



**VILLAGE OF BELCARRA
REGULAR COUNCIL AGENDA
VILLAGE HALL
June 8, 2020
7:00 PM**



This meeting is being held via Zoom Teleconference and will be recorded.

Meeting details as follows:

Click link to join meeting: <https://zoom.us/j/92658371318> Meeting ID: 926 5837 1318

Amended

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, June 8, 2020

Recommendation:

That the agenda for the Regular Council Meeting, June 8, 2020 be approved as circulated.

3. ADOPTION OF MINUTES

3.1 Regular Council Meeting, May 25, 2020

Recommendation:

That the minutes from the Regular Council Meeting held May 25, 2020 be adopted.

4. DELEGATIONS AND PRESENTATIONS

5. REPORTS

5.1 Lorna Dysart, Chief Administrative Officer, report dated June 8, 2020 regarding "Village of Belcarra Bylaw Notice Enforcement Bylaw No. 520, 2018, Amendment Bylaw No. 565, 2020"

Recommendation:

That Bylaw Enforcement Notice Bylaw No. 520, 2018, Amendment Bylaw No. 565, 2020 be read a first, second and third time.

- 5.2** Lorna Dysart, Chief Administrative Officer, report dated June 8, 2020 regarding Review of the Official Community Plan and Bedwell Bay Sustainability Plan

Recommendation:

That the Chief Administrative Officer be directed to proceed with a review of Section 3.2 “Water Use Policies” of the Official Community Plan and the Bedwell Bay Sustainability Plan within the budget available from a grant from the Vancouver Fraser Port Authority.

- 5.3** Lorna Dysart, Chief Administrative Officer, verbal report regarding Appointment of Mayor Belenkie as a voting delegate at the Annual General Meetings for the Municipal Insurance Association of BC.

Recommendation:

That Mayor Belenkie be appointed as a voting delegate at the Annual General Meetings for the Municipal Insurance Association of BC.

6. REPORTS FROM MAYOR AND PROJECT LEADS

6.1 Notice of Motion – No Cost to Residents – Sprinkler Installations

Councillor Drake provided the following Notice of Motion at the Regular Council meeting held May 25, 2020:

“Whereas the installation of home sprinkler systems help protect lives and property for the homeowner involved as well as neighbours; and whereas such installations reduce the demands on the Sasamat Volunteer Fire Department to everyone’s benefit.

Be it resolved:

Recommendation:

That Belcarra ensure that there are no costs assigned by the Village to property owners who install sprinkler systems which would not be assigned if there were no sprinkler system.”

6.2 Notice of Motion – Request to Province for Sprinkler Bylaw Exception

Councillor Drake provided the following Notice of Motion at the Regular Council meeting held May 25, 2020:

“Whereas Belcarra faces unique risks of fire given our setting; and whereas the municipality has been advised by the provincial government that the Village cannot require sprinklers in new homes or with major renovations.

Be it resolved:

Recommendation:

That Belcarra submit a request for an exception to the current policy of the Province, of not allowing such municipal requirements for sprinklers on the grounds that Belcarra faces unique risks and commit ourselves to aligning Village bylaws with new BC sprinkler policies as soon as these are promulgated.”

7. BYLAWS**7.1 Village of Belcarra 5-Year Financial Plan 2020 – 2024 Bylaw No. 559, 2020, Amendment Bylaw No. 564, 2020****Recommendation:**

That “Village of Belcarra 5-Year Financial Plan 2020 – 2024 Bylaw No. 559, 2020, Amendment Bylaw No. 564, 2020” be adopted.

7.2 Village of Belcarra Fees and Charges Bylaw No. 517, 2018, Amendment Bylaw No. 563, 2020**Recommendation:**

That “Village of Belcarra Fees and Charges Bylaw No. 517, 2018 Amendment Bylaw No. 563, 2020” be adopted.

8. CORRESPONDENCE/PROCLAMATIONS**Recommendation:**

That correspondence items 8.1 – 8.6 be received.

ACTION ITEMS**8.1 Bonnie Stein, GRAD 2020 Parent Committee SD#43, email dated May 24, 2020 regarding Tri-Cities Grad 2020 Celebrations****Recommendation:**

That Council declare June 15 – 21, 2020 as “Grad 2020 Week” in the Village of Belcarra.

8.2 Abigail Cameron, Local Immigration Partnership Manager, S.U.C.C.E.S.S., email dated June 3, 2020 regarding Tri-Cities Statement Against Racism**Recommendation:**

That Council support the Tri-Cities “Joint Statement Against Racism on the Impact of COVID-19 on Vulnerable Groups”.

INFORMATION ITEMS**8.3 Kerri Palmer Isaak, Trustee, School District 43 (SD43), Coquitlam, notice dated May 25, 2020 regarding Community Update – Anmore, Belcarra****8.4 Michael Currie, Vice President, Fire Underwriters Survey, letter dated May 28, 2020 regarding Fire Underwriters Survey – Village of Belcarra’s Water Distribution System****8.5 Ron Hicks & Janet Robertson, Belcarra Residents, letter dated May 20, 2020 regarding Remove Site 15 & Other Similar Road Ends from the For Sale List****8.6 Deborah Struk, Belcarra Resident, email dated May 23, 2020 regarding Road End Use Approved****9. NEW BUSINESS****10. PUBLIC QUESTION PERIOD**

11. ADJOURNMENT

Recommendation:

That the June 8, 2020 Regular Meeting be adjourned.



**VILLAGE OF BELCARRA
REGULAR COUNCIL MINUTES
VILLAGE HALL
May 25, 2020**



Minutes of the Regular Council Meeting for the Village of Belcarra held May 25, 2020 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra, BC.

This meeting was held via Zoom Teleconference and was recorded.

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
Stewart Novak, Public Works & Emergency Preparedness Coordinator
Paula Richardson, Municipal Coordinator

Also in Attendance

Ken Bjorgaard, Financial Consultant, K&E Business Services (departed at 7:30 pm)
Chris Boit, Engineering Consultant, ISL Engineering and Land Services Ltd.

1. CALL TO ORDER

Mayor Belenkie called the Zoom meeting to order at 7:01 pm.

2. APPROVAL OF THE AGENDA

2.1 Regular Council Meeting, May 25, 2020

Moved by: Councillor Begg
Seconded by: Councillor Clark

That the agenda for the Regular Council Meeting, May 25, 2020 be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

3.1 Regular Council Meeting, May 11, 2020

Moved by: Councillor Begg
Seconded by: Councillor Drake

That the minutes from the Regular Council Meeting held May 11, 2020 be adopted.

CARRIED

4. DELEGATIONS AND PRESENTATIONS

No items.

5. REPORTS**5.1** Ken Bjorgaard, Financial Consultant, report dated May 25, 2020 regarding Village of Belcarra 5 Year Financial Plan 2020 – 2024 Bylaw No. 559, 2020, Amendment Bylaw No. 564, 2020

K. Bjorgaard outlined the report. It was noted that a minor correction will be made to the attachment.

Moved by: Councillor Clark

Seconded by: Councillor Drake

That “Village of Belcarra 5 Year Financial Plan 2020 – 2024 Bylaw No. 559, 2020, Amendment Bylaw No. 564, 2020”, receive first, second and third reading.

