



VILLAGE OF BELCARRA
Revenue Generation Committee (RGC)
Revised Interim Report:
RS-1 Zoning Amendment
July 9, 2019



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

Recommendation to Amend the Zoning Bylaw 510 Section 302 as follows:
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: 15.24 m (50 ft.)

from the current:

RS-1 Zone:

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

Potential Revenue Impact/Benefit to village

- Our recommendation is based on increasing Revenue to the Village by increasing density
- Potential increase in Annual Property taxes & Water Parcel taxes from increased 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 considered RGC) 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. MacDonald's: 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: 15.24 m (50 ft.)

Attachments:

- 1: 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: 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

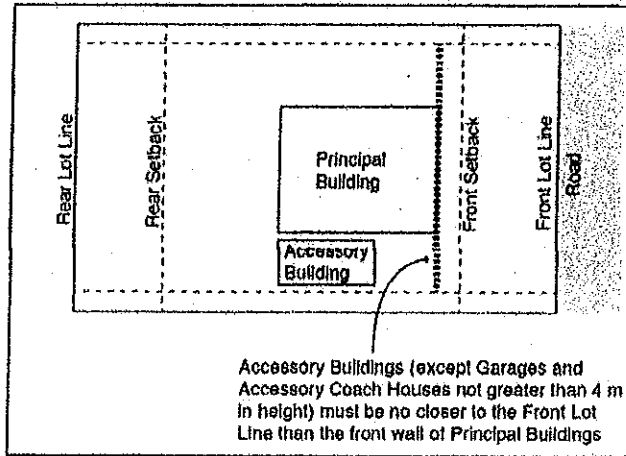
- a) Minimum building setbacks shall be in accordance with the following table:

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 ^(d)	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 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.

