
To: Mary-Ann Hinds
Subject: FW: Proposed OCP Amendment to Permit Minimum Lot Sizes of Less Than 0.50 acre

From: Mary-Ann Mustonen-Hinds & William Mark Hinds

Date: Wed, 22 Jul 2020 at 06:29

Subject: Re: Proposed OCP Amendment to Permit Minimum Lot Sizes of Less Than 0.50 acre

Good Morning Councillors:

William Mark Hinds and Mary-Ann Mustonen-Hinds of 3884 Marine Avenue do not agree to reducing the minimum lot size in Belcarra prior to a thorough consideration of the foregoing factors — there needs to be a referendum on the question of reducing the minimum lot size within the municipality.

Thanks
MA

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Subject: FW: Development of the municipal property

From: Julie Chamberlain
Sent: Sunday, August 9, 2020 8:29 AM
Subject: Development of the municipal property

To Belcarra Council and OCP committee

We live across from the municipal hall. Firstly given the current zoning of Belcarra it is unfair to all of a sudden put in high density housing at the municipal hall. Believe you me we will want compensation.

Secondly I do not think Belcarra will come out financially on top of that decision. The Municipal yard and garbage dump are really noisy and at times smelly. Once condo owners move in there will be pressure to eliminate the services Belcarra currently enjoys. The dump hours will be reduced for sure if not made to move. No longer will the Kubotas (they are really noisy) be allowed, we will have to buy trucks. Will the municipal yard and dump have to be moved to accommodate the new condo owners? What will that cost us? What about compensation to the home owners who are affected by such a drastic change in community zoning.

So please consider the above before putting changes to the OCP. We obviously are totally against it for a short term cash grab.

Yours truly,
Dave & Julie Chamberlain

Subject: FW: Upper Watson Road Right-of-Way

Importance: High

From: Angela Yin
Sent: Monday, August 3, 2020 9:09 PM
Subject: Upper Watson Road Right-of-Way

Dear Mayor Belenkie and Belcarra Councillors,

Re: Upper Watson Road -- Access to 3307 Main Avenue

Sorry that my previous email timed at 9:01pm was not properly edited. Please discard it. I was using an IPAD and was not able to preview it. I am resending the email in a proper format.

Further to my last email on June 21, 2020, I would like to re-emphasize that the Village must confirm that the Watson Road right-of-way access to 3307 Main Avenue will remain without alteration. The following facts must be fully and properly considered by the municipality:

1. Lot 16, Block 6, Plan 3014 (3307 Main Avenue) would be land-locked if Upper Watson Road was closed by the municipality (see attached drawings).
2. Access to 3307 Main Avenue must meet a minimum standard which is detailed by the Engineering Branch of the Provincial Highways Department that develops all road construction guidelines (see <https://www2.gov.bc.ca/gov/content/transportation/transportation-infrastructure/engineering-standards-guidelines/highway-design-survey/tac-bc>); in other words, 20 metres or the road cross-section plus 3 metres on each side, whichever is greater.
3. The municipality cannot legally diminish our access via Watson Road to a standard that is less than the legislated standard.
4. The Upper Watson Road right-of-way is covered with mature forest (very large evergreen trees) which, if cleared to create additional access to a new residential lot, will result in a very ugly clear-cut that would negatively impact our area of the community.

We strongly object to the proposed sale of Upper Watson Road as our property value would be greatly and negatively impacted by such a sale. The municipality must take the potential loss of property value, and consequent required compensation for such loss, into consideration.

As the property owner most affected by this proposal, we have not received any consultation in any form from the municipality. We feel uncertain and stressed. We believe the potential for municipal revenue should not be shifted to and born by individual property owners in the community. It is unfair and it also may not be legal.

We reserve our legal rights. We hope that the municipality will consider our legal rights and seriously respond to our request for full and proper consultation.

Regards,

Angela (Yujie) Yin and Yongtao Jiang
 Property owners of 3307 Main Avenue, Belcarra

Paula Richardson

Subject: FW: Road end sales

From: Julie <
Sent: Monday, September 14, 2020 9:14 PM
Subject: Road end sales/Waterfront Road Ends

1. To Belcarra Council

Who besides the neighbours of road ends in the Belcarra community thinks the neighbours of road ends should purchase them at a discount? I don't think any resident of Belcarra thinks that their neighbours should get a discount which ultimately will cost them taxes. Really. This should not even be an issue. Sell at market value period.

Dave and Julie Chamberlain

2. To Belcarra Council

As per the municipal laws park/waterfront road ends cannot be sold without the money being in reserve and restricted for further parkland. There is no need to sell it as you cannot use the money from it. This has been advised by lawyers and others. Why are you even going further with it? This is actually to the point of being irrational.

Dave and Julie Chamberlain

Subject: FW: Help ! Which way out !

From: John Snell
Date: 2020-09-21 11:04 p.m. (GMT-08:00)
Subject: Help ! Which way out !

Dear Mayor and Council,

While you consider the sale of road ends, please keep in mind that many of them are integral with the many footpaths and trails that criss cross the village. As such they have the potential to become a real life saver to a fleeing resident in the case of a fire, just as they do to those in low lying areas of BC in the case of a tsunami.

Clearly judging by staff's lack of maintenance to our trail network, their potential value in an emergency route has not been considered.

Now is the time to rethink their value and perhaps not only manage and maintain them, but also to consider them to be a potential good place to begin a network of firebreaks throughout the village, and to enhance and signpost them as evacuation routes.

Perhaps the signage in itself would be the constant reminder that we all need to become more proactive in protecting our village.

Respectfully submitted,

John Snell,
3535 Main Avenue.

From: Dayna & Klaus Fitzbever <
Sent: Tuesday, September 22, 2020 4:07 PM
To: Paula Richardson
Subject: Resend: Letter for Council - Road Ends

Letter to Council

During the past year, Belcarra Council has spent much time discussing the sale of Village property which has collectively been identified as road ends. The supports for this interest were multiple. Those supports included opinions about the financial health of the Village and more specifically the Village's debt burden, ongoing expenses and future capital costs.

Since our current Council's first meeting in late 2018, much has happened and all of us have been able to learn a great deal about the financial management of our Village.

The 2018 Year End Financial Statements provided the details of a Village with good financial health, left to us by the outgoing Council and administration. The Village was not "broke". The debt burden was manageable and the interest rate was low.

Current Council has put in place gradual increases in annual taxation. This adds to our year over year revenues.

No new capital projects have been introduced. This allows for our increasing annual revenues to be added to contingency funds so that, if and when, new capital projects are proposed or unforeseen capital needs occur, such as say, in a road failure; we have means to act appropriately and quickly.

The 2019 Year End Financial Statements, presented to Council this week past, support the Village's continuing and improving financial health. The debt has been reduced as planned and future renegotiation of loan terms will likely yield a lower interest rate.

At this time, there appears to be no need for our Village to sell any Village assets.

I am of the opinion that we should not move forward with the sale of our Village's road ends and that we should stop any further expenditures on this process.

I favour alternative uses for these assets. Preliminary discussion with other Villagers indicates support for the use of these road ends as part of an integrated pathway/trail system and for the development of community garden plots.

With thanks,

Klaus Bever
3720 Marine Ave.

Subject: FW: Public Hearing Re Amendment Bylaw No. 569, 2020 — Land Disposition (Road Ends)

From: Ralph Drew

Sent: Tuesday, September 22, 2020 6:22 PM

Subject: Public Hearing Re Amendment Bylaw No. 569, 2020 — Land Disposition (Road Ends)

Mayor Belenkie and Belcarra Councillors,

**Re: Amendment Bylaw No. 569, 2020 — Land Disposition (Road Ends) —
Proposed OCP Amendment to Permit Minimum Lot Sizes of Less Than 0.50 acre**

We wish to provide the following comments to the public hearing for Amendment Bylaw No. 569, 2020 — Land Disposition (Road Ends).

First, it is important to note that a reduction of minimum lot size from 0.50 acre to 0.25 acre would have very little impact on the character of the westside of Belcarra where the typical lot size is already less than 0.25-acre.