CARRIED

Mayor Belenkie and Councillor Begg voted in opposition

5.2 Lorna Dysart, Chief Administrative Officer, report dated May 25, 2020 regarding Special Event Permit Policy

L. Dysart outlined the report. Discussion ensued.

Moved by: Councillor Clark

Seconded by: Councillor Wilder

1. That Council adopt Special Event Policy No. 212; and
That the policy be called “Special **Public** Event Policy No. 212”.

CARRIED

Moved by: Councillor Clark

Seconded by: Councillor Drake

2. That Fees and Charges Bylaw No. 517, 2018 Amendment Bylaw No. 563, 2020 be read a first, second and third time.

CARRIED

5.3 Lorna Dysart, Chief Administrative Officer, report dated May 25, 2020 regarding Parking and Bylaw Enforcement Update

L. Dysart outlined the report and noted that the report is to provide an update on the parking situation and Bylaw Enforcement. Council are requested to provide staff with direction regarding parking in the Village.

Council discussed various aspects of parking enforcement.

Moved by: Councillor Clark

Seconded by: Councillor Drake

That Council approve temporary Resident Permit Only Parking in the Village until October 31, 2020 with a cost of approximately \$3,000; and

That staff report back with a bylaw amendment to increase various parking fines.

CARRIED

Mayor Belenkie and Councillor Begg voted in opposition

- 5.4** Lorna Dysart, Chief Administrative Officer, verbal report regarding Preparation of a Budget for a review of the Official Community Plan and Bedwell Bay Sustainability Plan related to the Moratorium on the Highway Encroachment area on Marine Avenue.

L. Dysart provided a verbal report regarding the Vancouver Fraser Port Authority (VFPA) schedule to lift the moratorium on Recreational Docks on June 15, 2020 in the District of North Vancouver, Port Moody and Belcarra.

The moratorium will remain in place in the Highway Encroachment Area (HEA) on Marine Avenue and Senkler Road in Belcarra. The Official Community Plan (OCP) and the Bedwell Bay Sustainability Plan (BBSP) were adopted in 2008 and will require a review.

There are no current procedures and processes in place since the moratorium has been in place for 12 years.

Considerable discussion ensued with regard to a review of the OCP as it relates to Water Use Policies and the BBSP with a view to fast tracking the process. The potential for lifting the moratorium would be sooner than a full OCP review.

Moved by: Councillor Wilder

Seconded by: Councillor Clark

That staff prepare a budget for Council consideration for a review of Section 3.2 "Water Use Policies" of the Official Community Plan and Bedwell Bay Sustainability Plan related to the Moratorium on the Highway Encroachment Area on Marine Avenue.

CARRIED

6. REPORTS FROM MAYOR AND COUNCIL COMMITTEE REPRESENTATIVES

6.1 Notices of Motion

Councillor Drake provided Notices of Motion with regard to sprinklers in residential homes and to request a provincial exemption as follows:

Notice of Motion 1: No Cost to Residents – Sprinkler Installations

"Whereas the installation of home sprinkler systems help protect lives and property for the homeowner involved as well as neighbours; and whereas such installations reduce the demands on SVFD to everyone's benefit.

Be it resolved;

That Belcarra ensure that there are no costs assigned by the Village to property owners who install sprinkler systems which would not be assigned if there were no sprinkler system."

Notice of Motion #2: Request to Province for Sprinkler Bylaw Exception

"Whereas Belcarra faces unique risks of fire given our setting; and whereas the municipality has been advised by the provincial government that the Village cannot require sprinklers in new homes or with major renovations.

Be it resolved;

That Belcarra submit a request for an exception to the current policy of the Province, of not allowing such municipal requirements for sprinklers on the grounds that Belcarra faces unique risks and commit ourselves to aligning Village bylaws with new BC sprinkler policies as soon as these are promulgated."

6.2 Illegal Crabbing at the Midden

Councillor Clark requested the Department of Fisheries & Oceans be contacted with a view to more enforcement on illegal crabbing.

6.3 Fire Underwriters Survey

Mayor Belenkie noted that a letter is expected from the Fire Underwriters Survey with regard to the water system. Mayor Belenkie advised that Chris Boit, ISL Engineering & Land Services Ltd., provided an overview of next steps in his report which was received for information at the Council meeting held May 11, 2020.

Chris Boit noted that Step 1 of the report is: "Village to decide if they want to proceed with the construction of a new reservoir". This matter is for Council to decide.

Council asked pertinent questions. Considerable discussion ensued.

Moved by: Councillor Drake

Seconded by: Councillor Begg

That Chris Boit, ISL Engineering & Land Services Ltd., commence work on Step 1 of his report dated May 6, 2020, "Village to decide if they want to proceed with the construction of a new reservoir"; and

That actual modeling, costing and design work be completed.

CARRIED

It was noted that residents may send questions to Ian Devlin, Chair of the Water System Capacity for Fire Protection Committee.

7. BYLAWS**8. CORRESPONDENCE / PROCLAMATIONS**

Moved by: Councillor Clark

Seconded by: Councillor Begg

That correspondence items 8.1 to 8.15 be received.

CARRIED

INFORMATION ITEMS

8.1 Nita Mikl, Assistant Secretary Treasurer, School District 43 – Coquitlam, donation receipt dated March 6, 2020 regarding Thank You for the Donation to the Port Moody Secondary After Grad

8.2 Richard Stewart, Mayor, City of Coquitlam, letter to Honourable Selina Robinson, Minister of Municipal Affairs & Housing dated May 7, 2020 regarding Review and Expansion of the Provincial Property Tax Deferment Program

8.3 Honourable Katrine Conroy, Minister of Children and Family Development, letter dated May 13, 2020 regarding British Columbia Child and Youth in Care Week

8.4 Mike Hurley, Mayor, City of Burnaby, letter dated May 14, 2020 regarding Federal Financial Support for Transit Operations ECC Report 5.4, Council Meeting 2020 May 11 (full report available at the Village office)

8.5 Aliya Mohamed, Director of Public Affairs, TransLink, email dated May 21, 2020 regarding TransLink Safe Operating Action Plan

8.6 George Zhao, Belcarra Resident, letter dated May 4, 2020 regarding the Potential Sale of Waterfront Properties

- 8.7 Deborah Struk, Belcarra Resident, email dated May 11, 2020 regarding Resident Only Parking
- 8.8 Don Reid, Belcarra Resident, email dated May 16, 2020 regarding Dead Trees
- 8.9 Don Babineau, Belcarra Resident, email dated May 17, 2020 regarding Council Meeting Follow-Up
- 8.10 Jim & Sherry Chisholm, Belcarra Residents, letter dated May 17, 2020 regarding Moratorium Lifted and Dock Licence Renewal Fees
- 8.11 Ralph Drew, Belcarra Resident, email dated May 19, 2020 regarding Belcarra's Grant Application for an Additional Water Tank
- 8.12 Joel Johnston, Belcarra Resident, email dated May 19, 2020 regarding Parking Situation in Belcarra
- 8.13 Shannon & Don Wightman, Belcarra Residents, email dated May 20, 2020 regarding Road and Traffic Concerns on Belcarra Roads
- 8.14 Jillian Hull & Eric Broberg, Belcarra Residents, email dated May 21, 2020 regarding Parking on Bedwell Bay Road
- 8.15 City of Port Moody, Council Resolution dated May 12, 2020 regarding Homelessness

9. NEW BUSINESS

10. PUBLIC QUESTION PERIOD

Sherry Chisholm, Belcarra Resident, queried with regard to:

- When lighting at Bus Stops will be complete
- The status of Official Community Plan review

Don Babineau, Belcarra Resident, queried with regard to:

- How many liters of water is required for fire fighting
- The time frame for the report from the engineer on the reservoir
- Road maintenance

John Shoolestani, Belcarra Resident, queried with regard to:

- The moratorium being lifted by Vancouver Fraser Port Authority on June 15, 2020
- Temporary Use Permits

Ian Devlin, Chair, Water Committee, queried with regard to the mechanism of compiling questions from residents.

