



**VILLAGE OF BELCARRA
REGULAR COUNCIL AGENDA
VILLAGE HALL
September 30, 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, September 30, 2019

Recommendation:

That the agenda for the Regular Council Meeting, September 30, 2019 be approved as circulated.

3. ADOPTION OF MINUTES

3.1 Public Hearing Minutes, September 9, 2019

Recommendation:

That the minutes from the Public Hearing held September 9, 2019 be adopted.

3.2 Regular Council Meeting, September 9, 2019

Recommendation:

That the minutes from the Regular Council Meeting held September 9, 2019 be adopted.

4. DELEGATIONS AND PRESENTATIONS

4.1 Revenue Generation Committee regarding an Interim Report, dated September 30, 2019 on Road Ends, Policy & Actions

Recommendation:

That Council direct staff to prepare a report regarding a Bylaw and / or policy, and required actions to develop and sell Road Ends as a Revenue Generation opportunity; and

That the report include a recommendation for an amendment to the Village of Belcarra Official Community Plan Bylaw No. 435, 2011 as required.

- 4.2** David Goodman, Belcarra Resident, letter dated September 25, 2019 regarding the Revenue Generation Committee Interim Report with regard to the sale of Road Ends

- 4.3** Lynnda Savage, Belcarra Resident regarding Parking on Marine Avenue with regard to Parking on Pavement and Signage

5. REPORTS

No items.

6. REPORTS FROM MAYOR AND COUNCIL COMMITTEE REPRESENTATIVES

7. BYLAWS

8. CORRESPONDENCE/PROCLAMATIONS

Recommendation:

That correspondence item 8.1 – 8.3 be received.

ACTION ITEMS

- 8.1** Agnes Jackman, Board Member, Council of Senior Citizens Organizations of BC, letter dated September 5, 2019 regarding Observation of the UN International Day of Older Persons – October 1, 2019

Recommendation:

That October 1, 2019 be declared as “UN International Day of Older Persons” in the Village of Belcarra

INFORMATION ITEMS

- 8.2** Torrance Coste, National Campaign Director, Wilderness Committee, letter dated September 12, 2019 regarding “Now’s Our Chance to Protect Ancient Forests” (full report available at the Village Office)
- 8.3** Council Committee Meeting Minutes:
a) Revenue Generation Committee Meeting Minutes – June 25, 2019

9. NEW BUSINESS

10. PUBLIC QUESTION PERIOD

11. RESOLUTION TO CLOSE MEETING

That the September 30, 2019 Regular 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:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality”.

12. ADJOURNMENT

Recommendation:

That the September 30, 2019 Regular Meeting be adjourned.



**VILLAGE OF BELCARRA
PUBLIC HEARING MINUTES
VILLAGE HALL
September 9, 2019**



3.1

Minutes of the Public Hearing for the Village of Belcarra, September 9, 2019, at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra BC.

Council in Attendance

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

Staff in Attendance

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

Others in Attendance

Laura Beveridge, Brook Pooni Associates

1. CALL THE HEARING TO ORDER

Mayor Belenkie called the Public Hearing to order at 6:00 pm.

2. PUBLIC HEARING

**Village of Belcarra Official Community Plan (OCP) Bylaw 435, 2011,
Amendment Bylaw No. 541, 2019**

- 2.1 Public Hearing Notice – appeared on August 29 and September 5, 2019 in the Tri City newspaper
- 2.2 Report July 22, 2019 to Council from the Chief Administrative Officer establishing the date for a Public Hearing regarding Village of Belcarra Official Community Plan (OCP) Bylaw 435, 2011, Amendment Bylaw No. 541, 2019
- 2.3 Village of Belcarra Official Community Plan (OCP) Bylaw 435, 2011, Amendment Bylaw No. 541, 2019

Lorna Dysart, Chief Administrative Officer, advised that the Public Hearing Notice appeared in the newspaper and noted the dates the ad appeared.

Mayor Belenkie read aloud the procedure for the Public Hearing as follows:

“This Public Hearing is being held pursuant to Section 464 of the Local Government Act to consider and receive submissions regarding the proposed Village of Belcarra Official Community Plan (OCP) Bylaw 435, 2011, Amendment Bylaw No. 541, 2019

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

in the proposed bylaw. Please sign the Speakers' List if you wish to address Council in this regard.

Members of Council may, if they wish, ask questions of you following your presentation. The function of Council members during the Public Hearing is to listen to the views of the public. It is not the function of Council at this time to debate the merits of the proposed bylaw.

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

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

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

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

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

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

Please observe these rules and if you have any concerns with the manner in which the Public Hearing is conducted, please direct your comments to Mayor Belenkie”.

One letter was received in response to the proposed bylaw amendment and was made available to the public.

Laura Beveridge, Planning Consultant, Brook Pooni Associates, provided an overview of the Public Hearing process noting the importance that public input should be focused on the Temporary Use Permit amendment only. She advised that Council may impose conditions or constraints that must be satisfied before a Temporary Use Permit is granted.

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

Sherry Chisholm, 4505 Belcarra Bay Road, commented that there is already commercial activity in Belcarra and enquired regarding the time period for a Temporary Use Permit.

Ron Davis: 280 Turtlehead Road, commented on the length of time for a Temporary Use Permit.

Council discussed the 3 year time period for a Temporary Use Permit with the ability to have it extended a further 3 years and whether assessments are affected. Mayor Belenkie queried regarding whether Temporary Use Permits are transferable on the change of ownership.

L. Beveridge advised that a Temporary Use Permit (TUP) would be attached to the property and could be transferred if the new owner wanted to assume it. She noted that Council may place conditions or constraints on TUPs and noted that the value of the property is based on what is currently permissible by the Zoning Bylaw.

Mayor Belenkie called for Public Input three separate times.

Moved by: Councillor Drake

Seconded by: Councillor Clark

That all written and verbal submissions regarding Village of Belcarra Official Community Plan (OCP) Bylaw 435, 2011, Amendment Bylaw No. 541, 2019, up to and including September 9, 2019, be received.

CARRIED

3. ADJOURNMENT OR CLOSURE

Moved by: Councillor Wilder

Seconded by: Councillor Begg

That the Public Hearing regarding Village of Belcarra Official Community Plan (OCP) Bylaw 435, 2011, Amendment Bylaw No. 541, 2019 be closed.

CARRIED

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

The Public Hearing terminated at 6:25 pm.

Certified correct:

Neil Belenkie
Mayor

Lorna Dysart
Chief Administrative Officer



**VILLAGE OF BELCARRA
REGULAR COUNCIL MINUTES
VILLAGE HALL
September 9, 2019**



Minutes of the Regular Council Meeting for the Village of Belcarra held September 9, 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
Paula Richardson, Administrative Services Assistant

Also in Attendance

Laura Beveridge, Brook Pooni Associates

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, September 9, 2019

Moved by: Councillor Wilder
Seconded by: Councillor Clark

That the agenda for the Regular Council Meeting, September 9, 2019 be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

3.1 Regular Council Meeting, July 22, 2019

Moved by: Councillor Drake
Seconded by: Councillor Begg

That the minutes from the Regular Council Meeting held July 22, 2019 be adopted.

CARRIED

4. DELEGATIONS AND PRESENTATIONS

No items.

5. REPORTS

- 5.1** Lorna Dysart, Chief Administrative Officer, verbal report regarding Appointment of Mayor Belenkie as a voting delegate at the Municipal Insurance Association of BC, Annual General Meeting, September 24, 2019

Moved by: Councillor Drake

Seconded by: Councillor Wilder

That Mayor Belenkie be appointed as a voting delegate at the Municipal Insurance Association of BC, Annual General Meeting, September 24, 2019.

CARRIED

- 5.2** Lorna Dysart, Chief Administrative Officer, verbal report regarding Designated Anchorage Area – Public Information Meeting – Thursday, October 3, 2019

L. Dysart provided an update noting that the Vancouver Fraser Port Authority is providing assistance with organizing material for a Public Information Meeting for Belcarra residents. The meeting is scheduled for Thursday, October 3, 2019 at 7:00 pm at the Village Hall. Notifications will take place via resident email, Canada Post mail drop and the Village website.

Moved by: Councillor Clark

Seconded by: Councillor Begg

That the Designated Anchorage Area Update verbal report be received for information.

CARRIED

6. REPORTS FROM MAYOR AND COUNCIL COMMITTEE REPRESENTATIVES**6.1 Lower Mainland Local Government Association (LMLGA) Appointment**

Mayor Belenkie advised that he has been appointed to the Board of the Lower Mainland Local Government Association (LMLGA)

6.2 Council Committees

Council members noted the following Committees will not meet in September:

- Farrer Cove Committee
- Tree Committee
- Water Capacity for Fire Protection Committee

7. BYLAWS**7.1 a) Village of Belcarra Official Community Plan Bylaw No. 435, 2011, Amendment Bylaw No. 541, 2019**

Moved by: Councillor Clark

Seconded by: Councillor Wilder

That the “Village of Belcarra Official Community Plan Bylaw No. 435, 2011, Amendment Bylaw No. 541, 2019” be read a third time; and
That the Bylaw be adopted.

