



VILLAGE OF BELCARRA
REGULAR COUNCIL MINUTES
VILLAGE HALL
June 22, 2020



Minutes of the Regular Council Meeting for the Village of Belcarra held June 22, 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
Paula Richardson, Municipal Coordinator

Others in Attendance

Dan Watson, Planning Consultant, Brook Pooni Associates (departed meeting at 7:42 pm)

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

2.1 Regular Council Meeting, June 22, 2020

Moved by: Councillor Drake
Seconded by: Councillor Begg

That the agenda for the Regular Council Meeting, June 22, 2020 be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

3.1 Regular Council Meeting, June 8, 2020

Moved by: Councillor Wilder
Seconded by: Councillor Clark

That the minutes from the Regular Council Meeting held June 8, 2020 be adopted.

CARRIED

4. DELEGATIONS AND PRESENTATIONS

No items.

5. REPORTS**5.1** Lorna Dysart, Chief Administrative Officer, report dated June 22, 2020 regarding Land Disposition – Interim Report

L. Dysart introduced Dan Watson, Planning Consultant with Brook Pooni Associates and co-author of the report.

Councillor Clark declared a Conflict of Interest with regard to specific Road End Lot 17 and left the meeting at 7:08 pm.

Councillor Drake declared a Conflict of Interest with regard to Road Ends and left the meeting at 7:09 pm.

D. Watson outlined the Interim Report which provides an update on the status of the 7 Road Ends Surveys and Preliminary Appraisals. Staff is requesting Council input on preparing amendments to the Official Community Plan and Zoning Bylaw to enable the Village to raise title on parcels smaller than the current minimum lot size.

D. Watson noted the following considerations:

- Minimum Subdivision Requirements
- Potential Encroachments
- Consideration of Neighbouring Properties
- Waterfront Lot Restrictions
- Building Code Limiting Distance

Considerable discussion ensued. Council asked pertinent questions with regard to options presented for Council consideration.

Residents raised questions related to waterfront lot restrictions. D. Watson outlined Section 41 (1) of the *Community Charter*. Further legal opinions may be required as the Road End disposition moves forward.

D. Watson noted that the Land Disposition – Interim Report dated June 22, 2020 is not required to be submitted to Metro Vancouver as there is no change to the Regional Growth Strategy because of the variety of existing lot sizes in the Village.

Moved by: Councillor Begg
Seconded by: Councillor Wilder

That the Land Disposition – Interim Report dated June 22, 2020 be received for information.

CARRIED

Moved by: Councillor Begg
Seconded by: Councillor Wilder

That staff be directed to pursue implementation of land disposition substantially in accordance with the Land Disposition report dated June 22, 2020; and
That staff bring back a report on amending the Official Community Plan (OCP) and Zoning Bylaw to permit lot sizes less than 0.5 acres, only for Village owned parcels intended for land disposition.

CARRIED

Councillor Clark and Councillor Drake returned to the meeting at 7:43 pm.

5.2 Lorna Dysart, Chief Administrative Officer, report dated June 22, 2020 regarding Disclosure of Legal Advice Policy No. 213

L. Dysart outlined the report regarding the Disclosure of Legal Advice Policy No. 213.

The purpose of the report is to provide a Policy for Council related to the Disclosure of Legal Advice to the Public that has been received by Council and staff.

It was noted that Belcarra legal counsel, Guy Patterson, provided the following statement:

“A reminder that in some circumstances disclosing a portion of legal advice can mean privilege has been waived over all of the communications relating to that subject matter.”

Council members discussed various aspects of the Policy of Disclosure of Legal Advice.

Moved by: Councillor Begg
Seconded by: Councillor Drake

That the Disclosure of Legal Advice Policy No. 213 be approved.