Deborah Struk, Belcarra Resident, queried with regard to illegal crabbing.

Peter Struk, Belcarra Resident, queried with regard to communication between Council and staff.

11. ADJOURNMENT

Moved by: Councillor Wilder

Seconded by: Councillor Clark

That the May 25, 2020 Regular Meeting be adjourned at 9:08 pm.

CARRIED

Certified Correct:

Neil Belenkie
Mayor

Lorna Dysart
Chief Administrative Officer



COUNCIL REPORT

Date: June 8, 2020

From: Lorna Dysart, Chief Administrative Officer

Subject: Bylaw Notice Enforcement Bylaw No. 520, 2018, Amendment Bylaw No. 565, 2020

Recommendation

That Bylaw Notice Enforcement Bylaw No. 520, 2018, Amendment Bylaw No. 565, 2020 be read a first, second and third time.

Purpose

The purpose of this report is to bring forward an amendment to the Bylaw Notice Enforcement Bylaw No. 520, 2018 to increase parking fines as directed by Council on May 25, 2020.

Background

Council adopted the following motion on May 25, 2020:

“That Council approve temporary Resident Only Parking in the Village until October 31, 2020 at a cost of approximately \$3,000; and

That staff report back with a bylaw amendment to increase various parking fines.”

The ‘Local Government Bylaw Notice Enforcement Act, Part 2, Section 6, Amount of penalty for Bylaw Notice (3) states: “A Penalty under this section may not exceed \$500.”

Fines have been increased significantly in the Amendment Bylaw; however, the rates remain in a range that is comparable to Lions Bay rate increases.



VILLAGE OF BELCARRA
Bylaw Notice Enforcement
Bylaw No. 520, 2018,
Amendment Bylaw No. 565, 2020
(Bylaw Notice Dispute Adjudication Registry)



An amendment bylaw to amend penalties of bylaw enforcement notices in conjunction with
Village of Belcarra Bylaw Adjudication Registry

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

NOW THEREFORE the Village of Belcarra enacts as follows:

1. That this bylaw be cited for all purposes as the “Village of Belcarra Bylaw Enforcement Bylaw No. 520, 2018, Amendment Bylaw No. 565, 2020”
2. That the “Village of Belcarra Bylaw Notice Enforcement Bylaw No. 520, 2018” be amended in the “Traffic and Parking Regulation Bylaw No. 518, 2018 Table” by replacing it with the following:

Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>(*Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is shown as "Yes")</small>
Traffic and Parking Regulation Bylaw No. 518, 2018						
518	14	Parking Conformity	\$160.00	\$100.00	\$240.00	NO
518	15	Damage to Device	\$250.00	\$200.00	\$300.00	NO
518	16	Obey Commands	\$250.00	\$200.00	\$300.00	NO
518	17 to 19	Speed Limit	\$160.00	\$100.00	\$240.00	NO
518	21	Vehicle Wheels on Highways	\$200.00	\$150.00	\$250.00	NO
518	23	Load Limits	\$200.00	\$150.00	\$250.00	NO
518	24	Vehicle Size	\$200.00	\$150.00	\$250.00	NO
518	28 a - g	Recreation Apparatus	\$200.00	\$150.00	\$250.00	NO
518	31	Removal of Notice	\$200.00	\$150.00	\$250.00	NO
518	43 a - d	Unlawful Parking	\$160.00	\$100.00	\$240.00	NO
518	44 a - b	Time Limits	\$160.00	\$100.00	\$240.00	NO
518	45 a - c	Lane Parking	\$160.00	\$100.00	\$240.00	NO
518	46 i - xii	Prohibited Parking	\$160.00	\$100.00	\$240.00	NO
518	47	Double Parked	\$160.00	\$100.00	\$240.00	NO
518	48	Trailer Parking	\$160.00	\$100.00	\$240.00	NO
518	49 a - c	Disability Parking Zone	\$160.00	\$100.00	\$240.00	NO

**VILLAGE OF BELCARRA Bylaw Notice Enforcement Bylaw No. 520, 2018,
Amendment Bylaw No. 565, 2020**

2

518	50	Residential Parking	\$160.00	\$100.00	\$240.00	NO
518	51 a	Length / Weight Restrictions	\$250.00	\$200.00	\$300.00	NO
518	52 a - b	Hazardous Material	\$250.00	\$200.00	\$300.00	NO
518	53 a - b	Snow Removal	\$160.00	\$100.00	\$240.00	NO
518	54	Drainage	\$160.00	\$100.00	\$240.00	NO
518	55 a - c	Littering	\$160.00	\$100.00	\$240.00	NO
518	56 a - b	Construction	\$200.00	\$150.00	\$250.00	NO
518	57 a - d	Impeding Traffic	\$160.00	\$100.00	\$240.00	NO
518	58	Noise / Advertising	\$200.00	\$150.00	\$250.00	NO
518	59	Trees Over Highway	\$160.00	\$100.00	\$240.00	NO
518	60 a - c	Structures Over Highway	\$250.00	\$200.00	\$300.00	NO
518	61 a - c	Property Access	\$250.00	\$200.00	\$300.00	NO
518	62	Highway Damage	\$300.00	\$225.00	\$400.00	YES
518	63 a - c	Public Utility	\$300.00	\$225.00	\$400.00	YES
518	64	Boulevards Maintenance	\$160.00	\$100.00	\$240.00	YES

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Neil Belenkie
Mayor

Lorna Dysart
Chief Administrative Officer

This is a certified a true copy of
Village of Belcarra Bylaw Notice Enforcement
Bylaw No. 520, 2018, Amendment Bylaw No. 565, 2020

Chief Administrative Officer



COUNCIL REPORT

Date: June 8, 2020

From: Lorna Dysart, Chief Administrative Officer

Subject: Review of the Official Community Plan and Bedwell Bay Sustainability Plan

Recommendation

That the Chief Administrative Officer be directed to proceed with a review of Section 3.2 “Water Use Policies” of the Official Community Plan and the Bedwell Bay Sustainability Plan within the budget available from a grant from the Vancouver Fraser Port Authority.

Background and Purpose

At a Regular Council meeting held May 25, 2020, the following motion was passed:

“That staff prepare a budget for Council consideration for a review of Section 3.2 “Water Use Policies” of the Official Community Plan and Bedwell Bay Sustainability Plan related to the Moratorium on the Highway Encroachment Area on Marine Avenue.”