CARRIED

b) Subject to Adoption of the “Village of Belcarra Official Community Plan Bylaw No. 435, 2011, Amendment Bylaw No. 541, 2019”

Mayor Belenkie noted that while approval is being given for a Temporary Use Permit for 8 Corners Canada Inc., terms and conditions remain outstanding that must be satisfied.

L. Dysart noted that she will receive further comments from residents as requested.

Moved by: Councillor Drake

Seconded by: Councillor Wilder

That a resolution under Section 493 of the Local Government Act to issue a Temporary Use Permit #2019-01 for 8 Corners Canada Inc. be approved.

CARRIED

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

Moved by: Councillor Clark

Seconded by: Councillor Drake

That the “Village of Belcarra Waterworks Bylaw No. 456, 2012 Amendment Bylaw No. 540, 2019” be adopted.

CARRIED

8. CORRESPONDENCE / PROCLAMATIONS

Moved by: Councillor Wilder

Seconded by: Councillor Begg

That correspondence items 8.1 to 8.14 be received; and
That Item 8.9 be brought forward under Action Items.

CARRIED

ACTION ITEMS

8.1 Jessie Christophersen, Information Services Assistant, Recycling Council of BC, letter dated August 21, 2019 regarding the declaration of “Waste Reduction Week in Canada, October 21 – 27, 2019”

Moved by: Councillor Drake

Seconded by: Councillor Clark

That the week of October 21 – 27, 2019 be declared as “Waste Reduction Week” in the Village of Belcarra.

CARRIED

8.2 Carol & Brian Hirsch, Belcarra Residents, letter dated August 6, 2019 regarding Short Term Rentals (STR) in Belcarra

L. Dysart noted that this item is in the Strategic Plan and part of the work plan for Administration. Discussion ensued.

Moved by: Councillor Wilder

Seconded by: Councillor Clark

That Lorna Dysart, Chief Administrative Officer, reply to the letter from Carol & Brian Hirsch dated August 6, 2019 regarding Short Term Rentals (STR) in Belcarra.

CARRIED

8.9 Sherry Chisholm, Belcarra Resident, letter dated August 10, 2019 regarding Concerned Taxpayer

S. Chisholm queried regarding the proposed new firehall, the sale of Road Ends, where possible, and for support for tree trimming.

Mayor Belenkie advised that the firehall upgrade was under consideration due to insurance as the firehall failed seismic testing. He advised that the Revenue Generation Committee is currently reviewing Road Ends and will bring a report to Council.

Councillor Clark advised that tree trimming is under consideration by the Tree Committee who will report to Council.

INFORMATION ITEMS

8.3 Letters to Honourable Rob Fleming, Ministry of Education, regarding Provincial Support for Libraries as follows:

- a. Rob Fraser, Mayor, District of Taylor, dated July 15, 2019
- b. Lori Ackerman, Mayor, City of Fort St. John, dated July 15, 2019
- c. Lorraine Michette, Mayor, Corporation of the Village of Pouce Coupe, dated July 19, 2019
- d. Lyn Hall, Mayor, City of Prince George, dated July 23, 2019
- e. Dean McKerracher, Mayor, District of Elkford, dated July 24, 2019
- f. Bill Dingwall, Mayor, City of Pitt Meadows, dated August 2, 2019
- g. Linda Buchanan, Mayor, City of North Vancouver, dated August 22, 2019

8.4 Lyn Hall, Mayor, City of Prince George, letter dated July 2, 2019 regarding Proposed UBCM Resolutions regarding Proceeds of Crime and Clean-Up of Needles and Other Harm Reduction Paraphernalia

8.5 Angila Bains, Manager, Legislative Services, two letters dated August 15, 2019 to Arjun Singh, President, UBCM regarding resolutions of Council in support of Prince George Council as follows:

- a. Proceeds of Crime
- b. Clean Up of Needles and Other Harm Reduction Paraphernalia

8.6 Matt O'Halloran, Deputy Corporate Officer, Municipality of North Cowichan, letter dated July 15, 2019 regarding UBCM Resolution – Regional Management of Forestry (full report available at the Village Office)

8.7 CERA, Communities Embracing Restorative Action, letter received August 3, 2019 regarding Save the Date for the Restorative Justice Symposium "Increasing the Use of Restorative Justice" scheduled for Friday, November 15, 2019

8.8 Sarah Weber, President & CEO, C3 Alliance Corporation, letter dated August 8, 2019 regarding Invitation to the 6th Annual Resource Breakfast Series – September 2019

8.9 Sherry Chisholm, Belcarra Resident, letter dated August 10, 2019 regarding Concerned Taxpayer – (Moved to Action Items)

8.10 Greg Yeomans, Director, Planning & Development, Vancouver Fraser Port Authority, letter dated August 19, 2019 regarding PER 19-162 – Westridge Marine Terminal Upgrade and Expansion Trans Mountain Pipeline ULC – 7065 Bayview Drive, Burnaby, British Columbia

- 8.11 Tara Faganello, Assistant Deputy Minister, Local Government Division, Ministry of Municipal Affairs & Housing and Gary MacIsaac, Executive Director, Union of BC Municipalities, letter dated August 15, 2019 regarding Congratulations on Efforts to Reduce Greenhouse Gas Emissions in the 2018 Reporting Year
- 8.12 Sav Dhaliwal, Chair, Metro Vancouver Board, letter to Hon. Bernadette Jordan, Minister of Rural Economic Development, House of Commons, dated August 26, 2019 regarding Support for Rural Communities within Metro Vancouver
- Sy Rodgers, 1080 Farrer Cove, queried with regard to Belcarra not being included with Bowen Island and Lions Bay in the "Support for Rural Communities within Metro Vancouver" letter to Hon. Bernadette Jordan, Minister of Rural Economic Development dated August 26, 2019.
- Mayor Belenkie advised that if approval is granted to Bowen Island and Lions Bay, that may secure a similar position for the Village.
- 8.13 Lynnda Savage, Belcarra Resident, letter dated September 4, 2019 regarding Parking
- 8.14 Henry Weibe, Acting Mayor, Village of Burns Lake, letter dated September 4, 2019 requesting favourable consideration for a UBCM resolution of support for the Limited Entry Hunt for Cow / Calf Moose.

9. NEW BUSINESS

No items.

10. PUBLIC QUESTION PERIOD

Deborah Struk, 4575 Belcarra Bay Road, enquired with regard to a parking ticket and Bylaw Enforcement.

11. TOWN HALL MEETING

Mayor Belenkie noted that the Town Hall meeting scheduled for September is cancelled due to a heavy schedule of meetings.

12. ADJOURNMENT

Moved by: Councillor Wilder

Seconded by: Councillor Clark

That the September 9, 2019 Regular Meeting be adjourned at 7:39 pm.

CARRIED

Certified Correct:

Neil Belenkie
Mayor

Lorna Dysart
Chief Administrative Officer



VILLAGE OF BELCARRA
Revenue Generation Committee (RGC)
Interim Report
Road Ends – Policy & Actions
September 30, 2019



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

Recommendation to Council to create a Bylaw outlining a Policy and Actions to develop the Road Ends (RE's) as a Revenue Generating opportunity for the Municipality of Belcarra and to Amend the Official Community Plan (OCP) accordingly.

In this RGC interim report on Road Ends (RE's), it is suggested Council take a renewed perspective on the revenue potential of these valuable assets. In doing so, the Committee suggests a proactive and assertive approach in communicating with the appropriate authorities to move forward in the development of select RE's that will be beneficial to the entire Village of Belcarra.

The Revenue Generation Committee (RGC) proposes Council prepare a clear and comprehensive policy regarding the sale and use of RE's by villagers ensuring fair and equitable application.

In order to effectively monetize the revenue potential of selected RE's in the near term, this policy should be consistent with the OCP and follow due process and compliance with all applicable municipal, provincial and federal regulations. It should also consider rights-of-ways, easements and encroachments which may impact adjoining/adjacent properties in the best interests of the Village as a whole.

After thorough review of the 31 Road Ends and applicable Legislative, Regulatory & Legal Considerations described in the Revenue Generation Options for Belcarra Roads Report dated April 28, 2014, the RGC believes that the Village could potentially raise up to \$8 million from an initial sale of a select 7 RE's as detailed below. (Attachment 6)

Costs to convert the recommended RE's to register freehold lots should be budgeted at \$10,000. for each RE for an estimated \$70,000 for the initial 7 RE's.