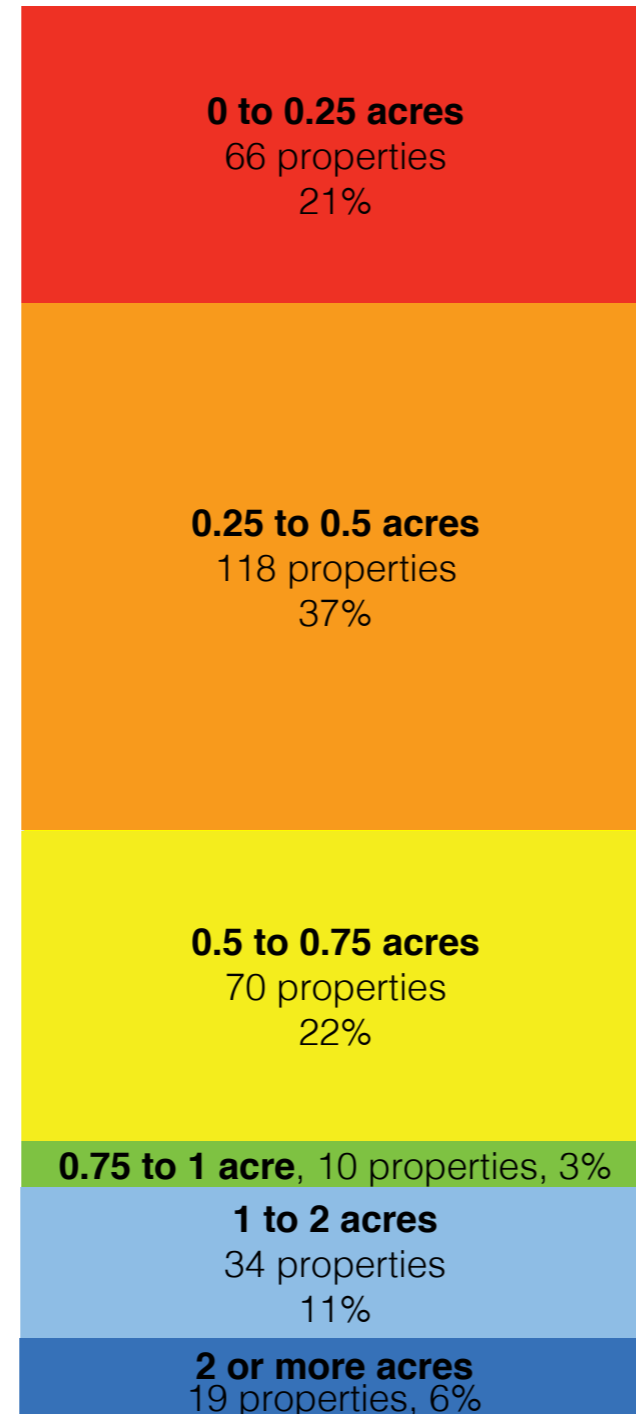
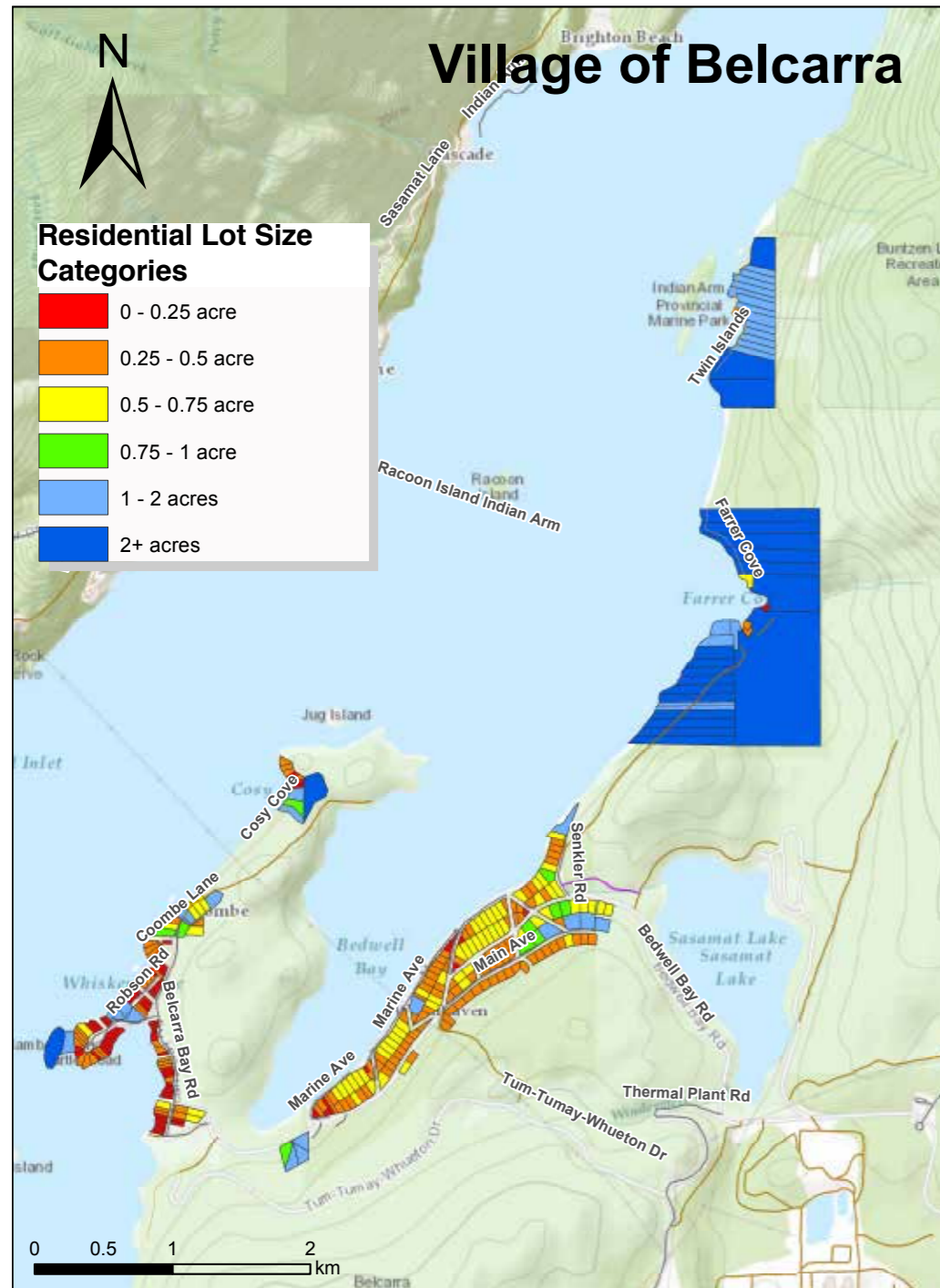
Looking at BC Assessment data provides an approximate “snapshot” of current built conditions in Belcarra.