In response to that Council direction, the OCP Section 3.2 “Water Use Policies” will be reviewed and recommendations for amendments will be brought back for Council approval. Village policies and procedures will be updated to reflect the new Vancouver Fraser Port Authority (Port) rules and regulations. A budget is proposed for this work that reflects a grant from the Port to assist with the review and update.

Proposed Official Community Plan Review

Village Staff have been in contact with Port officials and have been advised that the Port is removing the moratorium on recreational docks on June 15, 2020. The Port is proceeding with the implementation of a new process for the licensing of recreational docks in Belcarra. The process for most of the waterfront lots in the Village is straightforward as most waterfront properties directly border Belcarra Bay and owners of these properties will deal directly with the Port.

Village properties on Bedwell Bay that are located on Marine Avenue and Senkler Road involve Village owned lands called the Highway Encroachment Area (HEA). This area involves municipal jurisdiction as well as Port rules and regulations. The HEA is above the established high-water mark. The Port is responsible for the area below the high-water mark.

The OCP was amended in 2007 to include provision for an expansion of wharf access for owners of property fronting onto Marine Avenue and Senkler Road. Other Belcarra residents may share in the Wharfages through Group Wharfage Societies. These provisions were in place when the Port established a moratorium in 2008.

After a lengthy period of consultation and review, the Port is now lifting the moratorium and re-establishing a process for permission to build docks along the shoreline within the federally controlled Port jurisdiction, and therefore require the approval of the Vancouver Fraser Port Authority.

The Port has also recognized the environmental stewardship contained within the document attached to the OCP titled “The Bedwell Bay Sustainability Plan”.

Proposed Budget and Financial Considerations

There is considerable interest for additional wharfage opportunities, and the direction of Council on May 25, 2020 indicates that this work should be added to the Villages annual work program if adequate budget can be found. Staff also support that the wharf licensing program should be developed in a way that all taxpayers do not subsidize the wharfage privileges of some residents.

The Port recognizes the benefit in group Wharfages and the application of the 2007 OCP amendments. As a result, the Port has approved a grant of \$10,000 to the Village to update and amend the OCP and / or other Village regulations to expedite this review.

Staff, in consultation with Village consultants, believe a review and an updating of Village bylaws, policies and procedures should likely be obtained within the \$10,000 grant expected from the Port. Some administrative costs associated with the Village record keeping and updating licensing and Wharf Society administration will also be required.

It is anticipated that this project should be concluded, and recommendations submitted, within a 90 day period to Council to move forward with bylaw amendments and new administrative procedures.

The Port has advised that Group Wharf applications will be given preference for consideration over single docks in the newly established Port recreational wharf procedures.

Attachment – VFPA, Recreational Docks – Municipal Information / Village of Belcarra

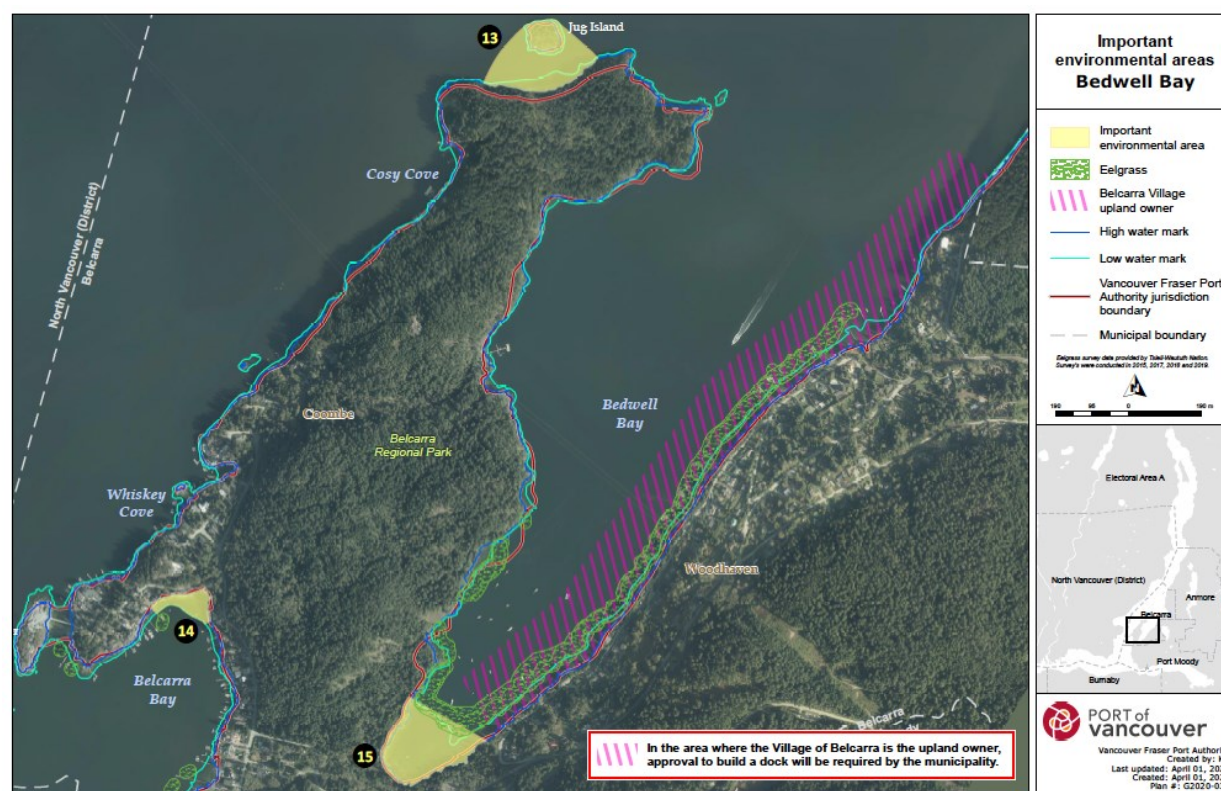
Recreational Docks – Municipal information | Village of Belcarra

Please read the information below as it contains important information relating to the permitting of new docks within the municipality of Belcarra and may affect your application process.

Highway Encroachment Area (HEA)

The port authority is **not accepting** applications for group wharfages (shared docks) and private docks located on the east side of Bedwell Bay in the HEA until the Belcarra Official Community Plan review is complete. The area is denoted in purple on the map below.

Belcarra is the upland owner within this area and group wharfages and private dock sites are allocated within the Official Community Plan. Once this section of the Official Community Plan review is complete, a guidance document on how to apply for a dock will be available. Please contact Belcarra Village Hall for details.



Group Wharfages in Bedwell Bay

As part of the Belcarra Official Community Plan, the Bedwell Bay Sustainability Plan (Plan) was adopted to manage group wharfages (shared docks) and private docks. The Plan identifies four zones where shared and private docks are permitted.

As part of the Official Community Plan process, Belcarra will review the Plan and the allocation of docks to determine how many sites remain and if amendments are required to the remaining sites.

Wishing to build a dock outside of the Highway Encroachment Area.

Before you build your dock, you will need to review the guidelines and submit a [Project and Environmental Review \(PER\) permit application](#) to the port authority. Once approved, apply for a licence. Find out more by reviewing the port authority guidelines.

- Review the Recreational dock guidelines – Burrard Inlet
- Consider a shared dock
- Apply
- Once approved, build your dock

Should you require more information or have questions please contact the port authority by email per@portvancouver.com or call 604.665.9047.