Second, the major impact would be felt in the Bedwell Bay area ('Woodhaven Subdivision') where the average lot size is 0.50-acre. It is the 'Woodhaven Subdivision' where the majority of lots greater than 0.50 acre (~70 lots, ~50%) are located.

Reducing the minimum lot size from 0.50-acre to 0.25-acre would change the density and character of the 'Woodhaven Subdivision' as we know it. An excerpt from the Woodhaven Brochure that was provided by the Dominion Government at the time of the 1911 land sale stated:

"Special care has been taken to lay-out the subdivision to conform with the topographical features. Instead of rectangular blocks there is an artistic subdivision characterized by gracefully curving streets and roads. No expense has been spared in making the survey as complete as possible. It is based on a contour plan of the locality, and the roads which have the full width of 66 feet, are in most instances on very good grades. The roads are all curved, and there are no rectangular blocks at all; the object being to give every lot the best possible view."

Please do not reduce the minimum lot size in the 'Woodhaven Subdivision' area of the municipality for short-term objectives versus maintaining the character of this area of the community as established in 1911 when the subdivision was created.

Regards,
Ralph & Carol Drew
3772 Marine Avenue

Subject: FW: Public Hearing Re Amendment Bylaw No. 569, 2020 — Land Disposition (Road Ends)

From: Patty Neibel

Sent: Wednesday, September 23, 2020 12:01 PM

Subject: Re: Public Hearing Re Amendment Bylaw No. 569, 2020 — Land Disposition (Road Ends)

Thank you Ralph for your accurate and articulate letter to our Mayor and Council. My husband and I have chosen to be as apolitical as possible in Village affairs, trusting that our elected officials will be honorable in all important village decisions. However we stand in total solidarity with Ralph and many other long term Village residents, in respect to lot size as was predetermined many years ago. We live in a most beautiful and very special environment. Many of us chose Belcarra because of the generous size lots and of course the natural beauty. We have been Belcarra residents for 40 years and purchased our lot 50 years ago. Please consider the wishes of the folks who have supported our Village for many years. We are not necessarily just thinking of ourselves. As seniors in our mid 70's our thoughts go to the younger generation with the hopes that they can too, enjoy the peace serenity and joy that Belcarra—our wonderful village has provided. As a former Vancouver resident growing up in Vancouver's East End and still having personal and business ties to the area, I can assure you that the increase in population density in that area and many others has completely changed the feel of the community the safety of the community and the livability of the community—and not for the better! Is that what we ultimately want for our very special and private community? I appreciate being able to express my concerns around this issue.

Mrs Patty Neibel

RECEIVED

SEP 24 2020

PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE

Mayor Belenkie and Village of Belcarra Councillors,

I would like to express my objection to the proposed sale of Taylor Road Allowance (Road Ends 20/21).

This area encompasses a well-used pedestrian trail that our community, in particular our youth, use to safely access the bus stop and each other's houses. The alternative route is dangerous as it involves walking down the steep narrow shoulder of Bedwell Bay Rd between Main Avenue and Kelly Rd.

The Taylor Road allowance (Road Ends 20/21) is in addition a much-treasured community green space that provides a unique habitat corridor, highly frequented by deer and other wildlife.

Name:

JOHN SNELL

Address:

3535 MAIN AVENUE

Signature:

J. H. SNELL

Date:

SEPT 24th 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldvsart@belcarra.ca



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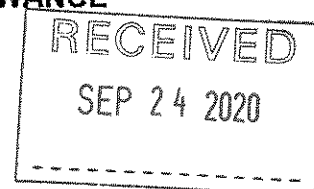
Name: ANN SWELL

Address: 3535 MAIN AVE.

Signature: 

Date: SEPT 24 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysan@belcarra.ca

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Name: Julie Phatarpekar

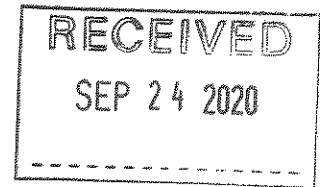
Address: 5059 Whiskey Cove Lane

Signature: J Phatarpekar

Date: 23 September 2020

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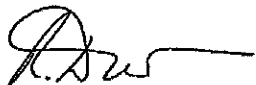

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Name: Ralph & Carol Drew

Address: 3772 Marine Avenue, Belcarra, B.C., V3H 4R9

Signature:  

Date: September 24, 2020.

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysart@belcarra.ca.

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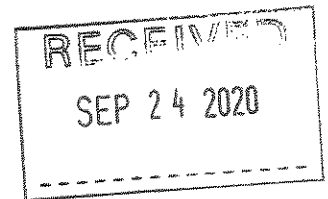
Name: Philip H. Winne

Address: 3697 Main Avenue

Signature: P.H.W.

Date: 2020 Sep 24

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysart@belcarra.ca.



PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE

Mayor Belenkie and Belcarra Councillors,

I would like to express my objection to the proposed sale of the Watson Road allowance (Road Ends #1 & #2).

The upper portion of Watson Road (Road End #2) is the only access to Lot 16, Block 6, Plan 3014. Closure of the upper portion of Watson Road would result in Lot 16 being land-locked without access to any municipal road right-of-way.

The lower portion of Watson Road (Road End #1) has a natural creek drainage that requires a riparian zone set-back as per Provincial Regulations. The additional cost of further research and additional measures to comply with all laws and regulations make sale of this area not cost-effective and may cause additional financial burden to the local residents.

In addition, the Watson Road allowance (Road Ends #1 & #2) is also a heavily forested community green space that provides a unique habitat corridor, highly frequented by deer and other wildlife. The loss of the forest is irreversible and cannot be valued by monetary terms.

Name: Philip H. Winne

Address: 3697 Main Avenue

Signature: P.H.W.

Date: 2020 Sep 24

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Subject: FW: Proposed sale of Taylor Road allowance

From: Judy Mackenzie
Sent: Thursday, September 24, 2020 11:00 AM
Subject: Proposed sale of Taylor Road allowance

I am writing once again to ask Mayor Belenkie and the Councillors to reconsider moving forward with the sale of Site 20/21.

It has been mentioned that perhaps 10-15 feet be used for the trail way and the remainder be sold . I'm not sure how many feet the setback would be along the bordering properties but assuming the pathway of 10-15 feet and another 10 feet on either side, it would leave a very narrow lot .

It is worrisome that with the proposed sale of this diminished lot, it would open the door for others to be able to subdivide , thereby altering the look of our village forever .

It is my belief that the residents call Bedwell Bay home because of the seaside charm , lot sizes, love of nature and wildlife. Do we want to resemble a subdivision with only a few feet separating our properties ?

Thank you for considering our heartfelt wishes .

In the words of the wise Bonnie Henry.....
Be kind , be calm , be safe.

Judy Mackenzie

PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE

RECEIVED

SEP 24 2020

Mayor Belenkie and Belcarra Councillors,

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Watson Road allowance (Road Ends #1. & #2).

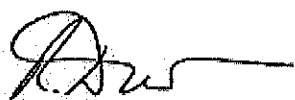

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Address: 3772 Marine Avenue, Belcarra, B.C., V3H 4R9

Signature:  

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Name:

Keith Evans

Address:

3464 MARINE AVE.

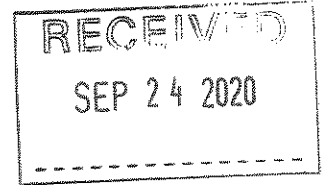
Signature:

Keith Evans

Date:

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Name: Angela (Yujie) Yin and Yongtao Jiang

Address: 3307 Main Avenue, Belcarra

Signature: Angela Yin Yongtao Jiang

Date: September 24, 2020

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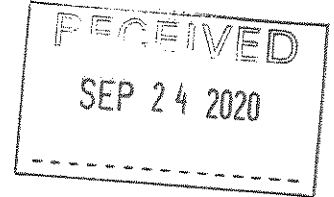
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Address: 3307 Main Avenue, Belcarra

Signature: Angela Yin Yongtao Jiang

Date: September 24, 2020

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Name: Wendy Price

Address: 3642 Bedwell Bay Rd, Belcarra V3H4R5

Signature: Wendy Price

Date: Sep 24, 2020

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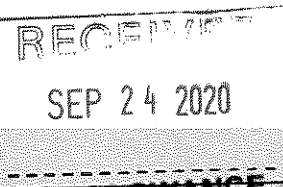
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Name: JOHN SNELLAddress: 3535 MAIN AVENUESignature: J. A. SnellDate: SEPT. 24TH 2020

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Name: ANN SNEEL

Address: 3535 MAIN AVE,

Signature: 

Date: SEPT 24 2020

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The Taylor Road allowance (Road Ends 20/21) is in addition a much-treasured community green space that provides a unique habitat corridor, highly frequented by deer and other wildlife.

