FILE NO. 0470-01

Lorna Dysart, CAO
 Village of Belcarra
 4084 Bedwell Bay Road
 Belcarra, BC V3H 4P8



Dear Ms. Dysart:

Re: Regional Long-Range Growth and Transportation Scenarios – Final Summary Report

In 2018, Metro Vancouver and TransLink undertook the development of Long-Range Growth and Transportation Scenarios to help both agencies prepare for updates to *Metro 2040*, the Regional Growth Strategy and Regional Transportation Strategy. These scenarios look out to 2050 and beyond and incorporate new and emerging external forces and disruptors such as technological advances and automation, global economic shifts and climate change.

The project was recently completed, and Metro Vancouver is pleased to be able to provide your organization with the enclosed Long Range Growth and Transportation Scenarios Summary Report. At its May 24, 2019 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD Board) adopted the following resolutions:

That the MVRD Board:

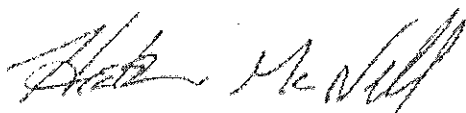
- a) receive for information the report dated April 17, 2019, titled “Regional Long-Range Growth and Transportation Scenarios – Final Summary Report”;*
- b) endorse the use of the Long Range Growth and Transportation Scenarios in reviewing and updating Metro 2040; and*
- c) direct staff to distribute the “Regional Long-Range Growth and Transportation Scenarios Summary Report” to organizations with an interest in long-range regional planning, including member jurisdictions, health authorities, and Vancouver Fraser Port Authority.*

The scenarios describe four possible futures that provide a framework for sensitivity analyses, a rationale for updating existing models to account for new external factors, highlight where greater resiliency in existing policies is required, and give an indication of future opportunities and challenges that may support or direct land use and transportation choices in the future.

29766692

Through the development of the scenarios, a number of organizations and agencies requested that the data and narratives be forwarded to them for use in their own planning and work. It is our hope that the enclosed staff report and Summary Report will assist you in your work to develop strategies and policies that are flexible enough to achieve regional goals through different potential futures. Metro Vancouver will use the scenarios, and the data and indicators that comprise them to explore and test new and innovative policy responses with our regional agency partner TransLink in the development of *Metro 2050* and *Transport 2050*.

Sincerely,



Heather McNell

Director of Regional Planning and Electoral Area Services, Planning and Environment

HM/NC/st

Encl: Report dated April 17, 2019 titled "Regional Long-Range Growth and Transportation Scenarios – Final Summary Report" (Doc #29383633)
Report dated April 19, 2019 titled "Regional Long-Range Growth and Transportation Scenarios and Transportation Scenarios Summary Report"

Attention Belcarra Mayor and Councillors

On March 28/19 I attended the town hall meeting at the Village Hall, which was also attended by many of my fellow villagers. The subjects discussed were any subject that were of concern to anyone in the audience.

The discussions were from the amount of traffic coming into our Village, Ports Canada re: wharf moratorium, upgrading of our water system with regards to fire fighting and the urgent need to increase our money reserves. I was shocked to hear that our reserves did not meet half the mandatory reserves that are required by a municipality.

During the discussions I asked the question that no one seems to want to ask, "How much did it cost to revise the building bylaw?" The answer was \$254,053.00 was paid to the consultants which does not count any costs that were incurred from the Village Office staff, which I am assuming could easily be another \$50,000.00. A total of at least \$300,000.00. Based on this amount, our costs according to the 2016 census is \$468.00 for each woman, man and child or \$1181.00 per household in our Village. This cost was created by a few people in our Village who convinced our past mayor and councillors to start this year long process that created a huge rift in our beautiful Village. The new mayor and councillors now need to find a way to create funds for replacement of our necessary reserves. The \$300,000.00 plus spent on this selfish and foolish endeavour should be a lesson for our small Village as to what can happen when a decision is made to satisfy a small, special interest group.