The RGC recommends Council hold a Public Information Meeting allowing residents to express their opinions and to obtain their input prior to finalizing the plan on the sale of Road Ends.

The Mayor and Chief Administrative Officer may need to consult with the Minister of Transportation and other appropriate Provincial Ministers to clarify the procedure the Village needs to apply for the removal of the B.C. Right of Resumption, use of funds for infrastructure and debt reduction, and confirm the waterfront RE's recommended for sale do not provide public access to water as interpreted by the RGC.

Community Charter:

The Community Charter states: "...Municipal ownership and regulation of highways ensures that municipalities can manage their highways in a way that meets the needs of their communities. As well, provides control over a land source. Council may want to consider closing a highway and removing the highway dedication.

- as part of a major community redevelopment
- as a rationalization of their road network system
- as a way to remove unused highways from their land bank and generate revenue...". (Attachment 1)

Highway Closure Bylaw:

Prior to adopting a highway closure bylaw, a municipality must:

- Provide public notice in accordance with the Community Charter.
- Provide an opportunity for persons who are affected by the bylaw to make representation to Council. Ensure that a proposed highway closure does not completely deprive an owner of access to their property, unless the municipality receives consent from the property owner or compensates the owner and provides alternative access.

Village of Belcarra Official Community Plan 2011:

Section 3.2.2 Water Access: all existing road ends which currently provide, and in the future may provide, access to the beach will be retained.

Definition of Beach: "Pebble or sandy shore especially by the sea between the high and low water mark." (Attachment: 2)

RGC Interpretation: Section 41 (1) of the Community Charter:

Does **Not** apply because:

- (i) None of the three selected waterfront RE's (sites 15, 17, 29) described below provide public access to the water.
- (ii) All three sites under review are close to areas where waterfront access is already well established for both public at large and Belcarra residents.
- (iii) None of these three road ends have natural beaches. To contemplate developing the RE's so that the public can access the water would be very costly taking into consideration the need to make access to the water and at the water line itself, safe and to prevent any liability to the Municipality.

Concerning RE Site 17, except for a very narrow (perilous) section there is not "beach" but a sheer granite rock face.

- (iii) The Village of Belcarra already has major issues concerning vehicle parking & congestion for those wanting to take advantage of the forest and water, particularly during the warmer, sunnier months. Council has taken steps to address residents' concerns by limiting public parking. There is no way to accommodate parked vehicles in the proximity of the three waterfront sites being considered.

Extensive beach access is available to the public (and Belcarra residents) at Belcarra Regional Park off Bedwell Bay Road and Belcarra Bay Road; Site 16 off Salish Road; Whiskey Cove beside Site 26 at corner of Belcarra Bay Road and Whiskey Cove Lane and Site 18 off Coombe Lane. Marine Avenue provides public access to a beach in several locations. (Attachment 3: Shore line pictures)

Revenue Generation Potential of specific RE's:

RGC has investigated 31 RE's and plans to address them in groups and submit separate Interim Reports based on potential value and to streamline the process to expedite revenue potential.

- The RGC has estimated values based on the average of the land value of adjoining lots as stated in BC Assessment 2018. Legal, land surveying and land title registration costs will need to be taken into consideration. Similarly, costs associated with relocation of any utilities running through (over or under) the road end and established used trails.
- Sell as standalone lots, first offered to adjoining (either side of the road end) property owners.
- Sell lots by dividing in two, with each adjacent property owner consolidating her/his existing lot into one (larger) lot. The division would not necessarily be in half, but in some proportion acceptable to the two property owners for the full lot (road end).
- Provide an opportunity for property owners to purchase smaller road ends adjacent to existing properties thereby enlarging these lots for future development including subdivision potential.
- If there is no interest by the adjacent property owners then offer the lots for sale to the public.

Road Ends Group 1 estimated gross potential land value of up to \$8 million is as follows:

Note: Once authorization has been applied and accepted the RE's estimated value will need to be substantiated.

Up Land Sites:

The upland sites appear to be viable as stand alone or abutting RE's be combined.

Site: 1, Main Avenue: \$750,000. Access via Bedwell Bay Road.

Site; 2, Main Avenue: \$500,000. Neighbouring driveways on road end.

Site 20, 21 Taylor Road/Main Avenue. \$650,000.

Suggested combining the two RE's Site 20 & 21.

Existing driveway access for property adjacent to site 20 to be confirmed & existing trail to be located beside the lots' boundaries.

Waterfront:

The Waterfront RE's being proposed to sell, do not have and never have had public access, trails or a safe method to access the waterfront.

Site: 15 Belcarra Bay Road \$2,280,000. No trail. Fire Hydrant on corner.

Site: 17 Whiskey Cove Lane \$1,720,000. No public use.

Site: 29 Turtlehead Road \$2,100,000. Neighbour driveway. No public use.

Concerning Site 29 the adjacent properties have their driveway access via this RE which could negatively influence the value of the RE.

(Attachment: 4 & 5)

(Attachment 6 . Legislative, Regulatory & Legal Considerations for Road Ends)

The following steps and procedure to register the Recommended RE's.

Steps:

1. Confirm with the appropriate government and transportation authorities the ability to move forward in closing the highway dedication.
 - Removal of the BC Right of Resumption
 - Use of the funds available for the Municipality for infrastructure and debt reduction.
 - Acceptance of the authorities for the interpretation of the public access issue with the waterfront properties.
 - Municipality to have the flexibility of disposing the lots if the adjacent land owners are not interested in purchasing them (at market pricing).
2. Council to enact the appropriate Bylaws. After providing public notice in accordance with the Community Charter, obtaining feedback from the residents and any property owners affected by the Road End closure Bylaw.
3. Chief Administrative Officer to ensure the Right of Resumption has been cancelled along with the Road End dedication.
4. Council to approve a budget to cover the costs to develop the road ends.
5. Village staff to work with the Village planners to design the RE's lots for future sale.
6. Survey RE's to confirm size for evaluation and saleability.
7. Registration of the accepted RE's as individual lots in the Land Title Registry.
8. Obtain a certified appraisal to confirm the potential individual lot values.
9. (a) First Instance: Offer owners of adjoining properties the opportunity to purchase lots, legalize easements, right of ways and or encroachments.
 - (b) Second Instance: in the absence of sale to the adjoining property owners, then sell the lots to the Village principle residents, if no interest then to the public.
10. Work with Utilities to register easements for services where necessary.

Council & Village staff to include any other procedures required to complete the RE development.

Risk: The substantial revenue opportunity in the sale of RE's could be lost if we do not move forward with these recommendations.

Attachments:

1. Community Charter: Ministry of Transportation
Municipal Highway Closure & Removal of Highway Dedication. www2.gov.bc.ca
2. Definition of a beach. Refer to www.Dictionary.com
3. Photographs of the Waterfront lot's shoreline. Site 15,16,17, 26, & 29.
4. Sites: Upland 1, 2, 20, 21, & Waterfront Sites: 15, 17 & 29.
Reports of Municipal RE's with details.
5. Appendix 10.3 Map of Belcarra Showing Locations of Road Ends.
6. Legislative Regulatory & Legal Considerations for Road Ends as outlined in the 2014 Road End Report.

E&OE.

Community Charter

Municipalities have always had the right of possession of local highways but ownership was in the name of the province. The **Community Charter** gives municipalities ownership of most municipal highways. Only routes designated as arterial highways pursuant to the Transportation Act and the roads and lands described in **Section 35(2)** of the Community Charter remain in the possession of the Crown. This provides municipalities with the general authority to do the following, subject to provincial legislation:

- to regulate, prohibit and impose requirements in relation to highways as a service
- to regulate and prohibit all uses of a highway
- to restrict the common law right of public passage over a highway
- to make agreements with persons in relation to the regulation of extraordinary traffic

Since municipalities now own local highways (subject to the provincial right of resumption), provisions have been established if a municipality wants to use a portion of a highway for a different purpose, or if it wants to dispose of it. All of these provisions can be found in **Part 3, Division 5** of the Community Charter.

Municipal ownership and regulation of highways ensures that municipalities can manage their highways in a way that meets the needs of their communities. As well, it provides control over a land resource. Councils may want to consider closing a highway and removing the highway dedication:

- as part of a major community redevelopment
- as a rationalization of their road network system
- as a way to remove unused highways from their land bank and generate revenue or create a park

Municipalities who want to dispose of the property for a closed highway must do so in accordance with the property disposal rules set out in **Part 3, Division 3** of the Community Charter. If a municipality plans to dispose of property for a closed highway that removes public access to a body of water, it must do one of the following:

- provide alternative public access to the same body of water
- set aside money in a reserve fund to acquire property that will provide public access to that body of water

Section 35 (8) of the Community Charter provides a provincial right to resume property that was once a highway for the following purposes:

- for the purpose of or in relation to a Provincial arterial highway
- creating a park
- making a recreation area
- setting aside an ecological reserve
- for any other transportation purpose

These rights-of-way can be resumed under the **Park Act**, the **Ecological Reserve Act** or the **Protected Areas of British Columbia Act**. The Minister of Transportation can remove the right of resumption; alternatively the Minister of Transportation can enact **BC Regulation 245/2004**, which sets out the circumstances where the right is automatically removed. The Ministry of Transportation is currently developing its approach to the removal of the right of resumption. For further information, municipalities may contact the Manager, Transportation Policy at **(250) 953-3068**.