Name:

FRANIL BARTEIL

Address:

3667 MAIN AVE

Signature:

A handwritten signature in black ink, appearing to read "Franil Barteil", written over a horizontal line.

Date:

SEPT. 28 / 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysart@belcarra.ca.



VY/VI SYSTEM



Virus-free. www.avast.com

SALE
PETITION AGAINST ~~SELL~~ OF TAYLOR ROAD ALLOWANCE

Mayor Belenkie and Village of Belcarra Councillors,

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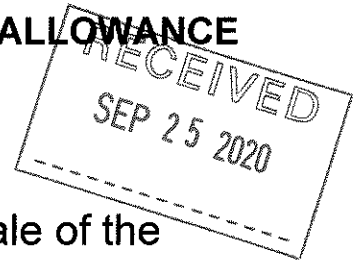
Name: DAVID CHAMBERLAIN

Address: 4103 BEDWELL BAY ROAD

Signature: *David Chamberlain*

Date: SEPT 25, 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysart@belcarra.ca.

PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE

Mayor Belenkie and Belcarra Councillors,

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Name: DAVID CHAMBERLAIN

Address: 4103 BEDWELL BAY ROAD

Signature: 

Date: SEPT 25, 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC, V3H 4P8 or email a copy to: ldysart@belcarra.ca.

Subject: FW: Sale of Road ends

From: Julie Chamberlain
Sent: Friday, September 25, 2020 8:59 AM
Subject: Sale of Road ends

To Mayor and Council

The sale of road ends in order to raise money for deficits in the financial statements or for pet projects is not a community endeavour. The sale of road ends will directly affect some home values in the community and not others. That is unfair as the money raised would benefit the entire community. For any established and verified financial deficit or any project this community has or wants the only fair solution is a parcel tax.

Also the way in which the sale of road ends is being brought about is not being done on a proper time line. This is also concerning because we do not want to pay for servicing lots and surveying lots that are not going to be sold. This is wasting our money.

Dave & Julie Chamberlain



WY/MI SYSTEM



Virus-free. www.avast.com



SALE
PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE

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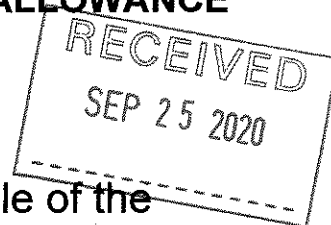
Name: JULIE CHAMBERLAIN

Address: 4103 BEDWELL BAY ROAD

Signature:

Date: SEPT 25, 2020

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PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE

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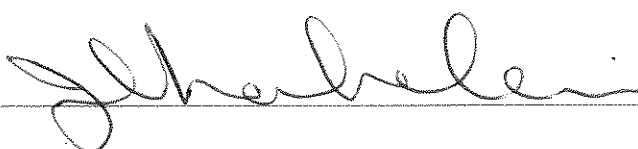
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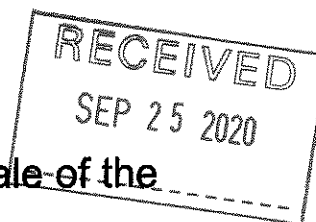
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Signature: 

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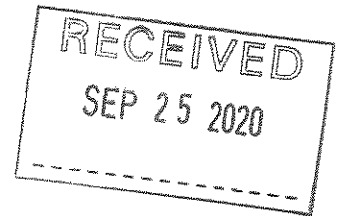
Name: Sophia Chapman

Address: 3565 Main Avenue

Signature: 

Date: September 24th 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC, V3H 4P8 or email a copy to: ldysart@belcarra.ca.

PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE

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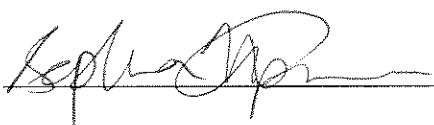
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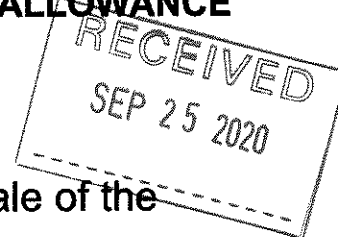
Name: Sophia Chapman

Address: 3565 main ave.

Signature: 

Date: September 24th 2020

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PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE

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Name: Randy Chapman

Address: 3565 Main Ave

Signature: R Chapman

Date: Sept 24/20

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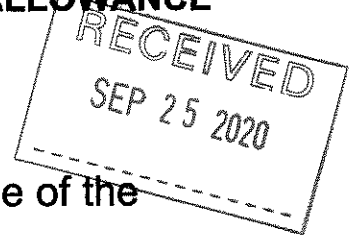
Name: Randy Chapman

Address: 3565 Main Ave

Signature: R Chapman

Date: Sept 24/20

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PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE

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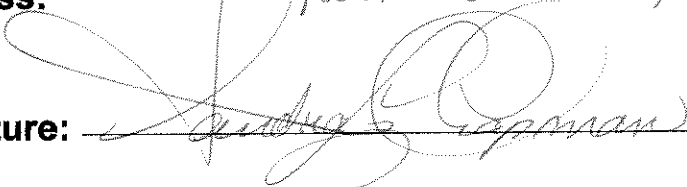
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Name: Sandra Chapman

Address: 3565 Main Avenue, Belcarra BC V3H 4R2

Signature: 

Date: September 24/20

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PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE

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Name: Sandra Chapman

Address: 3565 Main Avenue

Signature: Sandra Chapman

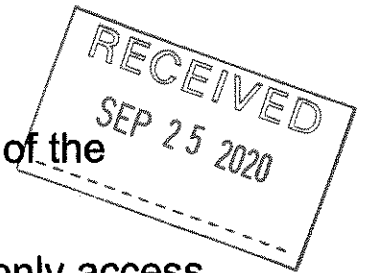
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Name: Dannelle Chapman

Address: 3565 main Ave.

Signature: *Dannelle Chapman*

Date: Sept 24 / 20

This would greatly affect the wellbeing of my dog & myself. Please don't.

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC, V3H 4P8 or email a copy to: ldysart@belcarra.ca.

our street is beautiful because it's

PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE



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Name: Danrelle Chapman

Address: 3565 Main Ave

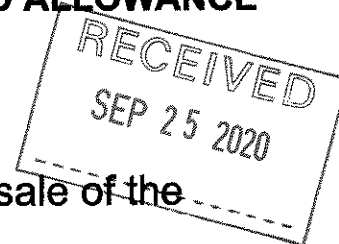
Signature: *Danrelle Chapman*

Date: Sept 24 /20

my dog and I walk on these trails every day. please don't take them away. we love them!

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysart@belcarra.ca.

PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE



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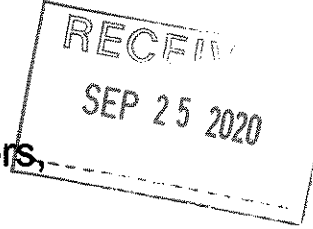
Name: Ava Chapman

Address: 3565 Main Avenue

Signature: [Handwritten Signature]

Date: September 24/2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC, V3H 4P8 or email a copy to: ldysart@belcarra.ca.

PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE

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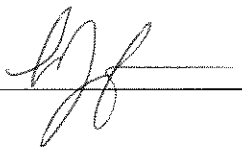
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Name: Ava Chapman

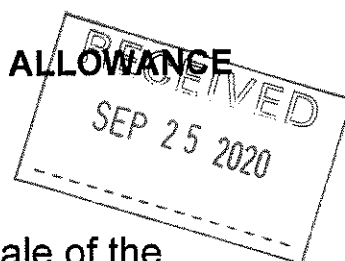
Address: 3565 Main Avenue

Signature: 

Date: September 24/2020

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Name:

Martin Desbois

Address:

3642 Bedwell Bay Rd

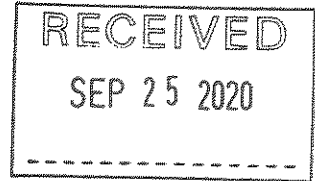
Signature:

[Handwritten Signature]

Date:

Sept 25 2020

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PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE

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Name: MARTIN DESBOIS

Address: 3642 Bedwell Bay Rd

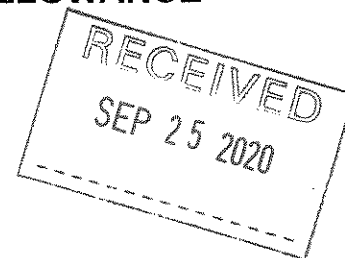
Signature: [Handwritten Signature]

Date: SEP 25, 2020

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PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE

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Name: RUTH FOSTER JOHN FOSTER

Address: 3712 Bedwell Bay Road, Belcarra V3H 4R5

Signature: Ruth E. Foster John A. Foster

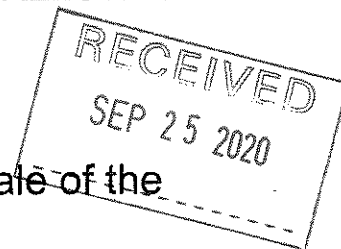
Date: September 24, 2020

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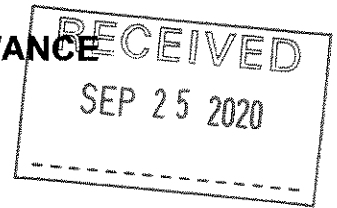
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Name: Ruth Foster JOHN FOSTER

Address: 3712 Bedwell Bay Rd., Belcarra V3H 4R5

Signature: Ruth Foster John A. Foster

Date: September 24, 2020.

PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE

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Name:

WILLIAM MARK HINDS & MARY-ANN MUSTONEN-HINDS

Address:

3884 MARINE AVENUE, BELCARRA, B.C. V3H 4R9

Signature:

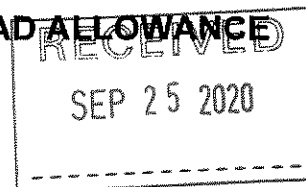
A handwritten signature in black ink, appearing to be "W. Hinds", written over a horizontal line.

Date:

September 25, 2020.

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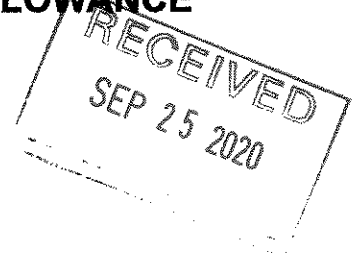
Name: WILLIAM MARK HINDS & MARY-ANN MUSTONEN-HINDS

Address: 3884 MARINE AVENUE, BELCARRA, B.C. V3H 4R9

Signature:

Date: SEPTEMBER 25, 2020

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The Taylor Road allowance (Road Ends 20/21) is in addition a much-treasured community green space that provides a unique habitat corridor, highly frequented by deer and other wildlife.

Name:

PAUL KALLIO

Address:

3625 Main Ave. Belcarra

Signature:

Paul K

Date:

Sept 25, 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysart@belcarra.ca.

PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE

RECEIVED

SEP 25 2020

Mayor Belenkie and Belcarra Councillors,

I would like to express my objection to the proposed sale of the Watson Road allowance (Road Ends #1 & #2).

The upper portion of Watson Road (Road End #2) is the only access to Lot 16, Block 6, Plan 3014. Closure of the upper portion of Watson Road would result in Lot 16 being land-locked without access to any municipal road right-of-way.

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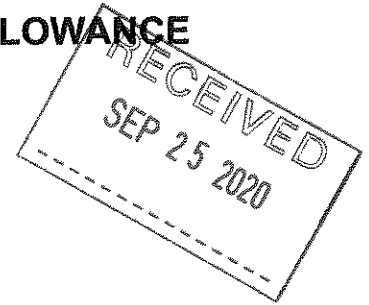
In addition, the Watson Road allowance (Road Ends #1 & #2) is also a heavily forested community green space that provides a unique habitat corridor, highly frequented by deer and other wildlife. The loss of the forest is irreversible and cannot be valued by monetary terms.

Name: GUY 2HI LEI

Address: 3266 Main AVE

Signature: [Signature]

Date: 24. Sept 2020.

PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE

Mayor Belenkie and Village of Belcarra Councillors,

I would like to express my objection to the proposed sale of Taylor Road Allowance (Road Ends 20/21).

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The Taylor Road allowance (Road Ends 20/21) is in addition a much-treasured community green space that provides a unique habitat corridor, highly frequented by deer and other wildlife.

Name: JUDITH MACKENZIE

Address: 3667 MAIN AVENUE

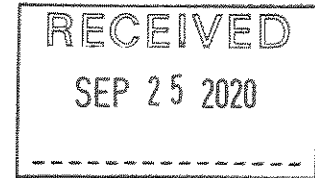
Signature: Judith Mackenzie

Date: Sept 25 / 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysart@belcarra.ca.

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Name: Bonni & Brian Marshall

Address: 3591 main Avenue, Belcarra

Signature: B.K. Marshall B.R. Marshall
(Bonni Marshall) (Brian Marshall)

Date: Sept. 24, 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysart@belcarra.ca.

Subject: FW: Petition re: Sale of Belcarra's Taylor Road Allowance
Attachments: Petition re Sale of Belcarra's Taylor Road Allowance.pdf

From: Bonni and Brian Marshall
Sent: Friday, September 25, 2020 8:55 AM
Subject: Petition re: Sale of Belcarra's Taylor Road Allowance

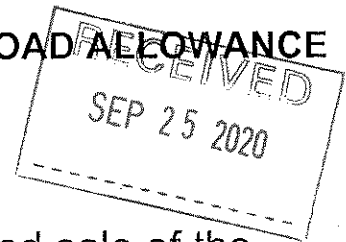
Please find attached, a Petition we received regarding the Sale of the Taylor Road Allowance (Road Ends 20/21).

We have signed this Petition in support.

We have previously indicated that we often use that trail and would not want to lose it. We also agree that it is the safer route to take, especially for the children, to get from Main Avenue to Bedwell Bay Rd., or Kelly Avenue.

Bonni & Brian Marshall

PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE



Mayor Belenkie and Belcarra Councillors,

I would like to express my objection to the proposed sale of the Watson Road allowance (Road Ends #1 & #2).

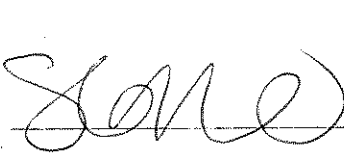

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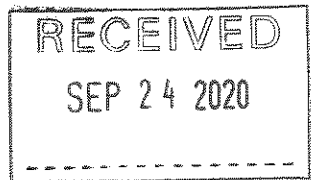
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Name: Stephani Ono / Bryan Ono

Address: 3312 Main Avenue

Signature:  

Date: September 24, 2020

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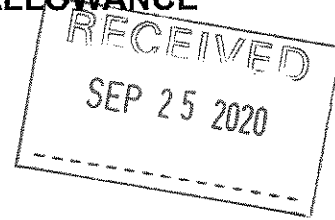
Name: ADRIENNE PEACOCK

Address: 3680 Bedwell Bay Rd, Belcarra

Signature: A Peacock

Date: Sept. 24, 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysart@belcarra.ca.

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Name:

ANGELA PEUCCIA

Address:

3680 MAIN AVE

Signature:

A handwritten signature in dark ink, appearing to read "Angela Peuccia", written over a horizontal line.

Date:

9/25/20

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysart@belcarra.ca.

PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE

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RECEIVED

SEP 25 2020

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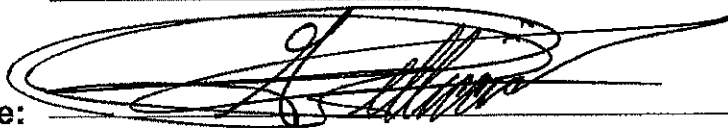
Name:

GIUSEPPE PELLICCIA

Address:

3580 MAIN AVE

Signature:



Date:

2020.09.25

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RECEIVED

SEP 25 2020

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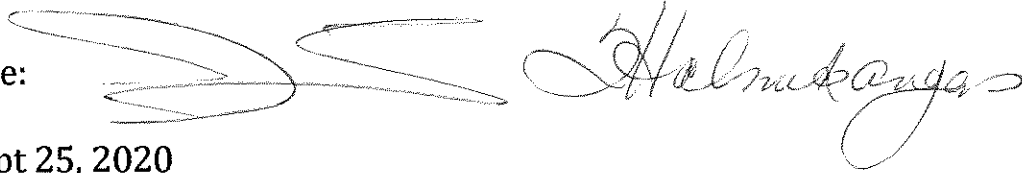
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Rd.

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Name: Gordon Sadler and Tarja Halmekangas

Address: 4950 Robson Rd.

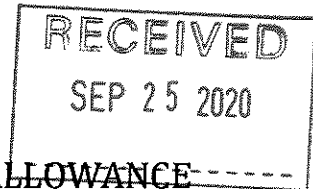
Signature:



Date: Sept 25, 2020

Please complete and drop-off signed petition at the Village Office, 4084
Bedwell

Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysart@belcarra.ca



PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE

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Name: Gordon Sadler / Tarja Halmekangas

Address: 4950 Robson Rd.

Signature:

Two handwritten signatures are present. The first is a stylized signature, likely of Gordon Sadler, written in dark ink. The second is a more cursive signature, likely of Tarja Halmekangas, also in dark ink. Both signatures are written over a light, horizontal line.

Date: Sept 25, 2020

PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE

RECEIVED

SEP 24 2020

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Name: DESMOND WILSON

Address: 3680 BEDWELL BAY RD, BELCARRA

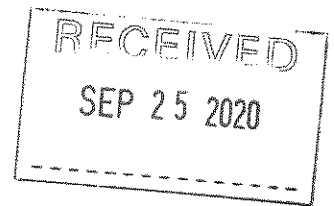
Signature: Desmond Wilson

Date: September 24, 2020

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Name: CHRISTINA BELL

Address: 3345 Senter Rd

Signature: *Christina Bell*

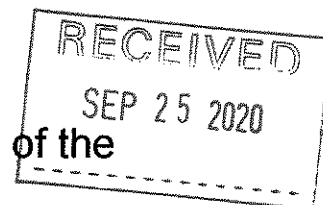
Date: Sept. 24, 2020

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Name: KRISTINA BELL

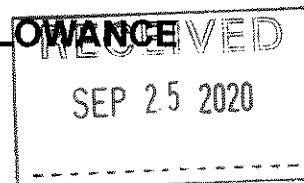
Address: 3345 Senkler Rd

Signature: Kristina Bell

Date: Sept. 24, 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC, V3H 4P8 or email a copy to: ldysart@belcarra.ca.

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Name:

~~Marshall Pingle~~ Marshall Pingle

Address:

3345 Seattle Rd

Signature:

[Handwritten Signature]

Date:

Sept. 24, 2020

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PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE

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RECEIVED

SEP 25 2020

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Name:

Marshall Pingle

Address:

3345 Senkler Rd

Signature:

[Handwritten Signature]

Date:

Sept. 24, 2020

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Subject: FW: Bylaw No. 435, 2011, Amendment Bylaw No. 569, 2020 & Bylaw No. 510, 2018, Amendment Bylaw No. 568, 2020"

From: Julie Chamberlain

Sent: Friday, September 25, 2020 3:39 PM

Subject: Bylaw No. 435, 2011, Amendment Bylaw No. 569, 2020 & Bylaw No. 510, 2018, Amendment Bylaw No. 568, 2020"

To Mayor and Council

We are completely against these amendments to Belcarra's zoning and ocp bylaws to allow potentially tiny lots in Belcarra. The reasons we are against these amendments are as follows:

- 1) There are no limits on how small a lot can be, therefore there is potential for tiny lots.
- 2) Although the intention at this point is for road ends the bylaw will also allow other property owned by the Village to be turned into tiny lots.
- 3) It is unfair that the Village can have lots smaller then the property owners in the community who are the real stakeholders and the ones who live here and have their money invested here.
- 4) The bylaw can be abused by whoever is in power at the time to get quick dollars for their own agenda having a negative long term affect on the community.
- 5) It is unfair to the community members who purchased properties near the Village owned land. This bylaw will affect their property values.
- 6) The village does not need the lawsuits that this type of community change will bring.
- 7) This opens the door to potential for a complete change in the feel the community has based on the whim of who is in power at the time.

This bylaw gives too broad of powers to the Mayor and Council. There are no further checks and balances it is a blank cheque. We are totally against it.

Dave & Julie Chamberlain

RECEIVED

SEP 28 2020

D. Goodman's Comments on Land Disposition Policy No 214
Sept 26, 2020

At the September 14 Regular Council meeting Item 5.4 the Land Disposition Policy No. 214 was deferred to the next meeting. I see no mention of this item on the Agenda for the September 28 meeting. I would have thought this item should be placed as the first item under reports. Assuming that the Agenda is appropriately modified to allow for the consideration of this report, I offer the following. Much of what appears below was in my earlier letter of Sept 14, 2020.

1. Further information was requested by Councilor Wilder and others with respect to how revenue from the sale of seashore road ends could be utilized by the village. A legal opinion has been provided which states, in part "you can sell road ends that end on the water, but only subject to the restrictions in section 41 of the Community Charter". Suggestions by Councilor Begg and others are inconsistent with that, and given no further legal opinion with respect to those suggestions has been made public, I think it safe to assume that the selling of seashore road ends will provide little or no net dollar gain to the village.
2. As far as uplands lots go, it appears that a number of residents have objected to specific lots being sold, for valid reason. For each specific lot it is probably the case that few have objected. However, that should not mean that council should ignore those objections, for they are from the residents most affected. It is almost the reverse of the case of 'not in my backyard'. Once a lot has been designated, those not affected become vocal advocates of selling. Councilors might better consider, what if the lot was right beside me, and would affect my lifestyle, devalue my property, etc., would I still want it sold?
3. In my earlier letter of Sept 14, 2020, with respect to Land Disposition Policy No. 214, I pointed out that the report was seriously flawed. I reiterate the specific concerns below. Nonetheless, discussion seemed to center around only one aspect of Sale Process indicated in the report. That is, should adjacent property owners be treated somewhat differently with respect to the sale. I suppose this is due to the obvious fact that it is those adjacent owner who will be most impacted (which speaks to my second point above. But, there are other aspects of the report that clearly need revision.
4. The Policy itself is far too enabling. For instance, under General Policies, Section 1.2 indicates "when an offer is made ..". This, combined with section 2.1, would suggest that the Village (who is that specifically?) will review any and all offers to purchase 'Surplus Lands'. This is essentially putting all 'Surplus Lands' on the open market. Surely this is not the intent of this policy. Section 1 needs to be tightened up considerably, as the sale of village lots should surely be a last resort option.
5. Section 2.2 indicated that "From time to time, Council may review the list of Surplus Lands, with recommendations from staff, and determine whether land should be marked for disposition". Two major problems here:
 - 5a) Staff should not be the ones determining which Village lands are surplus.(section 2.1) Indeed, one might argue that none of the lands are surplus, each has a value, perhaps as simple as maintaining the nature of the Village as is.
 - 5b) The determination of whether or not land should be marketed for disposition (section 2.2) is far too permissive. Surely a thoughtful and deliberative process, involving residents and council, consultants as needed, over an extended period of time is required. Moreover, the financial need should be clearly

articulated with specifics of how much is needed, in what time frame, and what other sources of revenue may be available.

6. Section 3.1 is inconsistent with section 1.2. That is, section 1.2 does not preclude unsolicited offers to purchase, while section 3.1 indicates Village land will be “sold on the open market and will be marketed publicly”.