The town hall meeting was like a breath of fresh air for me and I would like to advise everyone to start attending these informative meetings. In the past I felt that I was not listened too so I stopped going to all public meetings. It seemed to me that what I said or how many petitions that were presented it all fell on deaf ears, but I think we have some elected people now that are listening to our concerns.

I hope that our newly elected Mayor and councillors will continue to work together and carry on the open and relaxed concept that they have shown since their election.

I have great hope and expectations of this new team of elected officials.

John Willms



City of Richmond

June 28, 2019

6911 No. 3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

All BC Municipalities
Via email

Re: Proposed UBCM Resolution – Statement of Disclosure Updates

This is to advise that Richmond City Council at its Regular Council meeting held on Monday, June 24, 2019 considered the above matter and adopted the following resolution:

To forward the following resolution for consideration at UBCM and to send copies to the Local Governments of BC for their favourable considerations prior to the 2019 UBCM meeting. Additional copy to be sent to the Minister of Municipal Affairs.

Statement of Disclosure Updates

Whereas professional regulatory bodies, such as CPABC, BC Law Society, APEGBC, and others, have conflict of interest and ethics rules for their members, under which appearance of conflict of interest is disallowed;

Whereas the public expects elected representatives to act to a professional standard of conduct;

And whereas the scope of decisions and responsibilities of an elected representative can be broad and encompass a variety of issues;

So be it resolved that the Statement of Disclosure for municipal nominees and elected representatives be updated to additionally include a spouse's assets; a spouse's liabilities; and real property, other than their primary residence, held singly or jointly by a spouse, child, brother, sister, mother or father, to the best knowledge of the candidate. Further, within 60 days of being sworn in, to file a confidential financial disclosure statement to a non-partisan Municipal Conflict of Interest Commissioner.

Accordingly, the above has been submitted to UBCM and the City of Richmond Council requests your favourable consideration of the resolution at the 2019 UBCM convention.

Yours truly,

David Weber
Director, City Clerk's Office

pc: The Honourable Selina Robinson, Minister of Municipal Affairs and Housing



City of Richmond

June 28, 2019

6911 No. 3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

All BC Municipalities
Via email

Re: Proposed UBCM Resolution – Conflict of Interest Complaint Mechanism

This is to advise that Richmond City Council at its Regular Council meeting held on Monday, June 24, 2019 considered the above matter and adopted the following resolution:

To forward the following resolution for consideration at UBCM and to send copies to the Local Governments of BC for their favourable considerations prior to the 2019 UBCM meeting. Additional copy to be sent to the Minister of Municipal Affairs.

Conflict of Interest Complaint Mechanism

Whereas professional regulatory bodies, such as CPABC, BC Law Society, APEGBC, and others, have conflict of interest and ethics rules for their members and enforce them through a complaints process;

Whereas the public expects elected representatives to be held to a professional standard of conduct;

And whereas the only remedy for a citizen complaint of a municipal elected person's conflict of interest is through a judgement of the Supreme Court of British Columbia;

So be it resolved that the Province of British Columbia consider a mechanism including to resolve and remedy conflict of interest complaints through a non-partisan Municipal Conflict of Interest Commissioner or expansion of the scope of powers of the BC Conflict of Interest Commissioner.

Accordingly, the above has been submitted to UBCM and the City of Richmond Council requests your favourable consideration of the resolution at the 2019 UBCM convention.

Yours truly,

David Weber
Director, City Clerk's Office

pc: The Honourable Selina Robinson, Minister of Municipal Affairs and Housing



City of
Richmond

6911 No. 3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

June 28, 2019

File:

Finance and Corporate Services Division
City Clerk's Office
Telephone: 604-276-4007
Fax: 604-278-5139

All BC Municipalities
Via email

Re: Lobbyist Registration

This is to advise that Richmond City Council at its Regular Council meeting held on Monday, June 24, 2019 considered the above matter and adopted the following resolution:

To forward the following resolution for consideration at UBCM and to send copies to the local governments of B.C. for their favourable consideration prior to the 2019 UBCM meeting:

Whereas the BC Lobbyists Registration Act (LRA) requires individuals and organizations who lobby public office holders and meet specific criteria to register their lobbying activities in an online public registry; and

Whereas the goal of the BC Lobbyists Registration Act (LRA) is to promote transparency in lobbying and government decision-making;

Therefore be it resolved that UBCM request that a lobbying regulation system for municipal government, similar to the provincial mechanism under the BC Lobbyists Registration Act, be established.