This guide is a living document; it is subject to change without notice. Please check the Rural Subdivisions Website (http://www.th.gov.bc.ca/permits/Subdivision_Home.asp) to make sure you version is sufficiently current.

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Municipal Highway Closure & Removal of Highway Dedication

Municipalities have ownership of most municipal highways subject to the B.C. government's right of resumption. Municipalities also have the authority to regulate and prohibit activities in relation to highways, and to permanently close highways. A municipality may use a portion of a highway for another purpose, or dispose of it.

Municipal highways include municipal streets, roads, lanes, bridges and viaducts as defined in the *Community Charter*.

Highway Closure Bylaw

Municipalities may permanently close a highway and remove its highway dedication by bylaw. The highway closure and dedication removal may be done in a joint bylaw or separately.

Prior to adopting a highway closure bylaw, a municipality must:

- Provide public notice in accordance with the *Community Charter*.
- Provide an opportunity for persons who are affected by the bylaw to make representations to council.
- Deliver notice of its intention to close a highway to operators of utilities who council considers will be affected by the closure. The operator of a utility affected by a closure may require the municipality to provide reasonable accommodation of the utility's works. If the municipality and utility are unable to reach an agreement, the matter must be settled by arbitration under the [Arbitration Act](#).
- Ensure that a proposed highway closure does not completely deprive an owner of access to their property, unless the municipality receives consent from the property owner or compensates the owner and provides alternative access
- Refer any highway closure bylaws to the Minister of Transportation and Infrastructure for approval where the proposed highway closure is within 800m of an arterial highway. Specified Ministry of Transportation and Infrastructure regional and district staff may grant such approval on behalf of the Minister of Transportation and Infrastructure.
 - [Regional & District Contacts for the Ministry of Transportation and Infrastructure](#)

Prior to adopting a highway dedication removal bylaw, a municipality must:

- Provide public notice in accordance with the *Community Charter*.
- Provide an opportunity for persons who are affected by the bylaw to make representations to council.
- Obtain consent of the owner of property in the rare circumstance in which the highway in question is part of a subdivision, where the highway has not been developed and the owner of the land who created the subdivision continues to own all the parcels.

Raising Land Title

Once the highway closure bylaw and removal of highway dedication bylaw are adopted by the municipal council, and the removal of highway dedication bylaw is filed in the appropriate Land Title Office, the property ceases to be a highway. The highway dedication is then cancelled and title to the property will be registered in the name of the municipality in accordance with the *Land Title Act*.

In order for title to be raised in the name of the municipality, the Land Title Office requires that municipalities submit the bylaw and plan package, the property transfer tax form and fee to the Registrar of Land Titles.

As raising title and disposing of the land may occur in close conjunction, note also the Land Title Office filing requirements for property disposal.

- [Learn more about property ownership and disposal](#)

Disposing of Property

Once land title is raised, municipalities that want to dispose of the property must do so in accordance with the property disposal rules set out in the *Community Charter*.

If a municipality plans to dispose of property for a closed highway that removes public access to a body of water, it must either provide alternative public access to the same body of water, or set aside monies in a reserve fund to acquire property that will provide public access to the same body of water.

Provincial Right of Resumption

The *Community Charter* provides a provincial right to resume property that was once a highway for the purposes of:

- An arterial highway
- Other transportation purposes

- A park, conservancy, recreation area, ecological reserve or other area established under the *Park Act*, the *Ecological Reserve Act*, the *Protected Areas of British Columbia Act* or the *Environment and Land Use Act*.

The right of resumption may be removed by order of the Minister of Transportation and Infrastructure.

Under the Resumption of Highways Regulation, the right of resumption is automatically removed if the relevant municipality files with the Land Title Office a statement certifying the following three facts, the:

- Municipality has, by bylaw, closed the highway and removed its dedication
- Closed highway is not adjacent to a park, conservancy, recreation area, ecological reserve or other area established under the *Park Act*, the *Ecological Reserve Act*, the *Protected Areas of British Columbia Act* or the *Environment and Land Use Act*; and,
- Closed highway land is to be disposed of for either of the following two purposes:
 - In exchange for land necessary for the purpose of improving, widening, straightening, relocating or diverting a highway
 - To one or more adjacent land owners for the purpose of consolidating it with the landowners' existing adjacent parcel or parcels of land.

The certifying statement from the municipality must be satisfactory to the Land Title Office. Typically, this means a written statement from the municipality that:

- Identifies the closed highway land
- States the three conditions in the regulation
- Certifies that the land at issue satisfies those conditions and therefore the right of resumption is to be removed
- Is signed by the corporate officer and is accompanied by the prescribed Land Title Office fee

If the corporate officer of the municipality can certify that the transaction meets the circumstances set out in the regulation, then the municipality does not need a specific order removing the right of resumption from the land. Instead, the right of resumption is automatically removed on the date that the certifying statement is filed in the Land Title Office.

The municipality is responsible for satisfying itself that the three conditions in the regulation are met. This means the municipality is responsible for confirming the boundaries of the road in question and, in relation to the second condition (parks and conservancies), is responsible for confirming those boundaries relative to the boundaries of provincial parks and similar areas.

To assist in determining the location of a road relative to provincial parks and similar areas, a municipality can obtain a list of provincial parks and protected areas in its region from the [appropriate Ministry of Environment regional office](#).

For any situations not covered by the regulation, a municipality may still seek removal of the provincial right of resumption. That may be done through an order from the Minister of Transportation and Infrastructure. To seek such an order, municipal staff may contact:

Transportation Policy Branch
Ministry of Transportation and Infrastructure
Phone: [250 953-3068](tel:250-953-3068)

Legislation

- [Community Charter, Part 3, Division 5 — Highways](#)
- [Community Charter, s. 94 - Requirements for public notice](#)
- [Resumption of Highways Regulation](#)
- [Arbitration Act](#)
- [Land Title Act, s. 120 - Municipal bylaw cancelling highway or public square dedication](#)

Related Links

- [Property Ownership & Disposal](#)

Contact Information

Contact us if you have questions about municipal highway closure and removal of highway dedication.

Victoria Office:
[250 387-4020](tel:250-387-4020)

Toll Free:
[1-800-663-7867](tel:1-800-663-7867)

Mailing:

RGC – Interim Report
Road Ends – Policy & Actions
September 30, 2019

<https://www.dictionary.com/browse/beach?s=t>



beach

[beech] [SHOW IPA](#)

[SYNONYMS](#) | [EXAMPLES](#) | [WORD ORIGIN](#)

noun

an expanse of sand or pebbles along a shore.

the part of the shore of an ocean, sea, large river, lake, etc., washed by the tide or waves.

the area adjacent to a seashore: *We're vacationing at the beach.*

Revenue Generation Committee
Interim Report – Road Ends – Policy & Actions
September 30, 2019



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September 30, 2019



Revenue Generation Committee
Interim Report – Road Ends – Policy & Actions
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Revenue Generation Committee
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September 30, 2019



Revenue Generation Committee
Interim Report – Road Ends – Policy & Actions
September 30, 2019



Revenue Generation Committee
Interim Report – Road Ends – Policy & Actions
September 30, 2019

Site 26



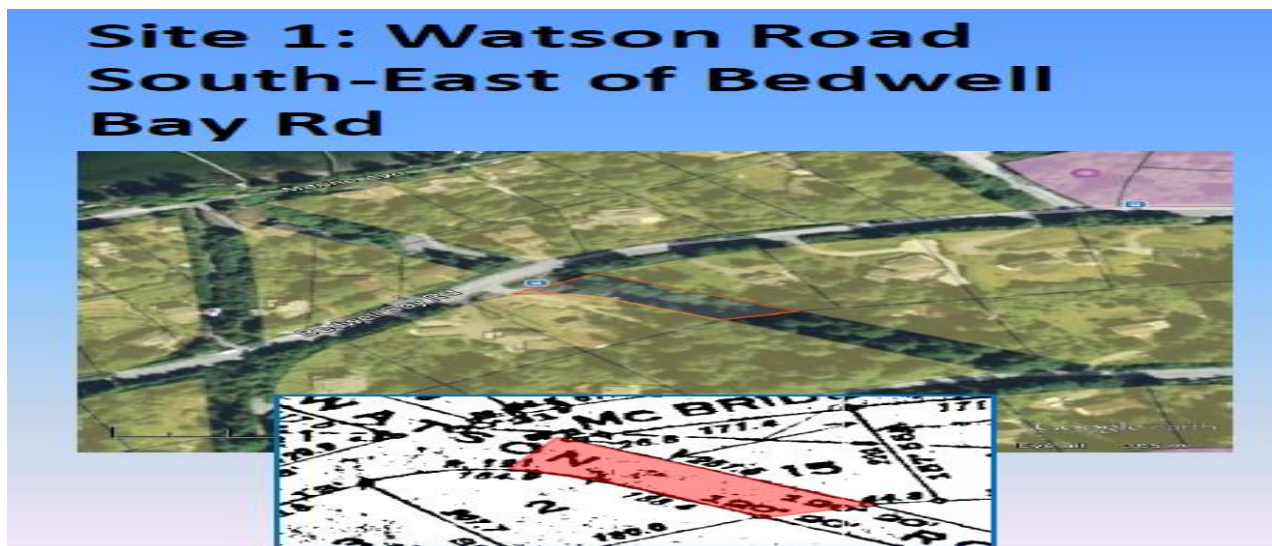
Revenue Generation Committee
Interim Report – Road Ends – Policy & Actions
September 30, 2019