**VILLAGE OF BELCARRA
5-Year Financial Plan 2020 – 2024
Bylaw No. 559, 2020
Amendment Bylaw No.564, 2020**



7.1

A bylaw to amend the 5 Year Financial Plan for the years 2020 – 2024.

WHEREAS pursuant to Section 165 of the Community Charter, “Village of Belcarra 5 Year Financial Plan 2020– 2024 Bylaw No. 559, 2020” was adopted on April 27, 2020; and

AND WHEREAS pursuant to Section 165 of the Community Charter, the financial plan may be amended by bylaw at any time.

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

1. This Bylaw shall be cited for all purposes as the “Village of Belcarra 5 Year Financial Plan 2020 – 2024 Bylaw No. 559, 2020, Amendment Bylaw 564, 2020”.
2. “Village of Belcarra 5 Year Financial Plan 2020 – 2024 Bylaw No. 559, 2020” is hereby amended by deleting Schedule A – Financial Plan in its entirety and replacing it with Schedule A – Financial Plan attached to and forming part of this Bylaw.

READ A FIRST TIME on May 25, 2020

READ A SECOND TIME on May 25, 2020

READ A THIRD TIME on May 25, 2020

ADOPTED by the Council on

Neil Belenkie
Mayor

Lorna Dysart
Chief Administrative Officer

This is a certified a true copy of
Village of Belcarra 5 Year Financial Plan 2020– 2024
Bylaw No. 559, 2020, Amendment Bylaw 564, 2020

Chief Administrative Officer

Village of Belcarra 5 Year Financial Plan 2020 – 2024 Bylaw No. 559, 2020,
Amendment Bylaw 564, 2020

Schedule A - Financial Plan

	2020	2021	2022	2023	2024
REVENUE					
Property taxation (includes utility taxes)	(859,665)	(998,256)	(1,159,449)	(1,346,936)	(1,487,901)
Sale of services & regulatory fees	(546,979)	(585,618)	(627,910)	(674,391)	(726,006)
Water parcel taxes	(234,471)	(234,471)	(234,471)	(234,471)	(234,471)
Government transfers	(3,224,001)	(391,442)	(397,870)	(401,499)	(405,768)
Interest income	(37,400)	(37,774)	(38,152)	(38,533)	(38,918)
Land sales proceeds	(2,000,000)	(2,000,000)	(2,500,000)	-	-
Other revenue (actuarial)	(33,693)	(39,306)	(45,144)	(51,216)	(57,530)
Total Revenue	(6,936,209)	(4,286,867)	(5,002,996)	(2,747,046)	(2,950,594)
EXPENSES					
Council, legislative services & grants	95,143	96,801	131,802	101,916	101,970
Administration, human resources & information systems	505,814	515,732	524,694	534,847	544,745
Support services including planning, finance & engineering	272,900	106,559	107,675	108,805	109,946
Bylaw enforcement & building inspection	98,153	66,952	68,290	69,655	71,049
Public works & transportation	283,655	287,770	291,950	296,199	300,519
Fire protection & emergency preparedness	6,200	6,262	6,324	6,387	6,450
Fiscal services (banking & interest)	5,814	5,930	6,049	6,170	6,293
Waste and recycle depot	109,862	112,478	115,162	117,913	120,736
Water system	218,884	212,832	225,207	255,212	254,390
Long-term debt interest (water system)	128,800	128,800	128,800	128,800	128,800
Amortization	306,500	306,500	306,500	306,500	306,500
Total Expenses	2,031,725	1,846,616	1,912,453	1,932,404	1,951,398
ANNUAL SURPLUS	(4,904,484)	(2,440,251)	(3,090,543)	(814,642)	(999,196)
RESERVES, DEBT & CAPITAL					
Tangible capital assets purchased	4,269,025	318,644	343,819	191,082	111,782
Amortization	(306,500)	(306,500)	(306,500)	(306,500)	(306,500)
Repayment of debt - principal & actuarial	140,338	145,951	151,789	157,861	164,175
Transfers from reserves	(1,594,140)	(320,590)	(374,359)	(209,328)	(113,728)
Transfers to reserves	2,375,761	2,577,746	3,250,794	956,527	1,118,467
Transfer to surpluses	20,000	25,000	25,000	25,000	25,000
Total reserves, debt & capital	4,904,484	2,440,251	3,090,543	814,642	999,196
FINANCIAL PLAN BALANCE	-	-	-	-	-



VILLAGE OF BELCARRA
Fees and Charges Bylaw No. 517, 2018,
Amendment Bylaw No. 563, 2020



An amendment bylaw to establish a fine for violation of the Village of Belcarra Special Events Policy.

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

NOW THEREFORE the Village of Belcarra enacts as follows:

1. That this bylaw be cited for all purposes as the “Village of Belcarra Fees and Charges Bylaw No. 517, 2018, Amendment Bylaw No. 563, 2020”
2. That the “Village of Belcarra Fees and Charges Bylaw No. 517, 2018” be amended in Schedule 3 – Business License Fees, under “Special Event Permit,” by adding the following:

Maximum fine for violation of the Village of Belcarra Event Permit Policy or a condition of an Event Permit	\$10,000 per occurrence at the discretion of the Chief Administrative Officer
---	---

3. That the Special Public Event Permit fee be amended from \$195.00 to \$350.00 per day.

READ A FIRST TIME on May 25, 2020

READ A SECOND TIME on May 25, 2020

READ A THIRD TIME on May 25, 2020

ADOPTED by the Council on

 Neil Belenkie
 Mayor

 Lorna Dysart
 Chief Administrative Officer

This is a certified a true copy of
 Village of Belcarra Fees and Charges Bylaw No. 517, 2018,
 Amendment Bylaw No. 563, 2020

 Chief Administrative Officer

Subject:
Attachments:

FW: Tri-Cities Grad 2020 Celebrations
Flyer - GRAD 2020 Celebration.jpg,jpg; Flyer - GRAD Celebration pdf.pdf

FILE NO. 630-01

From: Bonnie Stein
Sent: May 24, 2020 4:51 PM
Subject: Tri-Cities Grad 2020 Celebrations

Dear Tri-Cities Mayors,

Thank you! We are grateful for your positive feedback and support.

As well as preparing to support our individual high school alternative celebrations, our grad committees continue to share ideas and work together. Many of our high schools have students in attendance from multiple Tri-Cities jurisdictions. As we communicate to our own school families, we would like to relay accurate and consistent information about the generous offers you have made to promote and execute Tri-Cities Grad 2020 celebrations in June.

- *Proclaim Grad 2020 Week June 15 - 21?*
 - *Can you please confirm these dates within your 5 jurisdictions, and kindly let us know so that the Tri-Cities is unified*
- *Encourage local businesses via social media to display "Congrats 2020 Grads!" sign in their windows*
- *Acknowledge 2020 Grads with large banners or on community bill board signs*
- *Dedicate GRAD 2020 Celebration June 20, 2020 @ 20:20pm to all grads*
 - *summon sirens, horns and noise from the community*
- *Congratulatory messages from Mayors and our community residents uploaded to the city's social media channels*
- *Making the lights 'light up' for our high schools with their colors*

In terms of a symbiotic community benefit, could you reach out to local businesses through your networks? Perhaps they offer "GRAD 2020 Specials"? The promotions would not be ours to choose, (these maybe promotions businesses already offer) just thought it might be one way our communities could show positive support for grads and vice versa. We would need your help to get this message to local businesses and then back out to communities. e.g.