7. In Council Report (File 0890-07) with respect to the Land Disposition Policy, a general process for the sale of Village road ends is proposed. None of this information is detailed in the actual policy. Should it be? Moreover, is this the process that should be followed? Rather, Section 3.1 is not specific in whether or not the process will be transparent. For instance, will section 3.2 be done in closed session? What about sections 3.3 and 3.4?

8. The disposition of Village lands to create (small) lots for development is inconsistent with the stated Vision as detailed in our Official Community Plan. Amendments as proposed in the upcoming Public Hearing do not speak to this.

In summary, given all of the above, perhaps it is time for Council to reconsider whether the sale of any Village lot is in the best interests of the residents. I would urge Council to reject the Land Disposition Policy, as well as the notion of selling of Village road ends.

RECEIVED
SEP 28 2020

September 27, 2020

Dear Mayor and Council

RE: Amendment bylaw No 569 2020- Land Deposition (Road Ends)
Proposed OCP Amendment to Permit Minimum Lot sizes of less than 0.50 acres.

We would like to add the following comments to the public hearing for Amendment Bylaw 569 2020
Land Deposition (Road Ends)

We are strongly opposed to any change in the OCP designed to reduce the minimum lot size in Belcarra .
We feel that increased density will:

- Result in a loss of precious green space critical to the semi-rural nature of our village, privacy that we value and well established viewsapes that we all enjoy.
- Increase traffic on our narrow roads which are already a challenge for pedestrians and drivers together.
- Create potential pressure on existing households for upgraded septic systems with technology designed for higher density. Current low tech septic systems appear adequate for existing lots in Bedwell Bay.
- Initiate a loss of the semi - rural nature of our village. Most importantly : there is simply no price to be paid for what we enjoy and why we came to Belcarra in the first place: the peacefulness, the natural setting of the community, the viewsapes and the feeling of being away from city life, especially important with the exponential growth in the Tri - City areas.

We strongly feel that the current OCP should not be amended to accommodate the proposed changes for a smaller minimum lot size. The natural setting and peacefulness of our community is unparalleled. No price should be put on this.

Craig and Sandra Rietchel

Subject: FW: Notice of public hearing Bylaw No. 435, 2011, Amendment Bylaw No. 569, 2020 & Bylaw No. 510, 2018, Amendment Bylaw No. 568, 2020"

From: Julie Chamberlain

Sent: Sunday, September 27, 2020 2:39 PM

Subject: Notice of public hearing Bylaw No. 435, 2011, Amendment Bylaw No. 569, 2020 & Bylaw No. 510, 2018, Amendment Bylaw No. 568, 2020"

To Mayor and Council

We do not think that the Belcarra community has been given adequate notice of this public hearing. In going about our everyday lives we did not see any notice of it. We would also expect to receive an email from the Village given the importance of this hearing. The Village did not send out one. Given that we are advised by email on a regular basis about things that pertain to the village it could be reasonably expected that we would receive an email about this public hearing. It does not bear well on the Mayor and Council and Village staff that the members of the Belcarra community were not notified by email of this meeting and I am sure it could be contested in court and make any further decisions that are made invalid. We think in order to be fair to the community this hearing should be delayed until the community is advised by email and are given adequate time to give their feedback. To be advised on a Monday morning about a meeting at 5pm that day is in our opinion not adequate or reasonable.

Dave and Julie Chamberlain

Subject: FW: Description of Mondays public hearing

From: Julie Chamberlain
Sent: Sunday, September 27, 2020 4:20 PM
Subject: Description of Mondays public hearing

To Lorna, Mayor and Council

So the description of the hearing on the website is as below. The item being discussed in the information provided by the link has nothing to do with road ends. It has everything to do with changing bylaws for the size of village lots to any size. This pertains to all village property not just road ends. The public hearing notice is misleading and could be challenged in court as can the way the notice of the meeting has been given.

My advice is to slow down and dot your i's and cross your t's. The changes you want to make to the community are firstly dividing the community between people who are affected and those who are not and secondly will definitely bring about lawsuits as you are decreasing some community members home values. Personally I think a parcel is simpler.

Sincerely,
Julie Chamberlain

Public Hearing

Monday, September 28, 2020 at 5:00 pm to 7:00 pm

2020 09 28 – Public Hearing Notice (Road Ends)

2020 09 28 – Public Hearing Notice (Keeping Chickens)

2020 09 28 Public Hearing Agenda PACKAGE

Public Input – updated September 25, 2020 pm – 61 pieces of correspondence

PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE**RECEIVED**

SEP 28 2020

Mayor Belenkie and Belcarra Councillors,

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Name: Jol Drake

Address: 3342 Main Avenue

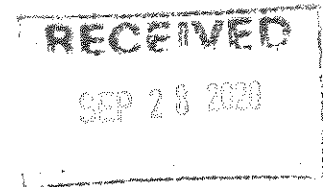
Signature: *Jol Drake*

Date: September 25, 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC, V3H 4P8 or email a copy to: ldysart@belcarra.ca.

PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE

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PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE

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SEP 28 2020

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Name: Jodi Drake

Address: 3342 Main Avenue

Signature: Jodi Drake

Date: September 25, 2020

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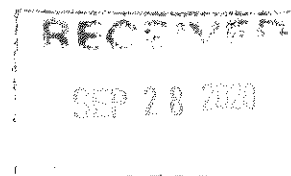
Address: 3750 Main Avenue

Signature: 

Date: September 26, 2020

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Name: Doug and Sue Brain

Address: 3750 Main Avenue

Signature: *D. R. Brain* Type text here *S Brain*

Date: September 26, 2020

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Name:

Elizabeth Prime

Address:

3641 Kelly Ave, Belcarra BC V3H 4R4

Signature:

Elizabeth R

Date:

Sept 27, 2020

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Name: Elizabeth Prime

Address: 3641 Kelly Ave, Belcarra BC V3H 4R4

Signature: Elizabeth Prime

Date: Sept 27, 2020

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Name: GERRIT + SHARMAINE VAN STAALDEINEN

Address: 3789 BEDWELL BAY RD

Signature: *Gerrit van Staaldein*

Date: Sept 25/20

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Mayor Belenkie and Village of Belcarra Councillors, SEP 28 2020

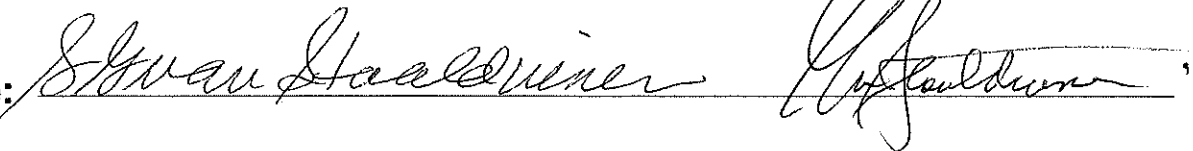
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GERRIT VANSTAALDUINEN
Name: SHARMAINE VANSTAALDUINEN

Address: 3789 BEDWELL BAY RD.

Signature: 

Date: Sept 25/20

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Name:

KEITH EVANS

Address:

3464 MARINE AVE

Signature:

Keith Evans

Date:

Sept 27, 2020

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Name: LUDY EVANS

Address: 3464 MARINE AVE BELCARRA

Signature: L. Evans

Date: SEP 27 2020

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Name:

JUDY EVANS

Address:

3464 MARINE AVE BELCARRA BC

Signature:

Judy Evans

Date:

SEP 27 2020

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RECEIVED

SEP 28 2020

154 Turtlehead Road,
Belcarra, BC, V3H 4P1

September 26, 2020

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

Dear Mayor and Council:

Re: Proposed amending bylaws # 568 and 569 and Sale of Road Ends

I have a few questions and comments regarding the above.

1) Unit of measurements in Proposed Bylaws 568 and 569

Clause 301.9 of Zoning Bylaw 510 reads as follows:

301.9 Interpretation of Units of Measurement

- (1) In all cases, metric units (metres, square metres) shall be the determining measurements.
Expressions in imperial units (feet, square feet) are intended for reference only.