Site 1: Watson Road South-East of Bedwell Bay Rd West of Cul de sac	See Appendix 10.1 & 10.2 of 2014 Road Ends (RE) Report on Village website:- 2014 04 28 Revenue Generation Options FULL REPORT Final.pdf; & www.bcasessments.ca.				
Assessed Potential , prior to essential checking of Village & Land Title Office records (E&OE)	Recommended to investigate further as a saleable lot. Check Easements & Right of Way				
Adjoining Properties (estimate)	Appendix 10.3 ref	Occupant	Land Value	Area ft ²	\$/ft. ²
3374 » 3344 Bedwell Bay Rd	15		\$1,647,000	25,897	\$63.60
3438 » 3430 Bedwell Bay Rd	2		\$1,684,000	28343	\$59.42
		L	W	Area	Est \$/ft. ²
Road End Site 1	RE1	see sketch below		12,000	\$62.50
Gross Potential estimate			\$750,000		

Remarks

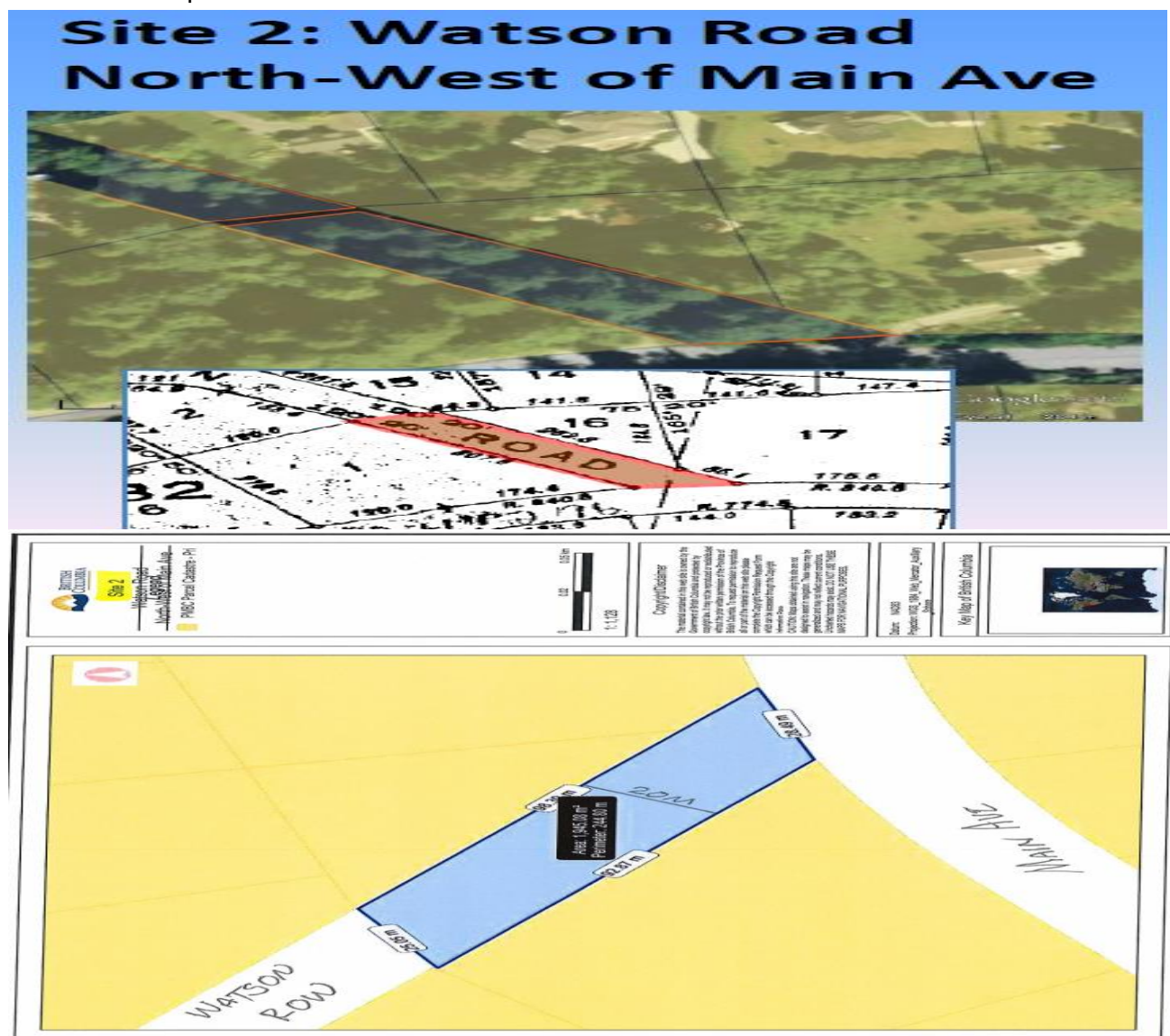
No apparent physical restrictions to convert to a saleable lot.
Possible, combine all or part w/Site 2



Site 2: Watson Road North-West of Main Ave	See Appendix 10.1 & 10.2 of 2014 Road Ends (RE) Report on Village website:- 2014 04 28 Revenue Generation Options FULL REPORT Final.pdf; & www.bcassessments.ca.				
Assessed Potential , prior to essential checking of Village & Land Title Office records (E&OE)	Recommended to investigate further as a saleable lot. Check Easements & Right of Way				
Adjoining Properties (estimate)	Appendix 10.3 ref	Occupant	Land Value	Area ft ²	\$/ft. ²
3307 Main Ave	16		\$1,182,000	17112	\$69.07
3315 Main Ave	1		\$1,362,000	55970	\$24.33
		L	W	Area ft ²	Est \$/ft. ²
Road End Site 2 estimate	RE2	see sketch below		20,929	\$23.89
Gross Potential			\$500,000		

Remarks

Check utilities locations incl gas;
Properties 16 & 17 need continued driveway access
Combine all or part w/Site 1?



Site 20: Taylor Road South of Bedwell Bay Rd



Current Public Use:

- Drainage and groundwater management
- Trail network

Future/Potential Public Use:

- Public utilities
- Local road
- Drainage and groundwater management
- Retaining structure
- Adjoins municipal-owned lot 1, to west, with bus shelter and mailboxes

Historical and Current Private Use:

- Driveway access
- Private utility
- Privacy/Security
- Private occupation

Defined Community Value:

- Viewscape
- Trees and community green space
- Habitat corridor

Legislative, Regulatory, Legal Considerations:

- CC 40.4 & 41.4 Affected Utilities

20



Adjoining Properties (estimate)	Appendix 10.3 ref	Occupant	Land Value	Area ft ²	\$/ft. ²
3600 Main Ave»3600 Bedwell Bay Rd	4		\$1,361,000	18178	\$74.87
3642 Main Ave » 3600 Blk (=3642?) Bedwell Bay Rd	2		\$1,438,000	22881	\$62.85
		L	W	Area ft ²	Est \$/ft. ²
Road End Site20+Site21 estimate	RE20	Same as #14??		10833	\$60.00
Gross Potential			\$650,000		

Remarks

Combine with Site 21

Site 21: Taylor Road North of Main Ave



Current Public Use:

- Drainage and groundwater management
- Trail network

Future/Potential Public Use:

- Public utilities
- Local road
- Drainage and groundwater management

Historical and Current Private Use:

- Privacy/Security
- Private occupation

Defined Community Value:

- Viewscape
- Trees and community green space
- Habitat corridor

Legislative, Regulatory, Legal

Considerations:

- CC 40.4 & 41.4 Affected Utilities

21



Adjoining Properties (estimate)	Appendix 10.3 ref	Occupant	Land Value	Area ft ²	\$/ft. ²
3625 Main Ave.	5		\$1,504,000	21635	\$69.52
3667 Main Ave.	8		\$1,342,000	17250	\$77.80
		L	W	Area ft ²	Est \$/ft. ²
Road End Site20+Site21 estimate	RE21	135	66	10833	\$60.00
Gross Potential			\$650,000		

Remarks

Combine with Site 21

Site 15: Bedwell Bay Road West of Belcarra Bay Rd	See Appendix 10.1 & 10.2 of 2014 Road Ends (RE) Report on Village website:- 2014 04 28 Revenue Generation Options FULL REPORT Final.pdf; & www.bcassessments.ca.				
Assessed Potential , prior to essential checking of Village & Land Title Office records (E&OE)	Recommended to investigate further as a saleable lot				
Adjoining Properties (estimate)	Appendix 10.3 ref	Occupant	Land Value	Area ft ²	\$/ft. ²
4593 Belcarra Bay Rd.	A		\$4,482,000	23,251	\$192.77
4615 (»4623) Belcarra Bay Rd.	1		\$2,684,000	10,000	\$268.40
		L	W	Area	Est \$/ft. ²
Road End Site RE15 estimate	RE15	200	66	13,200	\$172.73
Gross Potential			\$2,280,000		

Remarks

No apparent physical restrictions-conversion to saleable lot recommended.

No evidence of path or trail, no beach at waterfront.

Site 15: Bedwell Bay Road West of Belcarra Bay Rd



Site 15: Waterfront

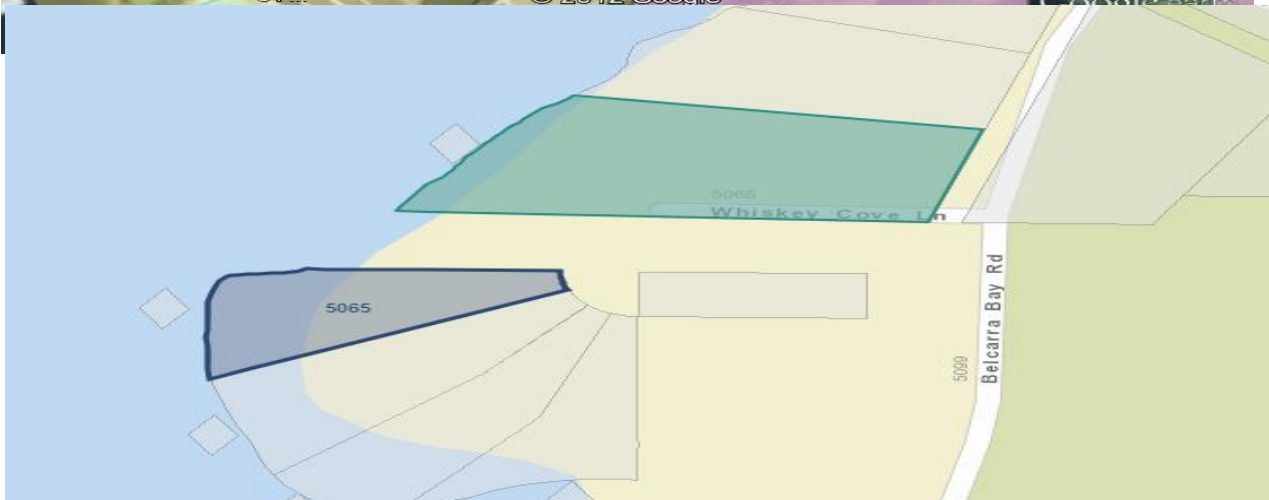


Site 17: Whiskey Cove Lane West of Cul de sac	See Appendix 10.1 & 10.2 of 2014 Road Ends (RE) Report on Village website:- 2014 04 28 Revenue Generation Options FULL REPORT Final.pdf; & www.bcassessments.ca.				
Assessed Potential , prior to essential checking of Village & Land Title Office records (E&OE)	Recommended to investigate further as a saleable lot				
Adjoining Properties (estimate)	Appendix 10.3 ref	Occupant	Land Value	Area ft ²	\$/ft. ²
5163 Whiskey Cove Lane	A		\$3,393,000	39,642	\$85.59
5065 Whiskey Cove Lane	Rem 43		\$3,302,000	16,706	\$197.65
		L	W	Area	Est \$/ft. ²
Road End Site RE17 estimate	RE17	135	66	8,910	\$193.04
Gross Potential			\$1,720,000		

Remarks

No apparent physical restrictions-conversion to saleable lot recommended.

No evidence of path or trail, mostly granite cliff at water's edge



Site 17: Whiskey Cove Lane



Site 17: Waterfront



Site 29: Road at 100 Block of Turtlehead	See Appendix 10.1 & 10.2 of 2014 Road Ends (RE) Report on Village website:- 2014 04 28 Revenue Generation Options FULL REPORT Final.pdf; & www.bcassessments.ca.				
Assessed Potential , prior to essential checking of Village & Land Title Office records (E&OE)	Recommended to investigate further as a saleable lot Check Easements & Right of Way				
Adjoining Properties (estimate)	Appendix 10.3 ref	Occupant	Land Value	Area ft ²	\$/ft. ²
135 Turtlehead Rd	15		\$2,080,000	8728	\$238.31
155 Turtlehead Rd	1		\$2,669,000	9814	\$271.96
		L	W	Area	Est \$/ft. ²
Road End Site RE17 estimate	RE29	137	66	9,040	\$232.30
Gross Potential			\$2,100,000		

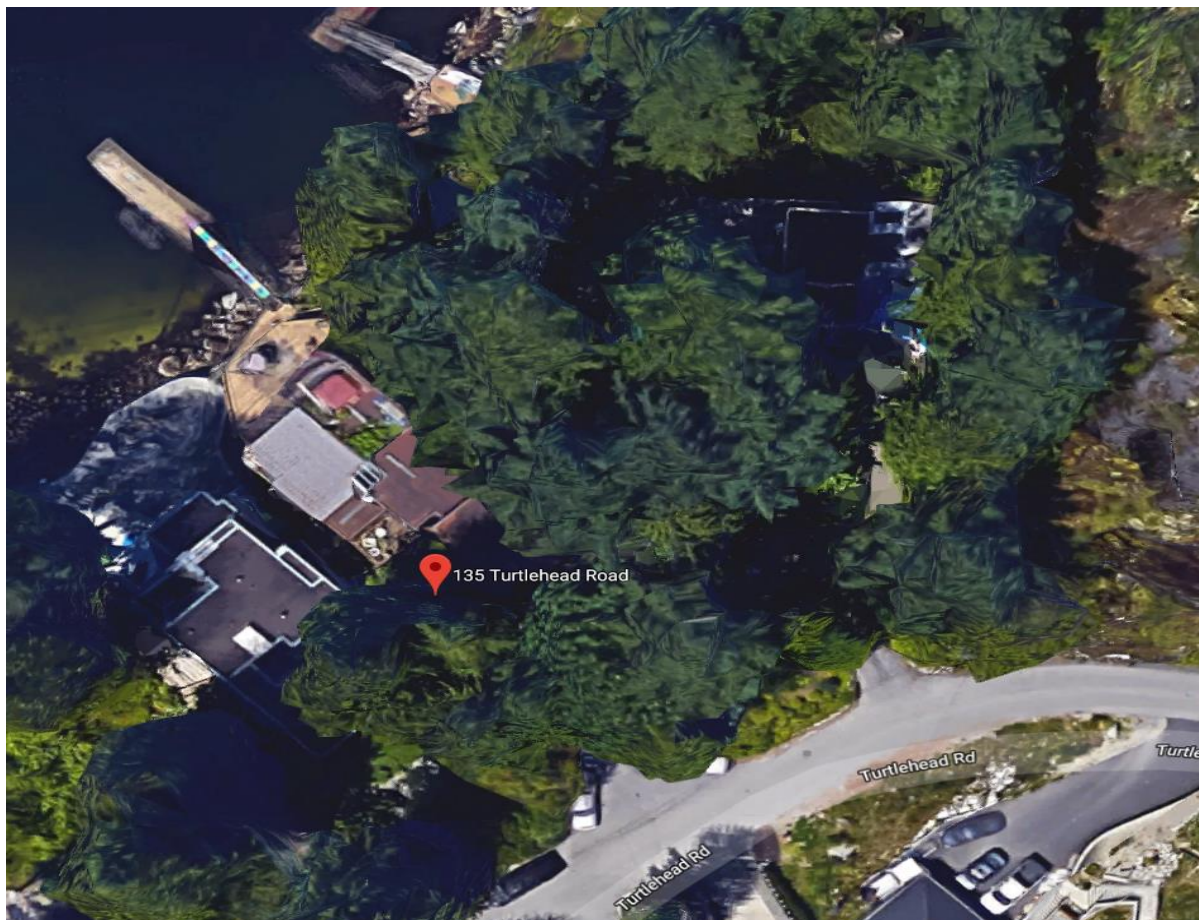
Remarks

Adjoining lots using this RE for driveway access.