- *June or June, July August local business could offer a GRAD 2020 special*
- *buy one beverage get half off a second of equal or greater value or buy two pizzas and get a litre of pop for free or 10% off a hair cut or nail treatment or oil change*

Stories have already come out for The Sun, The Province and CityTV News. In process with CTV, Global, C-Fox, Tri-City (details to confirmed). Do you have any other events that we may have missed? Thank you again!

GRAD 2020

B.C. LET'S CELEBRATE 2020 GRADUATES

ON

June 20th, 2020

AT



20:20p.m.



**B.C. LET'S MAKE SOME NOISE &
CHEER ON THE GRADUATES OF 2020!**

**ALL 2020 GRADS IT'S TIME TO THROW YOUR CAPS
IN THE AIR!**



Subject: FW: Tri-Cities Statement against Racism
Attachments: TriCities Statement 06.01.2020.docx

FILE NO. 0230-01

From: Abigail Cameron
 Date: 2020-06-03 3:46 p.m. (GMT-07:00)
 Subject: Tri-Cities Statement against Racism

Dear Mayor and Council,

I hope this email finds you well.

I'm writing on behalf of the Tri-Cities Local Immigration Partnership and our sub-committee, Tri-Cities Together: Coalition against Racism & Hate. You have likely seen the recent reports of a rise in racist incidents across Metro Vancouver. We continue to hear anecdotal reports of our community members from racialized communities on edge and anxious about their safety in public spaces.

We are hoping to release a joint statement with Tri-City-based community stakeholders to address racism in our communities. I am reaching out to you to explore if the Village of Belcarra would endorse the attached statement. We intend to release the statement to the public via a media release as well as posting it to our website www.tricitieslip.ca and our social media channels, tagging the co-signatories in the latter.

Should you decide to endorse, we are hoping to receive a digital copy of the Village of Belcarra's logo that we will include with the statement, along with other municipalities and partners. We are hoping to receive the logo by the end of day on Thursday, June 4th. I do sincerely apologize for the short timescale; however, we wanted to release the statement in a timely manner by Friday, June 5th.

I look forward to hearing from you. Should you have any questions, please do not hesitate to contact me.

Best regards,

Abigail Cameron
 Local Immigration Partnership Manager



S.U.C.C.E.S.S.

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Joint Statement on the Impact of COVID-19 on Vulnerable Groups

A rise in bigoted behavior towards those of diverse racial and religious backgrounds has become a growing concern across Canada. Before the threat of COVID-19 became a daily concern in our lives, antagonizing behavior towards Canadians and newcomers of Asian heritage, as well as those who may practice other religious beliefs, had already become an increasing disruption to our communities. When COVID-19 began to spread, a rise in instances of shameful behavior blaming racialized communities did as well.

It is our job, as people, as parents, as residents of BC and for all Canadians, to combat racist behaviors and discriminatory practices wherever we can. Canada is a country of inclusion by choice. It is imperative that we remain united in our diversity and steadfast in upholding the rights of every resident to life, liberty and security of the person, as stated on the Canadian Charter of Rights and Freedoms. In Canada, every individual is equal before and under the law and has the right to the equal protection and equal benefit of the law without discrimination and, in particular, without discrimination based on race, national or ethnic origin, colour, religion, sex, age or mental or physical disability.

Queenie Choo, CEO of S.U.C.C.E.S.S. commented "we call on all communities to stand in solidarity against any divisive behavior, whether it be racially motivated or antagonizing against faith-based or community-based organizations. Further, we ask that all of our communities continue to support those vulnerable and impacted by these extraordinary circumstances. As we all build Canada's future, we must remain united as a society, and support our intercultural communities through inclusive behavior. Together, when we share our compassion, generosity and support, I am certain that we will get through this challenging time and come out stronger."

To learn more about the laws against hate crime in British Columbia, please visit www.hatecrimebc.ca.

To report a hate crime, dial **9-1-1**, ask to speak with a member of law enforcement, and tell them that you are reporting a hate crime.

For those who witness such acts, we urge you to respond safely by providing or asking for assistance and offering support. The Tri-Cities Together: Coalition against Racism and Hate has developed a community response protocol with strategies on how to respond safely and can be found at <https://tricitie slip.ca/community-protocol/>.

The Tri-Cities communities, its stakeholders and residents are committed to the shared principles of respect, empathy and inclusion. Each of us have a role to play to ensure that everyone who lives here remains safe and included. Together, we can build a healthy, vibrant and inclusive community.

RECEIVED

MAY 25 2020

May 25, 2020

File No. 0460-01

COMMUNITY UPDATE

ANMORE, BELCARRA

Trustee: Kerri Palmer Isaak , KPalmerIsaak@sd43.bc.ca



Food Program

Food Security for our SD43 students and families is essential. The SD43 Culinary Programs have partnered with the Share Society to prepare and deliver 360 food hampers to several SD43 families in need each week. Staff have also added inspirational messages to these bags to help brighten up the day for these families.

Technology

The SD43 LIT (Leadership In Technology) Team has produced instructional videos to assist SD43 teachers and students with using Microsoft Teams and Fresh Grade for schools. More than 700 new units were acquired and additional laptops and iPads were distributed to families that needed them

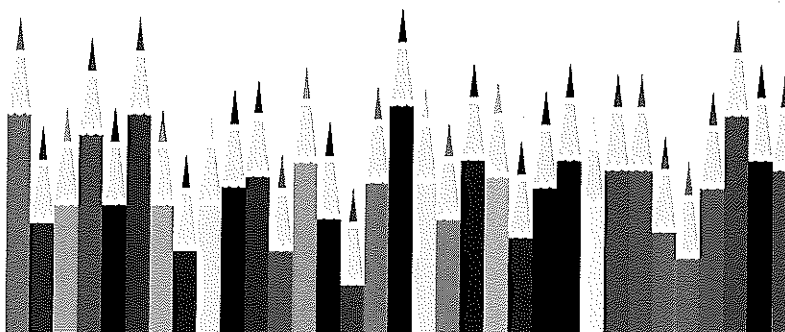
Return to in class instruction

Hello Village Familles,

I want to start by saying how proud I am of all of our community members. This has been a difficult time for many, in isolation and trying to support one another. Being members of small Villages makes this a unique experience. I have seen more of my neighbours out walking and more of my own children than ever. Together we have been keeping each other safe.

I am sure many families have questions about our return to in class instruction. Districts will be **returning to part-time instruction** starting on the 1st of June. K - 5 students are able to return on a part-time basis and 6 - 12 will have approx. one day a week of instruction Each district was tasked with coming up with a plan for June 1st and the Deputy Minister now has SD43 's plan for his approval.

Some families are very keen to start in class instruction while other have some concerns. I wanted to reassure families that in **class instruction is completely optional and voluntary**, you may continue with our on- line learning at home.



Graduation

May 25, 2020

Cancelling our traditional graduation celebrations was very difficult. All districts had to comply with the health authority. The large venues that we use closed and are still not taking any new bookings.