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:

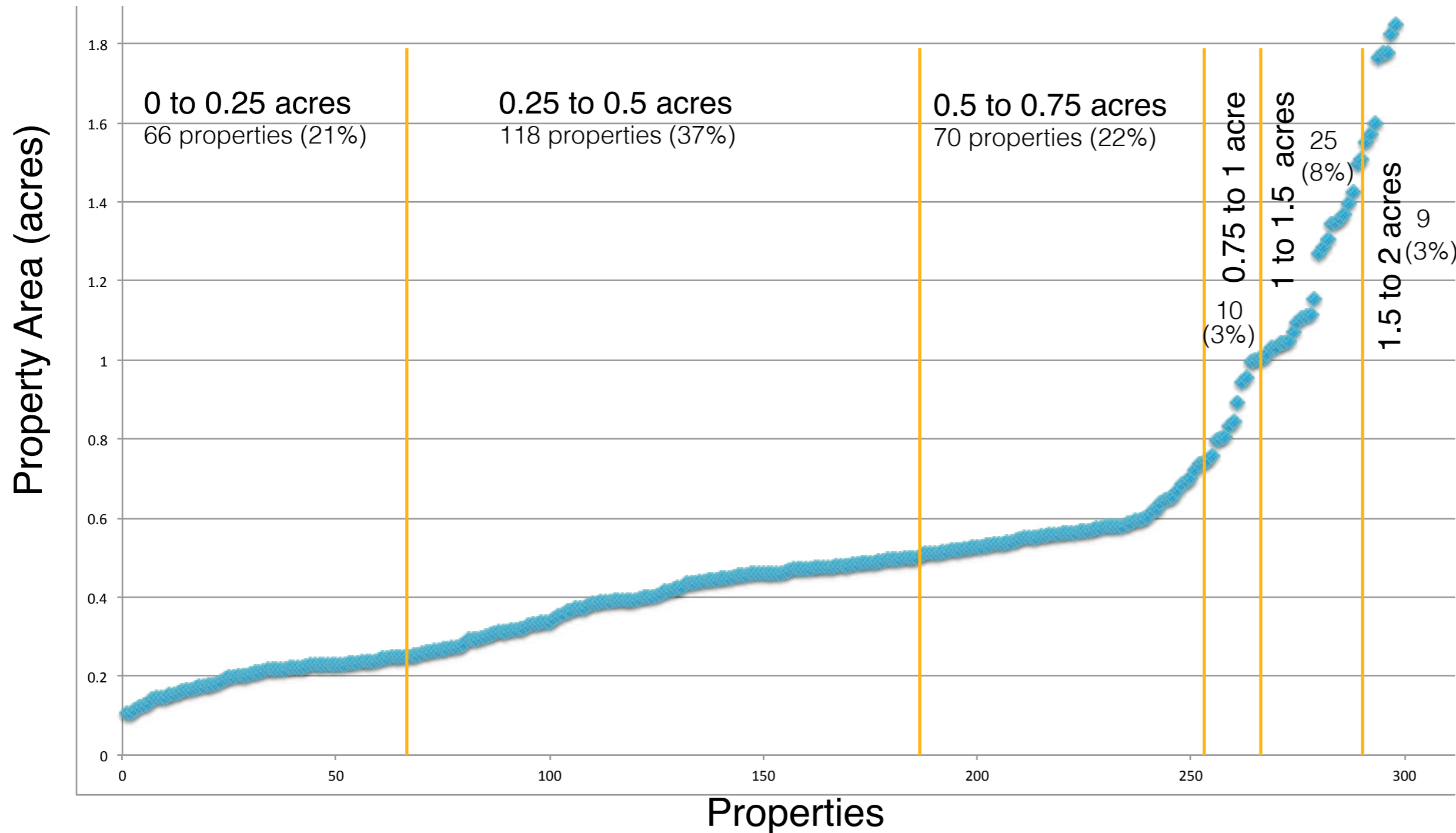
- 83% of private residential properties in Belcarra are less than 1 acre.
- This means that 17% of properties comply with the existing minimum lot size of 1 acre.