No evidence of path or trail, no natural beach.

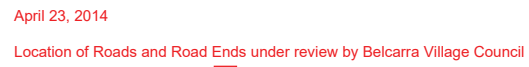


Site 29: Road at 100 Block of Turtlehead



Site 29 Waterfront





Legislative, Regulatory & Legal Considerations for Road Ends as Outlined in the 2014 Road End Report

Legislation, Regulatory & Legal Considerations for Road Ends (RE):

- Community Charter: Part 3 Division # & 5. – Highways:
- Community Charter s .94 –Requirement for public notice;
- Resumption of Highways Regulation: Section 35 (8) of the Community Charter:
- Arbitration Act:
- Land Title Act s. 120 –Municipal Bylaw cancelling highway:
- Belcarra does not have any Arterial Highways: Chief Administrative Officer confirmed.
- Referencing Revenue Generation Options for Belcarra Road Report dated April 28, 2014.
- LTA Sec 86 Approving Officer Requirements: all RE sites
- Community Charter (CC) Sec 26 Property Disposal: all RE sites.
- CC Sec 40.1 A Road Closure Bylaw: all RE sites
- CC 40.4 & 41.4 Affected Utilities. RE Sites: 1, 2, 20, 21, 15, & 29.
- CC 35.2 d Determine status of Road in park.
- LTA 96 Confirm Natural Boundary. RE Sites: 15, 17 & 29.
- Zoning Bylaw No. 253, 1996 (rescinded); Zoning Bylaw 510, 2018
- Review Gazette notice N114263
- Trees & Community Green space
- Stream set backs from water: RE Site: 2, & 4.
- Fraser Health Notice of Septic System
- CC 41.1 Shore land Revenue Limitation. RE Site: 15, 17 & 29. (see interpretation)
- Consent from owners affected by the road closure.
- Public meeting of Villagers
- Communicate with Village property owners affected by the Road Ends.
- Purchased by GVRD from private parties. RE 31.

Date: Sept 25, 2019
 To: Village of Belcarra Council
 cc: Lorna Dysart, Chief Administrative Officer
 Tom Kim, Chair, Revenue Generation Committee
 Subject: Interim Report Sept 19, 2019 of Revenue Generation Committee
 From: David Goodman

RECEIVED

SEP 25 2019

FILE NO. 0360-20-RGC

Dear Mayor and Council

After attending the Revenue Generation Committee (RGC) meeting of Tuesday September 17, 2019 I feel compelled to respond to RGC Interim Report of the same date. First though, I would like to state that I am appreciative of the time and effort that the members of the RGC have put in. Indeed, I am generally reluctant to criticize well intention volunteers, but in this particular instance, feel obliged to do so. I am the resident of the property immediately north of what is identified as Waterfront Site 17. I raised many of the issues I present below at the RGC meeting of September 17, but was dissatisfied with many of the responses to concerns I had expressed at that meeting. I do, however, appreciate the chair's indulgence in letting me say my piece.

The primary recommendation in the interim report is the **"Recommendation to Council to create a Bylaw outlining a Policy and Actions to develop the Road Ends (RE's) as a Revenue Generating opportunity for the Municipality of Belcarra and to Amend the Official Community Plan (OCP) accordingly."** Surely the committees intent was to recommend the sale of the Road Ends, rather than 'develop' the Road Ends, as the Village is not in the business of development.

Road Ends can be classified as either shoreland lots and upland lots. Shoreland lots have frontage on natural boundaries of bodies of water. Upland lots do not. My comments, in the main, only speak to shoreland or shoreland lots. My main concern is that the committee has, in their zealously to present a strong case for their recommendation, made some fundamental errors or misinterpretations. Indeed, the RGC 2019 recommendation is in direct contrast to the findings as presented in the April 28, 2014 Discussion paper prepared by North West Environmental Group Ltd, for the village. In that report the same waterfront lots are identified. That same report (page 22) then states: "Since several of the catalogued Belcarra roads have some degree of water frontage the proceeds have limited use. The Community Charter (section 41.1) states that community-owned waterfront can only be exchanged for land of at least equal benefit to the public.". "Alternatively a reserve fund for acquiring comparable land must be established with the proceeds of sale. This places limitations on Council for using the proceeds of waterfront land. Proceeds would need to be used strictly for waterfront access projects." This position is reiterated in the reports conclusion "Waterfront land disposal cannot be a revenue mechanism for the community treasury".

In posing the question of why is it that the current RGC is making a recommendation is direct conflict with the April 2014 report on Revenue Generation Options for Belcarra Roads, the only response was from that of a member who basically stated (and I am paraphrasing here) that the previous committee was biased in that they didn't want to sell road ends, and looked for ways not to. I should be pointed out that this report was generated by an Environmental Consulting group in which it is explicitly stated that "This discussion document does not advocate disposing or retaining roads (page 31)". Moreover, they had external legal counsel to assist in reaching their conclusions. Near the conclusion of the September 17 RGC meeting the point was again made that the committee is committed to "making it happen". Again, paraphrasing, "if there are roadblocks in the way we will find a way around them, or

push them aside". In my view this is not how our village should proceed. Rules and regulations are generally put in place for good reason. We all should be respectful of those rules and regulations.

Other issues of concern:

1. In the second paragraph of the report the RCG "proposes that Council prepare a clear and comprehensive policy regarding the sale and use of RE's by villagers ensuring fair and equitable application." The report itself, however, is clearly biased throughout. Putting aside the fact that the committee is advocating the sale of waterfront road ends, which is contrary to regulations, the committee has made their own interpretations which may well be, and most probably are, simply wrong.

a) Definition of beach.

The legal definition of beach may be quite different from that provided by the committee. Black's Law Dictionary defines beach, when applied to a place on tide waters as "the space between ordinary high and low water mark, or the space over which the tide usually ebbs and flows." No mention is made of an expanse of sand or pebbles.

Thus, the recommendation to sell waterfront lots is inconsistent with the OCP 2011 Community Plan wherein it is stated (from the RGC interim report) "Section 3.2.2. Water Access: all existing road ends which currently provide, and in the future may provide, access to the beach will be retained." Indeed, this statement was made, as far as I know, in the absence of information that later, in the 2014 report, made it abundantly clear that Village cannot dispose of waterfront lots as a revenue generation mechanism.

b) RGC Interpretation: Section 41 (1) of the Community Charter, as appears on page 2 (bottom) of the report is clearly misguided. With respect to point (i), all waterfront RE's provide public access to the water. Some may be more difficult than others. For instance, with respect to Site 17, in the past youth have often jumped into the water from the rocks above. Point (ii) is irrelevant, as closeness to other areas is not an issue, except with respect to exchange of land. Point (iii) is also incorrect, in that there is no specification of "natural beach". All end in "beach" as is legally defined, though "beach" is not mentioned in the CC with respect to RE's. Point (iiii) is also irrelevant, no mention is made of adequate parking with respect to sale of RE's.

c) With respect to the section titled Waterfront (page 4), it is incorrect to state that "The Waterfront RE's being proposed to sell, do not have and never have had public access, trails or a safe method to access the waterfront". As was pointed out at the last RGC, this is simply not true. There has been public access in the past, there is at least one trail, and 'safe access' is never mentioned as a consideration with respect to the relevant Community Charter section.

Finally, in my view the committee has been negligent in their consideration of 'any potential downsides including cost and risk'. There has not been adequate consideration of the position First Nations may take on the disposition of land. There has not been, as far as I know, any discussion with those property owners adjacent to, or impacted by the sale (e.g., view lines) of the RE's with respect to potential decrease in lot value, or potential litigation.

In my view the primary recommendation of the Interim Report of Sept 17, 2019 is fatally flawed, and further pursuit of the recommendation will result in a lot of time, effort and monies, to no avail. While the potential revenue generated would be nice, that should not cloud Council's appropriate actions.

Submitted Sept 25, 2019 by David Goodman



**Council of Senior Citizens'
Organizations of B.C.**

Representing Seniors since 1950

www.coscobc.org

RECEIVED

SEP / 6 2019

FILE NO. 630-01

September 5, 2019

Dear Mayor and Council,

Re: Observation of the UN International Day of Older Persons -October 1st

Established in 1950, the Council of Senior Citizens' Organizations (COSCO) of BC is an umbrella, volunteer run organization made up of many seniors' organizations and individual associate members. Registered under the Societies Act since 1981, COSCO has grown and now represents approximately 80,000 seniors in BC.

Our mandate is to promote the well-being of seniors and their families, advocating for policies that allow seniors to remain active, independent, and fully engaged in the life of our province. The organization is non-partisan, but politically active, advocating for seniors' needs no matter who is in power. Our motto is "Plan with seniors not for them".

