



**VILLAGE OF BELCARRA**  
**Official Community Plan Bylaw No. 435, 2011**  
**Amendment Bylaw No. 566, 2020**



An amendment bylaw to the Plan for Recreational Wharfage in the Village of Belcarra.

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 Official Community Plan Bylaw No. 435, 2011, Amendment Bylaw No. 566, 2020”.
2. That the “Village of Belcarra Official Community Plan Bylaw No. 435, 2011” be amended:
  - a) By adding the following at the end of Section 1.2 The Official Community Plan (OCP) Update:

“In 2020, the Vancouver Fraser Port Authority (VFPA) began permitting Recreational Wharves after lifting a moratorium that was in place for a decade. Many of the elements of the Bedwell Bay Sustainability Plan, previously contained in the Village OCP, are the jurisdiction and purview of the VFPA and have now been removed from the OCP.”
  - b) By deleting Section 3.2 WATER USE POLICIES and replacing it with the following Section 3.2 WATER SUSTAINABILITY POLICIES to the Official Community Plan as follows:

**“3.2 WATER SUSTAINABILITY POLICIES**

The Village of Belcarra is “Between Forest and Sea” and the sustainability of Burrard Inlet ecology in our Bays, and alluvial and inter-tidal areas is a fundamental planning concern of the Village. Jurisdiction for the ecology of areas below the high water mark along the Belcarra seashore is Federal and administered through the Vancouver Fraser Port Authority. Various areas of the harbour near Belcarra have been used for industrial purposes in past years. These uses were viewed as inappropriate prior to and ever since Village incorporation.

In 2007 and again with the adoption of the 2011 OCP, the Village adopted the ‘Bedwell Bay Sustainability Plan’ as part of the OCP to articulate the Village interest in repairing this portion of the Inner Harbour.

In 2020, when Section 3.2 was added to the OCP, the Village is generally satisfied with the environmental stewardship of the lands and waters under the jurisdiction of the VFPA near Belcarra and particularly in Bedwell Bay where the Village and the VFPA share jurisdiction along Marine Avenue.

In 2020, the Vancouver Fraser Port Authority lifted the longstanding moratorium on recreational wharfage and have added new regulations and processes to ensure that new wharves and those being repaired are located and built only after the

environmental and archaeological consequences of work in the Port are understood and potential impacts removed or minimized.

The Village has been successful, working with the VFPA, First Nations, Metro Vancouver and adjoining municipalities, in making the waters around Belcarra some of the most pleasant and serene in the Metro Vancouver area. New Port wharf opportunities in Bedwell Bay and in the Village will generally enable more residents of Belcarra to use the Inlet more actively while still preserving the improved environment along the Village shore.

This OCP has been adjusted, through a 2020 amendment, to remove those sections of the 2011 Plan that proposed policies for the use of lands and water in the jurisdiction of the Port.

The Village will be using the new VFPA Residential Wharf Regulations to guide Village residents with property upland of Marine Avenue, who may wish to build or repair docks, with preference given to Group Wharfages, consistent with Port and Village regulations as amended from time to time.

The Port has agreed to respect the Village OCP policies for Bedwell Bay and a new process will be refined to ensure that Village licensing requirements are dealt with prior to the Port considering wharves that require a Village Highway Encroachment Agreements for access.”

If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Read a First Time on July 20, 2020

Read a Second Time on July 20, 2020

Public Hearing Held on

Read a Third Time on

Adopted by the Council on

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Neil Belenkie  
Mayor

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Lorna Dysart  
Chief Administrative Officer

This is a certified a true copy of  
Village of Belcarra Official Community Plan Bylaw  
No. 435, 2011, Amendment Bylaw No. 566, 2020

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Chief Administrative Officer