



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



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