COSCO invites you, the civic leaders to help celebrate the

UN International Day of Older Persons (IDOP) 2019

Theme: "The Journey to Age Equality"

The 2019 theme is aligned with the UN's Sustainable Developmental Goal (SDG) 10 and will focus on pathways of coping with existing and preventing future old age inequality through measures to eliminate discrimination, and to "empower and promote the social, economic and political inclusion of all, irrespective of age, sex, disability, race, ethnicity, origin, religion, or economic or other status". "Between 2015 and 2030, the number of people aged 60 and over is expected to increase from 901 million to 1.4 billion- In this regard, trends of aging and economic inequality interact across generations and rapid population aging, demographic and societal or structural changes alone can exacerbate older age inequalities, thereby limiting economic growth and social cohesion."

The sub themes will focus on (i) the care sector- as a contributor of decent work (ii) lifelong learning and proactive and adaptive labour policies (iii) universal health coverage and (iv) social protective measures." (UN IDOP -Homepage <<https://www.un.org/development/desa/aging/international-day-of-older-persons-homepage.html>>)

Two ways that we ask you to consider to celebrate the IDOP are:

1) Publicly proclaim/declare your support of the IDOP 2019

2) Prominently display the UN IDOP flag for October 1st 2019

We are pleased that last year, for the first time, the Province of British Columbia proclaimed that October 1st 2018 would be known as "International Day of Older Persons" (See attachment.). They have been asked by COSCO to do so again this year. We would like the BC city, township and district councils to follow suit. For those councils that are able, declarations are preferred over proclamations as they are ongoing. Please let us know if your council has already made a declaration in the past and if you will be making either an IDOP proclamation or declaration for IDOP 2019.

The UN IDOP flag can be purchased through the Seniors' Voice website <<https://seniorsvoice.org>> for a cost of \$85 and then can be displayed annually for October 1st. Again, please let us know if you already have a flag that you will be flying this year or if you plan to buy and display a flag this year and in subsequent years.

Seniors' Voice also has an event page on its website that it is encouraging organizations and people to use to post events held across Canada to celebrate IDOP 2019.

If there is any question about this request, please contact Agnes Jackman at cell# 604-376-5188; 821 20th Street, New Westminster, BC, V3M 4W7; or agnes.jackman@gmail.com.

Thank you for your consideration.

Yours truly,

Agnes Jackman, Board Member, COSCO, for

Gudrun Langolf, President, COSCO
604-266-7199
pres@coscobc.org

NOW'S OUR CHANCE to PROTECT ANCIENT FORESTS

FILE NO. 250-01
September 12, 2019

RECEIVED
SEP 17 2019

Dear Mayor and Council,

British Columbia is world-renowned for its ancient rainforests and for the decades of activism to protect them.

Old-growth forests are critical to Indigenous cultures. They provide habitat for iconic endangered wildlife and anchor this province's multi-billion dollar tourism industry. With their ability to store more carbon than younger forests and buffer the impacts of extreme weather fluctuations, old-growth forests are our greatest weapon and our strongest shield in the fight against the climate crisis — the fight of our lives.

Despite all this, these life-giving ecosystems aren't protected. **On Vancouver Island alone, the logging industry cuts down the equivalent of 34 soccer fields worth of old-growth forests every single day.** Meanwhile, the forest industry has never been more unstable, with raw log exports, mill closures, contractor bankruptcies and job losses impacting families and communities.

Our latest paper, *Old-Growth Crisis*, highlights what's at stake and calls for bold shifts in policy and strategy to put healthy ecosystems, local livelihoods, Indigenous Rights and Title and climate resiliency ahead of the bottom lines of logging corporations.

While forestry laws and regulations are provincial jurisdiction, as a municipal government you hold a great ability to influence public opinion and champion what's right and raise concerns with the provincial government.

Read our publication, raise these issues with your MLA and the minister of forests and your counterparts. Contact me at torrance@wildernesscommittee.org or 250-516-9900 if you have any questions or wish to discuss these critical topics.

We owe it to future generations to speak up about the old-growth crisis before these forests are gone. Please rise to this challenge and champion the protection of old-growth forests in BC.

For the ancient forests,

T. Coste

Torrance Coste | National Campaign Director



• PEOPLE-POWERED WILDERNESS PRESERVATION FOR A WILD FUTURE •

NATIONAL OFFICE 46 East 6th Avenue, Vancouver, BC V5T 1J4
FIELD OFFICES Victoria • Winnipeg • Toronto • Vancouver 604-683-8220 • Toll Free 1-800-661-9453

WildernessCommittee.org

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**VILLAGE OF BELCARRA
REVENUE GENERATION COMMITTEE
Village Hall
June 25, 2019
Minutes**



Minutes of the Revenue Generation Committee for the Village of Belcarra held June 25, 2019 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra BC.

Members in Attendance

Hirsch, Brian
Kim, Tom – Chair
Moen, Penny
Sulcs, Maris
Sweet, Sharilyn – Vice Chair

Council Representative

Liisa Wilder, Councillor

Staff in Attendance

Lorna Dysart, Chief Administrative Officer
Connie Esposito, Recording Secretary

1. Call to Order

Chair Kim called the meeting to order at 7:04 pm

2. Approval of the Agenda

2.1 It was moved and seconded:

That the Agenda for June 25, 2019 be approved as circulated.

CARRIED

3. Adoption of Minutes

3.1 It was moved and seconded:

That the Minutes from the meeting held May 27, 2019 be amended as follows:

Delete under Section 4.1 Road Ends the following sentence:

"It was noted that the legislation.....providing water access for the Community."

And be approved as amended.

CARRIED

4. Unfinished Business

No items presented.

5. New Business

5.1 Revenue Generation Committee Interim Report dated June 25, 2019 regarding RS-1 Zoning Amendment

Discussion ensued relative to:

- An interim report being submitted to Council at the next Regular Council Meeting;
- The Committee reviewing the proposed Interim Report;

- The subject of densification and the Zoning Bylaw amendment process;
- The subject of Development Cost Charges and the selling of Road Ends;
- Exploring the possibility of reducing the current lot size minimum from 0.5 acre to 0.25 acre;
- The potential impact on revenue from subdivision and reduction in lot size;
- A review of 11 out of 31 road ends have been completed to date;
- Road ends are not registered with BC Assessment; and
- Engagement of consultants requires Council approval.

It was moved and seconded:

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

CARRIED

5.2 Revenue Generation Committee Interim Report dated June 25, 2019 regarding Charitable Donation Plan

Discussion ensued relative to:

- A charitable donation discussion at a Town Hall meeting on April 23, 2019;
- Legal costs being the most measurable expense when administering charitable donations; and
- A suggestion for a Public Information Meeting to be held at the Village Hall and include invited speakers.

It was moved and seconded:

That the Revenue Generation Committee Interim Report dated June 25, 2019 regarding Charitable Donation Plan be included in the Interim Report to Council.

CARRIED

5.3 Update on Road Ends

Discussion ensued relative to:

- Legal challenges that will need to be addressed with respect to road ends due to legislation;
- Waterfront road ends are more complicated than standard road ends;
- Information included in the Roads Ends Report from 2014;
- Legislation that requires a legal public process and engagement prior to selling of road ends; and
- Professional consultants that would be required to proceed with the road ends process.

5.4 Development Cost Charge update

Discussion ensued relative to:

- The Development Cost Charges (DCC) definition;

- DCC's are specific to fee collection from developers related to new or updated infrastructure;
- DCC's cannot be used to generate revenue; and
- Municipal Affairs is responsible for approving a municipal DCC bylaw.

L. Dysart will send a query to Anmore regarding their DCC process and fee schedule.

5.5 Update on a Residential Care Option

Penny Moen provided an overview of the report on Residential Care Options.

Discussion ensued relative to:

- The aging demographic of residents;
- Senior housing is discussed among Belcarra residents;
- Logistics surrounding location and whether the facility would be public or private requires additional discussion and research; and
- A care facility is more challenging to operate than seniors housing.

5.6 Discussion on Alleged Conflict of Interest

Discussion ensued relative to 2 Committee members that are adjacent property owners next to road ends that may be perceived to have a conflict of interest.

Penny Moen and Sharilyn Sweet publicly stated that they live next to roads ends. Penny Moen lives adjacent to Sites 11 & 12 and Sharilyn Sweet is adjacent to Site 9.

The Committee members agreed that Penny Moen and Sharilyn Sweet will abstain from voting on the sites where there is a perceived conflict.

6. Next Steps

Interim Report to be sent to Council

7. Adjournment

The meeting adjourned at 8:43 pm.

Next meeting date: To be determined

Certified Correct:



Lorna Dysart
Chief Administrative Officer



Tom Kim
Chair