CARRIED

Councillor Clark and Councillor Wilder voted in opposition

6. REPORTS FROM MAYOR AND COUNCIL COMMITTEE REPRESENTATIVES

Mayor Belenkie Updates:

6.1 Official Community Plan (OCP) Full Review

It was noted that due to COVID-19 and the inability to hold an election for Committee members, this item has been delayed. Further review of the process will take place when pandemic restrictions are lifted.

6.2 OCP Review regarding Section 3.2 – Marine Avenue & Senkler Road – Highway Encroachment Area

A report will be brought forward to a July Council meeting.

6.3 Revenue Generation Committee (RGC) Follow Up

This item is 5.1 on this Council Agenda.

6.4 Water System / Firefighting Capacity Review

Fire Underwriters Survey (FUS) is working with Chris Boit, Engineering Consultant, Fire Chief Jay Sharpe and staff on this matter.

6.5 Transfer to Permit Only Parking in the Village

L. Dysart outlined the progress of installing new signs throughout the Village which is a significant amount of work for the Public Works department. At this time, approximately 50% of the new signs are installed.

Considerable discussion ensued.

7. BYLAWS**7.1 Village of Belcarra Bylaw Enforcement Notice Bylaw No. 520, 2018, Amendment Bylaw No. 565, 2020**

Moved by: Councillor Drake

Seconded by: Councillor Clark

That "Village of Belcarra Bylaw Enforcement Notice Bylaw No. 520, 2018, Amendment Bylaw No. 565, 2020" be adopted.

CARRIED**8. CORRESPONDENCE / PROCLAMATIONS**

Moved by: Councillor Drake

Seconded by: Councillor Clark

That correspondence items 8.1 to 8.5 be received.

CARRIED**INFORMATION ITEMS****8.1 Mayor Belenkie, letter to Tracy Olsen, Senior Policy Analyst, Building & Safety Standards Branch, Ministry of Municipal Affairs and Housing, dated June 18, 2020 regarding Application to Request a Local Authority Variation**

Councillor Drake thanked Mayor Belenkie and staff for the letter sent to the Ministry of Municipal Affairs regarding an Application to Request a Local Authority Variation for sprinklers in the Village.

8.2 Suzanne Kyra, Belcarra Resident, letter dated June 9, 2020 regarding Thank you for Supporting the Village During COVID-19**8.3 Ian Devlin, Water System Capacity for Fire Protection Committee, Chairman, letter dated June 11, 2020 regarding Water Committee Comments to Council**

Councillor Drake outlined correspondence Item 8.3 from Chair Ian Devlin of the Water Committee. He reviewed the letter in detail and noted that the Committee will working with staff to schedule a Zoom meeting in July.

A video from the Sechelt Fire Department was provided, by Water Committee member Doug Brain, relating to houses having sprinklers installed and will be posted and the web site.

8.4 Colleen MacDonald, Belcarra Resident, email dated June 12, 2020 regarding Road Ends Sale Objection**8.5 Ralph Drew, Belcarra Resident, email dated June 17, 2020 regarding Creation of Waterfront "Road End Lots"****9. NEW BUSINESS**

No items.

10. PUBLIC QUESTION PERIOD

Don Babineau, Belcarra Resident, thanked Public Works for the paving of roads and queried with regard to:

- An expected timeline of the Engineering Consultant Report to Council
- A Fuel Management plan in the Village
- The cost of a new Fire Hall being included in a future 5 Year Financial Plan

Peter Boekhout, Belcarra Resident, queried with regard to the RCMP Black Cat at the entrance of the Village.

David Goodman, Belcarra Resident, queried with regard to Council members declining Conflict of Interest.

Peter Struk, Belcarra Resident, queried with regard to:

- The Belcarra Noise Control Bylaw No. 40 being updated
- The summary of the legal opinions and the related policy

11. ADJOURNMENT

Moved by: Councillor Begg
Seconded by: Councillor Wilder

That the June 22, 2020 Regular Meeting be adjourned at 9:39 pm.

CARRIED

Certified Correct:



Neil Belenkie
Mayor



Lorna Dysart
Chief Administrative Officer