In Canada we were to have changed from the Imperial system to the Metric (or SI system) in the 1970s. Why is Belcarra still proposing an Imperial unit as the sole unit of measurement in an amendment to a zoning bylaw clause? "Acres" should not be used as the only (nor as the principal) unit of measurement for minimum lot size. I suggest that, to be in conformance with clause 301.9, the proposed bylaw amendment to section 217 should read as follows:

"(3) The Village may create Village-owned lots for municipal purposes or disposition that are less than 2,023 sq m (0.5 acres)"

2) Nonconformance of Proposed Bylaws 568 and 569 with Other Clauses in Bylaw 510

a) Minimum Area

If the intent is to sell (dispose) of these lots for residential building purposes, it seems to me that they will not meet the requirements of other regulations in Bylaw 510 as the parcels would no longer be for municipal purposes and would not fall within a Civic Zone. The minimum lot area for a residential zone is 2,023 sq m (0.5 acres). As a subdivision plan for such a lot will not have been deposited in the Land Title Office prior to the adoption of Bylaw 510, the lot (parcel) will not fall within the exception to minimum size in undersized parcel clause 217 (1). A new lot of less than 2,023 sq m created by closure of a road end would also seem to not conform to the Interpretation clause 301.2 Minimum Lot Area which reads as follows:

(1) Where a "Minimum Lot Area" regulation applies in a zoning district, the dimensions which follow such regulations are to be interpreted as:

- a) the minimum dimensions permissible for a lot which is to be used as the site of buildings for the use specified therein; and
- b) the minimum dimensions permissible for a new lot that is to be created by subdivision

Although there are no minimum lot area regulations for parcels in Civic Zones, creating new parcels of less than 2,023 sq m by subdivision of road ends for eventual sale as residential lots does not seem in keeping with the Definition of Minimum Lot Area

“**Minimum Lot Area** means the smallest area into which a parcel may be subdivided;”

b) Minimum Width

It appears that at least some of the proposed road end lots will not meet the requirements for minimum lot width.

Interpretation clause 301.3 Minimum Lot Width reads as follows:

- (1) Where a “Minimum Lot Width” regulation applies in a zoning district, the dimensions which follow such regulations are to be interpreted as the minimum dimensions permissible for the width of a new lot, and where a percentage is used it shall mean the percentage of the perimeter of the new lot.

Where a Minimum Lot Width is specified in a residential zone it is “...10% of the perimeter of the lot”. It appears that at least some of the proposed road end lots will not be able to meet this regulation. For example, proposed lot at road end #2 on Watson Rd looks to have a perimeter totaling about 240 m and its width would be only about 20 m and short of the 10 percent of the perimeter. I would recommend that consideration be given to amending part (b) of Section 302.5 to read

“(b) Minimum lot width: the lessor of 15.24 m (50 ft.) or 10% of the perimeter of the lot.”

3) Sale of Road Ends for Residential Lots

Although quite a few years ago I suggested, when the \$3. M overrun on the water system became known, that the Village look into selling a waterfront road end to reduce our indebtedness I now have reservations about selling road ends.

- It has been confirmed that sale of waterfront road ends will not help in regard to the indebtedness of the Village.
- The parcels being considered for subdivision and sale seem to be on designated through road allowances, and not “dead” ends.
- There seem to be more objections than support for the process.

I would expect there would be challenges in regard to creating the proposed lot at road end #2 on Watson Road and would not be in favour of subdividing to create this parcel as a saleable lot.

- I suspect that the owners of the triangular lot would have a claim for devaluation of their property with the reduction in frontage from about 80 m to 15 m..
- As a street/road allowance would have to be provided to the triangular Lot 16, Block 6, Plan 3014 it might be debatable whether or not the new lot would meet even a 15 m minimum width.

Yours truly,

Don Reid

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Name:

RANDY HUBBS

Address:

3600 BEDWELL BAY RD.

Signature:



Date:

SEP. 24 / 20

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Name: Barb Hubbs

Address: 3600 Bedwell Bay Rd, Belcarra

Signature: 

Date: Sept. 24 /20

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Name: Cooper Hubbs

Address: 3600 Bedwell Bay Rd, Belcarra

Signature: Cooper

Date: Sept. 24/20

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Name: Bailey Hubbs

Address: 3600 Bedwell Bay Rd, Belcarra

Signature: BH

Date: Sept. 24 / 20

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Name: ADRIENNE PEACOCKAddress: 3680 Bedwell Bay Rd.Signature: A PeacockDate: Sept. 26, 2020

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Name: DESMOND WILSON

Address: 3680 BEDWELL BAY RD

Signature: Desmond Wilson

Date: Sept 26/2020

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Name: Nancy Perry**Address:** 3697 Main Ave., Belcarra, BC, V3H 4R2**Signature:** Nancy Perry**Date:** Sept. 26, 2020

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Name:

Janet Kanuhara

Address:

3315 Main Avenue

Signature:

Janet Kanuhara

Date:

September 25, 2020

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Name:

STAN KANEHARA

Address:

3315 MAIN AVE BELCARRA

Signature:

STAN KANEHARA

Date:

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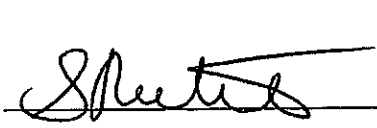

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Name: Sandra and Craig Rietchew

Address: 3790 Bedwell Bay Road

Signature:  

Date: Sept 25 / 2020

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In addition, the Watson Road allowance (Road Ends #1 & #2) is also a heavily forested community green space that provides a unique habitat corridor, highly frequented by deer and other wildlife. The loss of the forest is irreversible and cannot be valued by monetary terms.

Name: Sandra and Craig Rietchel

Address: 3790 Bedwell Bay Rd.

Signature: 

Date: Sept 25 / 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC, V3H 4P8 or email a copy to: ldysart@belcarra.ca.

SEP 28 2020

PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE

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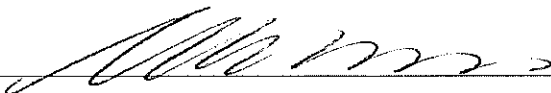
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Name: CLIVE E J EVANS

Address: 3750 BEDWELL BAY ROAD, BELCARRA

Signature: 

Date: 25th September 2020

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PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE

RECEIVED

SEP 20 2020

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Signature: 

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RECEIVED

SEP 28 2020

Comments wrt Public Hearing on Sept 28, 2020
dated Sept 27, 2020
submitted by David Goodman, resident of Belcarra

Amendment Bylaw No. 569, 2020 seeks to amend the Village of Belcarra Official Community Plan by adding the phrase "For the disposition of Village Lands, lot sizes of less than 0.5 acres shall be permitted". The rationale for this amendment has clearly been stated by Councilors and others that this is 'enabling' legislation to allow for the sale and development of some selected road ends. There are a number of issues that need to be resolved before proceeding to adoption.

1. While the legislation was intended to be directed solely to land disposition of road ends (see Agenda item 7.1 of September 28, 2020, the legislation is not limited to road ends, but rather Village Lands. This needs to change.
2. While the current minimum lot size is 0.5 acres, no minimum is stated in this bylaw. A minimum needs to be stated. As a suggestion, perhaps the median lot size would be appropriate.
3. As of yet, the Village does not have a Land Disposition Policy. Surely this should proceed any amendments that are solely to enable land disposition.
4. One may reasonably ask, why should Village lots be treated differently than other lots in the village, since once developed they would simply be lots in the village.
5. The amendment, rather than fixing an omission in the OCP, or clarifying part of the OCP, is in direct conflict with the Vision of the Village, as expressed in the OCP
6. The timing of placing Agenda items 7.1, 7.2 and 7.3 for the regular council meeting of Sept 28 seems to me, irresponsible. That is, at a meeting starting just two hours after the start of a Public Hearing on the matter, it is recommended by the Village administrator that the amendments be approved. How can this be so? All correspondence is to be put in a public record, but the deadline for submission is 4:00 pm on the date of the council meeting. How can the public and Council possibly review and adequately deliberate properly the correspondence before the amendment is to go into effect?

The above concerns also apply to proposed amendment Bylaw No. 568, 2020.

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Name:

Jamie Ross

Address:

3483 Bedwell Bay Rd

Signature:

Jamie Ross

Date:

Sept. 28, 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysart@belcarra.ca.