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

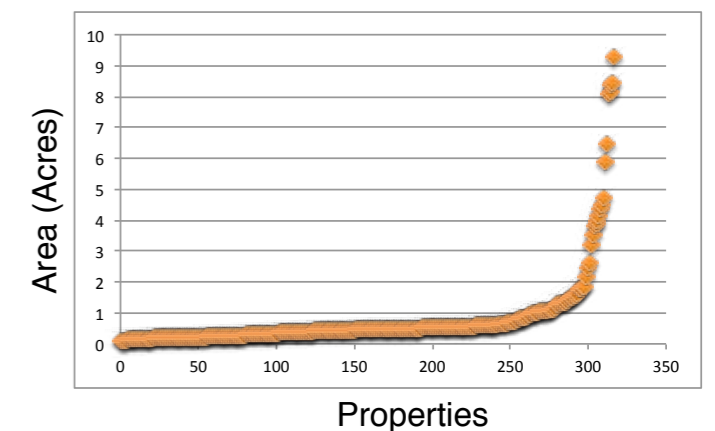
Distribution of Properties by Lot Area



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:
 - 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).

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 calve 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.

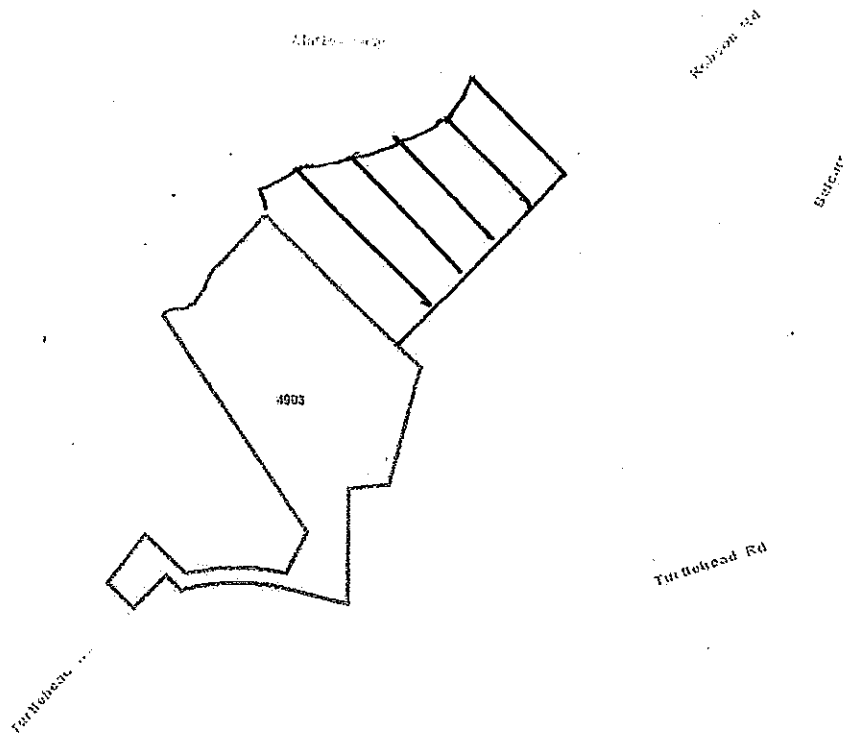
Thank you for your time,

Cathy & Fraser MacDonald

Current
Map

configuration:
Neighbouring properties

Sample sold properties



BC Assessment | Esri, HERE, Garmin, INCREMENT P, NOAA, USGS

Proposed:

Map

Neighbouring properties

Sample sold properties