Accordingly, the above has been submitted to UBCM and the City of Richmond Council requests your favourable consideration of the resolution at the 2019 UBCM convention.

Yours truly,

David Weber
Director, City Clerk's Office



CITY OF PORT MOODY

OFFICE OF THE MAYOR

June 27, 2019

Selina Robinson, Minister of Municipal Affairs and Housing
PO Box 9056 Stn Prov Govt
Victoria, BC V8W 9E2

Dear Honourable Selina Robinson,

At the Regular Council Meeting of June 25, 2019, the City of Port Moody passed the following resolution:

THAT a letter to the Ministry of Municipal Affairs and Housing be sent by the Office of the Mayor expressing Support for Property Assessed Clean Energy Enabling Legislation for BC indicating our concerns and requesting that a study of PACE best practices be undertaken with expert stakeholders, including UBCM and FCM staff, in order to guide changes to legislation to allow for PACE programs in BC as recommended in the report dated June 4, 2019 from Councillor Amy Lubik regarding Support for Property Assessed Clean Energy Enabling Legislation for BC;

AND THAT the following resolution regarding Support for Property Assessed Clean Energy Enabling Legislation for BC be endorsed by the City of Port Moody and forwarded for consideration at the 2019 UBCM convention and forwarded to other UBCM members for support:

*WHEREAS climate change is the greatest threat to our municipalities;
AND WHEREAS the pillars of the Clean BC program include better buildings, incentivizing retrofits and upgrading BC's stock of public housing so residents, many of whom are low-income families or seniors, can live in a more energy-efficient, healthier, and comfortable home;*

AND WHEREAS the cost of clean energy infrastructure is a major barrier for low and middle income earners, as well as small businesses and municipalities;

AND WHEREAS Property Assessed Clean Energy (PACE) legislation has proven to be effective in financing retrofits in other jurisdictions;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia work with expert stakeholders with knowledge of Property Assessed Clean Energy (PACE) best practices, including UBCM and FCM, to study the application of PACE in BC and develop PACE enabling legislation for BC Municipalities.

Property Assessed Clean Energy (PACE) is a proven, common-sense financing tool that will allow the British Columbia Government to address the need to create transition jobs and address climate change, all without adding to the provincial debt. PACE is a powerful tool which, with the right legislative framework, could create a new clean energy ecosystem, bring new capital into the province, and significantly bolster the existing sustainability marketplace. The world is grappling with the tension between the carbon-based energy industry and a consensus that emissions are directly contributing to climate change. Currently, buildings account for 40% of GHG's. Through the development of a robust and thriving PACE ecosystem, BC can dramatically reduce its emissions by radically improving the energy efficiency of both its existing building stock and new builds.

The Federation of Canadian Municipalities is currently developing programs/grants for PACE; however these are not available in BC. It has been suggested that using limited municipal or foundation type funding instead of accessing private capital limits resources available for Property Assessed Clean Energy (PACE) projects. PACE delivers market certainty and turns sustainability measures into solid business case initiatives.

The City of Port Moody is asking that British Columbia develop enabling legislation for a strong and vibrant PACE program. An optimum solution could involve maximizing both government and private investments. A strong PACE program will deliver reductions in BC's municipal and provincial GHG emissions and make a significant contribution towards governments' ability to deliver on its GHG reduction commitments, to support reducing energy poverty, and to create Green Jobs. Such an initiative, if ultimately implemented in BC, would become one of the most significant steps municipalities could take to tackle climate change.