As a district we wanted to make sure that our graduates are recognized and appreciated. We have ensured that all grads will receive a souvenir package including photos, cap and gown, videos and mementos.

Each of the Secondary Schools have also rallied with staff and parent support to deliver some additional unique grad tributes. Schools usually plan their own celebrations for after grad and some of the ceremonies, each school culture has unique traditions.

The municipalities will also be making special efforts to make sure our graduates feel honoured and recognized.



Helpful Links <https://news.gov.bc.ca/releases/2020PREM0026-000890>

[https://www.sd43.bc.ca/faq/Pages/default.aspx#/="](https://www.sd43.bc.ca/faq/Pages/default.aspx#/=)

<https://www.sd43.bc.ca/Lists/Documents/bc-ministry-of-education-questions-and-answers-continuity-of-learning-k-12-education-system.pdf>

You should receive a **survey** about your student's attendance this June and you will have received the Superintendent's letter detailing information about the return to in class instruction.

The children of ESW (Essential Service Workers) have already been in schools with our program to deliver childcare for essential workers, this care will continue.

I want to take this opportunity to thank all of our amazing SD43 team of staff, teachers, administrators, leadership team and support staff. In March we were tasked with: **1) On-line Learning Program** for all students **2) Creating a childcare program** in schools for Essential Service Workers **3) Continuing Food Delivery Program** for vulnerable students **4) Providing Technology** and Technology supports for families.

These projects were essential to support families in the district and I am very proud of how our teams adapted quickly and creatively to deliver these supports.



SD43 Public Board Meetings Continue via Zoom, please visit the school district site for agendas and Zoom information.

www.sd43.bc.ca (please visit for more info)

Health and Safety Information

All boards of education and independent school authorities will be required to implement strict provincial health officer and WorkSafeBC health and safety measures to reduce the risk COVID- 19 transmission, including:

- desks spaced apart and avoiding groups or gatherings of students in hallways or other common areas;
- regular cleaning of high-contact surfaces like door knobs, toilet seats, keyboards and desks at least twice a day, and cleaning the school building at least once a day;
- students, educators and staff will be required to clean their hands before entering school property, and there will be more hand-sanitizing and cleaning stations available, with well-stocked supplies;
- staggered drop-offs, lunch and recess breaks, with increased outside time;
- staff and students (or their parents/guardians) must assess themselves daily for symptoms of COVID-19. If any student or staff member has even mild symptoms, arrangements will be made for that person to be returned home;
- one student per seat on school buses, unless children are from the same house, with plexiglass separating the bus driver from students; and
- students or employees should not share food or personal items like phones, pens or pencils. Clear protocols also need to be in place for the safe and healthy handling of all food items.

Please remember that your school principal and your classroom teacher are the best place to start with questions and concerns. The www.sd43.bc.ca website is updated regularly with announcements from the Ministry of Education and the Provincial Health Authority. Please feel free to contact me at anytime with questions and concerns.

Take Care of Each Other and Be Safe , Kerri Palmer Isaak School Trustee Anmore Belcarra
KPalmerIsaak@sd43.bc.ca



FIRE UNDERWRITERS SURVEY

A SERVICE TO INSURERS AND MUNICIPALITIES

FILE NO. 7200-05

May 28, 2020

RECEIVED
MAY 28 2020

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

Attention: Mayor Belenkie and Council

Subject: Fire Underwriters Survey - Village of Belcarra's Water Distribution System

Further to your recent inquiry relating to fire insurance grades and water supplies for public fire protection in the Village of Belcarra, please find the following summary and comments that are provided for your information.

Fire Underwriters Survey is a national organization administered by Opta Information Intelligence Corp, formerly the Insurers' Advisory Organization. FUS provides data on public fire protection for fire insurance statistical work and underwriting purposes of subscribing insurance companies. Subscribers of Fire Underwriters Survey represent approximately 85 percent of the private sector property and casualty insurers in Canada.

Fire Underwriters Survey measures fire risk in all Canadian communities in terms of required fire flows. This refers to the flow rate (and duration) of water necessary to combat a fully involved structure fire considering application at a specified intervention time for Initial Response (by an adequately trained and equipped fire department).

The following steps are followed to determine the fire insurance grades of communities:

1. Measure risk of representative (and peak) buildings in terms of required fire flows
2. Measure capacity of water infrastructure to support required flows and associated durations
3. Measure capacity of fire department to respond in appropriate time frames and with adequately trained and equipped companies for effective response
4. Measure capacity of emergency communications systems to support effective alarm communications and responses
5. Measure level of fire prevention systems and reduce frequency and severity of incidents
6. Calculate level of effectiveness under conditions:
 - a. Normal Loss Expectancy (all systems functioning)
 - b. Probable Maximum Loss (one key system malfunctioning)
 - c. Maximum Foreseeable Loss (multiple failing systems)
7. Combine and weight effectiveness grading into a single aggregate score (1-10)

With respect to risk level, the Village of Belcarra was determined to have a range of required fire flows when surveyed in 2010, however the majority of buildings were under 1,200 lpm and this value was used as the Basic Fire Flow for measuring the effectiveness of the community's public fire protection systems and infrastructure.



fire
underwriters
survey

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FIRE UNDERWRITERS SURVEY

A SERVICE TO INSURERS AND MUNICIPALITIES

The community was credited with being capable of providing at least the absolute minimum required flow (400 lgpm) to be recognized for fire insurance grading, however was also noted to be unable to produce the required fire flow (for effective protection). This is common in smaller communities across Canada. Although it is generally recommended that communities invest in infrastructure to support the required fire flows, often communities can not afford to make these investments, or do not have a fire department that is adequately resourced to make full use of that amount of water so it would not make sense to provide it.

It is important to note that communities should consider all relevant factors when making decisions around emergency service funding. This includes the economic factors of costs of services, desired outcomes, risk tolerance, etc. Often the most cost effective approaches to managing fire risk are with built-in systems, prevention and mitigation activities such as implementing sprinkler bylaws, requiring clear space between vegetation and structures, implementing FireSmart guidelines for property owners, etc.

The issue of Wildland Urban Interface (WUI) is not considered extensively in the Canadian Fire Insurance Grading Index which provides two systems (DPG for dwellings and PFPC for commercial) of indexing structure fire risk, but neither of these systems is focused on WUI events. A new grading index has recently been developed (the Wildfire Grading Index) for this purpose, however the focus of this index is on measuring the implementation of prevention measures as described in FireSmart manuals and other WUI mitigation systems as opposed to measuring suppression capacity.

The reason for this is that fires coming from the forest into a community tend to be larger and more challenging to deal with. These fires require a response from the province and may require joint efforts from local fire departments also.

In areas with significant WUI exposure, FUS strongly recommends engaging with a professional consultant to conduct a Community Wildfire Hazard Assessment and develop a Community Wildfire Prevention Plan. Bylaws can be created to limit the use of combustible materials in roofs and exterior siding as well as other mechanisms for hardening the built environment and improving resilience to WUI events.

If structures in the built environment have significant WUI exposure and there is concern not only about fire coming into the community through the forest, but also getting into the forest from structure fires, then strong consideration should be given to mitigation techniques that reduce the risk of this by limiting vegetation in the area around structures. There is a lot of information and guidance available at:

- FireSmartBC website: <https://firesmartbc.ca/>
- UBCM Community Resiliency Investment website:
<https://www.ubcm.ca/EN/main/funding/lgps/community-resiliency-investment.html>

In our communication it was noted that one of the serious concerns was the lack of multiple egress paths out of the community. The community should develop a clear plan for evacuating all residents safely for all foreseeable perils including significant wildfire. A comprehensive emergency response plan should be created that considers the access to egress and in cases where this is limited, may require development of shelter in place systems and protocols.



FIRE UNDERWRITERS SURVEY

A SERVICE TO INSURERS AND MUNICIPALITIES

Providing adequate water supplies for fire protection is an important part of an effective strategy but should be considered as one inter-connected element of public fire protection and should consider probable time frames for intervention as well as limitations of the fire department (apparatus, training, access, etc.).

A comprehensive study can be undertaken with a professional consultant to provide multiple options along with costs and benefits of different approaches to managing the fire risk in the community. The Fire Commissioner and provincial and national Associations of Fire Chiefs can also provide guidance in this area.

The community should be re-surveyed by FUS approximately every 5 years to ensure that community has a measurement of the risk in the built environment and can make informed choices around the changing level of fire risk and measured levels of fire protection and prevention.

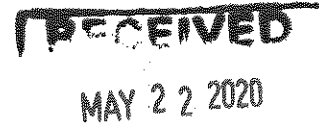
All decisions around investments in public fire protection and emergency response have serious consequences. These decisions should carefully consider all aspects of fire protection and prevention and what makes sense for each community considering the specific relevant factors and economics. Improvements in risk control or suppression capacity should be reported to FUS to ensure that fire insurance grades accurately reflect the fire risk levels as this can impact insurance rates.

Fire protection effectiveness is a function of the severity of the risk and the adequacy of the intervention. The greater the risk, the stronger, or faster, an intervention needs to be, to be effective. The Village of Belcarra has many large wood frame dwellings which are built close to combustible vegetation, and therefore the risk of larger fires is somewhat greater than in many other residential areas across the province. The community should carefully consider options around mitigating or preparing to respond to the fire risk, or if it is not economically feasible, property owners can be warned of the limitations of the protection systems and advised to carefully manage their fire risk, knowing that the response may be more limited.

Regards,

Michael Currie, P.L. Eng,
Fire Underwriters Survey
Email: michael.currie@fireunderwriters.ca

2020-May-20



To Mayor and Councillors,

FILE NO. 100-01

Remove Site 15 & Other Similar Road Ends From The For Sale List

In the Mayor's letter to residents today, there is an ironic twist. By selling road ends to fund fighting fires, we lose fire protection for ourselves. When road end #15 turns into a housing lot the building code comes into effect. The limiting distance rule is a calculation used to control the amount of unprotected openings on the side of a building. It is required to reduce the risk of fire spreading from one house on one property to a house located on an adjacent property.

Our house was built to face the road end. We have two floors of windows, door openings and patio/balconies fronting the road end. We met the limiting distance rule when facing a road end. We don't meet this rule when facing a buildable lot. We will no longer be compliant for fire insurance purposes (immediately and for renewal). We will not be able to rebuild a similar home should our home be destroyed by fire. Remember the argument a few years back against monster homes and the negative consequences of reducing square footage on existing homes? This is the same situation here. And, we wonder if a new road end owner will be able to get fire insurance when they build next to us.

The advocates for the selling of road ends have done too little regarding the impact on us. What happens to residents like us if the road end becomes a lot? Will the Village:

- pay the costs for downgrading our house to meet the building code? This may require relocating doors/balcony, covering 60-80% of the windows and installing a sprinkler system?
- amend the building code to nullify or increase the unprotected opening amounts?
- provide setbacks on the road end that allows our house to remain as is?
- give adequate notice so renovations are done before road end becomes a lot to ensure no fire insurance interruption?
- abandon us? This causes financial hardship by forcing us to make expensive remodelling changes so we are in compliance with the building code and fire insurance requirements.

Also, there is something uniquely troubling about singling out residents to pay for projects that benefit the Village at large. Since we will all benefit from these projects shouldn't we all pay for them? This is a moral issue. Plus, we have a long tradition of everyone paying their fair share through taxes.

Belcarra's Portion of Two New Fire Halls

There is no longer a requirement to sell road ends or assign a parcel tax to finance Belcarra's portion of two new fire halls. In the Mayor's letter, he clearly states "Based on Council's split decision on May 11, 2020, Belcarra is no longer planning to help offset the costs of our portion of the two new fire halls; **residents will be billed directly.**"

Parcel Tax To Improve The Water System For Fire Protection

If Belcarra gets the grant funding from the Federal Government this parcel tax is not necessary. There are grants being offered all the time. If you sell road ends they are gone forever. The Village would never be able to buy them back. But, let's say we don't get the grant. The Village needs to develop a parcel tax plan that clearly defines the purpose and specifies the revenue amount over a fixed time-period. For example: Using the \$3.8 million revenue figure from the Mayor's letter, a parcel tax of \$243 per month for a 5 year period would be required. This is based on 260 households ($3.8 \text{ m} / 260 = 14,615 / 5 \text{ years} = 2923 / 12 = \243).

The tax amount of \$243/month could be different if the tax rate is based on lot dimensions. It might make more sense for a large property to pay more for fire protection. Other options that would influence the monthly amount are a longer time-period say 10 years or a lower revenue amount. For example, the Water Committee may recommend less than \$3.8 million is required over the next five years. Or, we may get partial grant funding that would reduce the revenue amount.

In summary, the Mayor's letter convolutes the situation when he gives the ultimatum that we have no choice but to either sell road ends or issue a parcel tax to every homeowner when we are forced to improve our water system and build new fire halls.

- First off, homeowners will be billed for any new fire halls so take this revenue ask off the table. It's no longer relevant.
- The Village could implement a parcel tax to improve our water system for fire protection. Why shouldn't all residents pay a separate tax for fire protection? And, if we get the grant or grants in the future, the parcel tax can be reduced or revoked.
- The Village could sell road ends where there is no impact on adjacent/adjoining homeowners.
- The Village could sell road ends that are not waterfront thereby not impacting the Provincial Legislation and creating workarounds that are messy and possibly not legal.
- The Village could assess a levy on the percentage of road end used by neighbouring households for casual easements such as driveways, parking, fences, storing boats or trailers or for gardens etc. There are very few right-of-way-easements written into property deeds. This seems fair to charge those who use road ends for personal use.

Yours respectfully,



Ron Hicks and Janet Robertson

Subject: FW: Road end use approved?

100-01

From: Deborah Struk

Sent: Saturday, May 23, 2020 6:33 PM

Subject: Road end use approved?

Hello Council and Lorna,

I am curious how, with the last council it was approved a resident use, for free? a road end to build their own driveway on? This is at Turtlehead. It clearly cuts across almost the entire road end.

I propose council adopts a motion to begin charging, every property owner, that encroaches upon any road end, a fair 'market value equivalent' lease that is to be reviewed for renewal each year. This makes sense to start having some revenue prior to any sales of road ends. It makes no sense to allow residents to have larger lots for free, especially when some residents have been forced to not use or move off of road ends in the last several years. There is no 'fair treatment' with regards to use of road ends.

Sincerely,
Deborah Struk