Sincerely

A handwritten signature in black ink that reads "Meghan Lahti". The signature is fluid and cursive, with a small dot at the end of the last name.

Meghan Lahti
Acting Mayor, City of Port Moody

CC: All UBCM Members



June 19, 2019

Honourable Rob Fleming
Ministry of Education
P.O. Box 9045 Stn Prov Govt
Victoria, BC V8W 9E2
EDUC.Minister@gov.bc.ca

To the Honourable Rob Fleming,

RE: Provincial Support for Libraries

At the Regular Council meeting of June 18, 2019, the District of Houston received correspondence from the City of Victoria titled "Request for Provincial Support for Libraries" and dated May 29, 2019. At that time, the District of Houston Council passed a resolution to support this provincial request.

The District of Houston Mayor and Council respectfully requests the Province of British Columbia's support and consideration to increase support to restore Provincial funding for Libraries. Our Council strongly advocates for the restoration of library funding to a level that reflects both inflationary cost increases since 2009 and the value of this system to the Province.

Sincerely,

Shane Brien
Mayor

cc: Premier John Horgan premier@gov.bc.ca
MLA John Rustad, John.Rustad.MLA@leg.bc.ca
UBCM Member Municipalities

Attach correspondence: *City of Victoria "Provincial Support for Libraries" dated May 29, 2019*

THE CITY OF VICTORIA



OFFICE OF THE MAYOR

May 29, 2019,

To The Union of British Columbia Municipalities,

I am writing on behalf of Victoria City Council, requesting favourable consideration and resolutions of support to restore Provincial support for libraries.

At the May 23, 2019 Council Meeting, Council approved the following resolution:

WHEREAS WHEREAS libraries are a social justice equalizer that provide universal access to information and learning materials irrespective of income levels;

WHEREAS libraries are now so much more than books, building community and a sense of inclusion;

WHEREAS restoring funding to libraries supports the BC Government's agenda to eliminate poverty, improve access to education, and address social justice in BC;

WHEREAS funding rates have been frozen since 2009 and inflationary costs have increasingly been put on municipal property tax payers which is a regressive approach to funding public libraries;

WHEREAS municipalities face downloading from upper levels of government and have few tools to raise funds,

THEREFORE BE IT RESOLVED that Council request the Mayor write to the Minister of Education, the Premier, and all local MLAs strongly advocating for the restoration of library funding to a level that reflects both inflationary cost increases since 2009 and the value of this system to the Province.

BE IT FURTHER RESOLVED that this resolution be forwarded to other municipalities in the Capital Regional District and across BC requesting their favourable consideration.

We eagerly look forward to your support on this matter.

Sincerely,

Lisa Helps
Victoria Mayor

June 27, 2019

File: 0400-20

Via email: EDUC.Minister@gov.bc.ca

The Honourable Rob Fleming
Minister of Education
PO Box 9045 Stn Prov Govt
Victoria, BC V8W 9E2

Dear Minister Fleming:

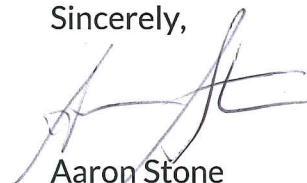
Re: Provincial Support for Libraries

At the Regular Council Meeting of June 17, 2019, Council of the Town of Ladysmith unanimously passed a resolution endorsing the City of Victoria's request for Provincial support for libraries.

Council respectfully requests the Province of British Columbia's support and consideration to increase support to restore provincial funding for libraries. In 2017, the Association of Vancouver Island and Coastal Communities endorsed a similar request brought forward by both the Town of Ladysmith and the City of Powell River.

The Town of Ladysmith values our libraries and believes they are critically important to a democratic and free society.

Sincerely,



Aaron Stone
Mayor

C: Premier John Horgan via email: premier@gov.bc.ca
MLA Doug Routley via email: douglas.routley.mla@leg.bc.ca
UBCM Member Municipalities via email