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Name:

Jamie Ross

Address:

3488 Bedwell Bay Rd

Signature:

Jamie Ross

Date:

Sept. 28, 2020

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Name:

Sylvia Russell

Address:

3483 Bedwell Bay Road

Signature:

Sylvia Russell

Date:

Sept 28, 2020

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PETITION AGAINST SELL OF TAYLOR ROAD ALLOWANCE**RECEIVED**

SEP 28 2020

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Name:Sylvia Russell**Address:**3483 Bedwell Bay Rd.**Signature:**Sylvia Russell**Date:**Sept. 28, 2020

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PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCERECEIVED
SEP 28 2020

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Name:

Katherine Ross

Address:

3483 Bedwell Bay Rd.

Signature:

K. Ross

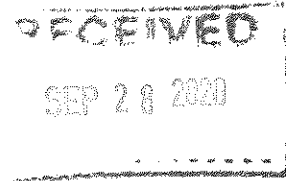
Date:

Sept 28 2020

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Name:

Katherine Ross

Address:

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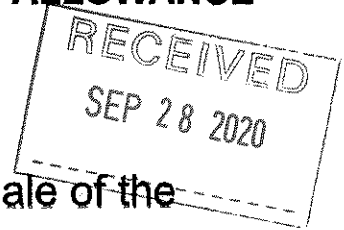
Signature:

K. Ross

Date:

Sept 28 2020

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Name: PAUL KALLIO

Address: 3625 MAIN Ave

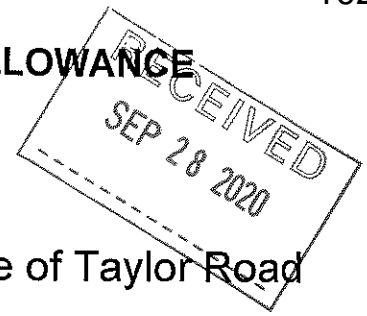
Signature: Paul Kallio

Date: Sept 28, 2020

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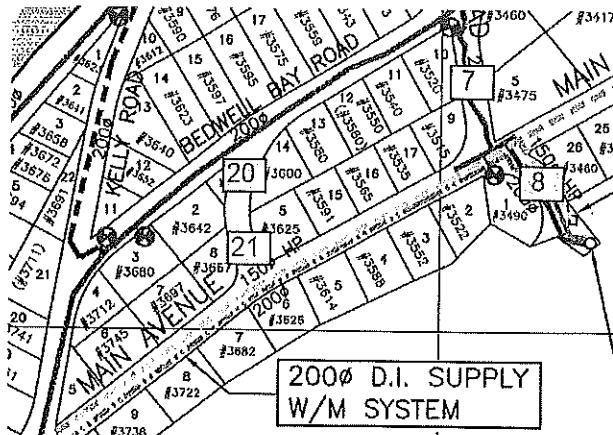
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Name: BERNARD LEWENDON

Address: 3761 BEDWELL BAY RD.

Signature: B Lewendon

Date: Sept 28/20



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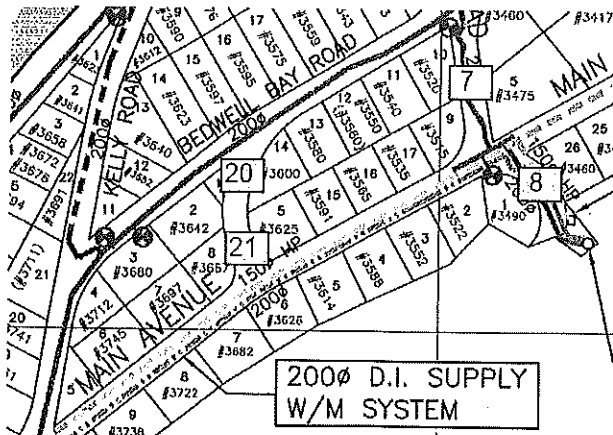
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Name: BETTY LEWENDON

Address: 3761 BEDWELL BAY RD

Signature: B. Lewendon

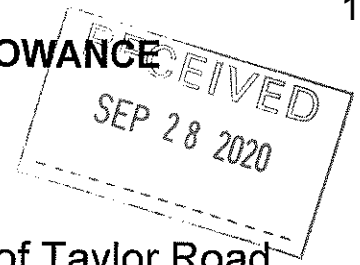
Date: Sept 28 / 20



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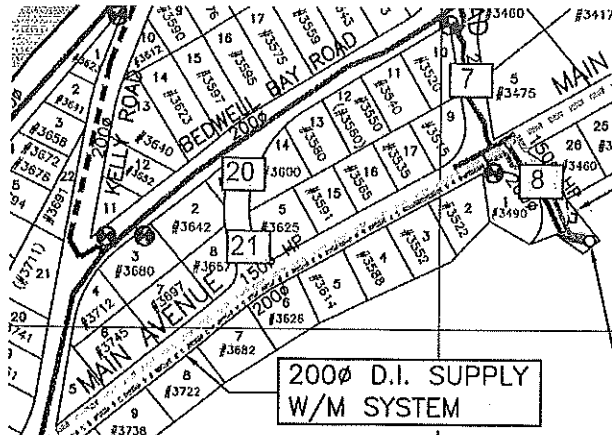
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Name: Jeff Chute

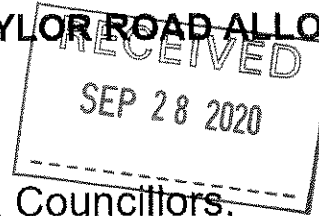
Address: 3623 Kelly Rd

Signature: 

Date: Sept 28 / 2020



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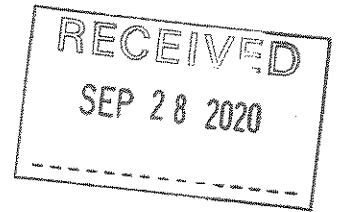
Name: Krystyn Iowski

Address: 3204 Main Avenue

Signature: K. Iowski

Date: Sept 27/20

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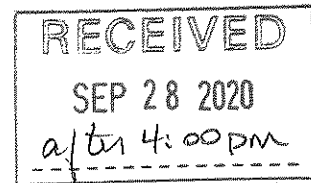
Name: Daniel Alderman

Address: 3204 Main Avenue

Signature: Daniel Alderman

Date: Sept 28/20

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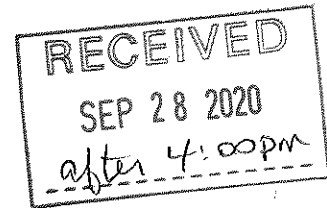
Name: LEE CASSELS

Address: 3498 BEDWELL BAY RD

Signature: 

Date: 25/09/2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: advsanti@belcarra.ca.



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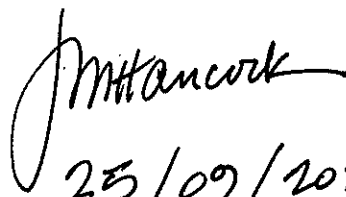
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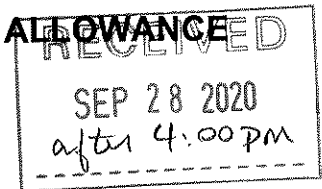
Name: JAMES M. HANCOCK

Address: 3493 BEDWELL BAY RD

Signature: 

Date: 25/09/2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: jdysart@belcarra.ca.

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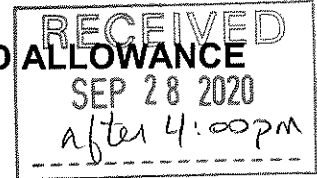
Name: LEE CASSELS

Address: 3493 BEDWELL BAY RD

Signature: 

Date: 27/09/2020

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Name: JAMES HANCOCK

Address: 3493 BEDWELL BAY RD

Signature: 

Date: 27/09/2020

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RECEIVED

SEP 28 2020

after 4:00pm

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Name:

Dayna Fitz

Address:

3720 Marine Ave

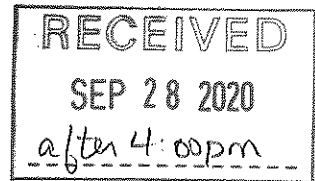
Signature:

Dayna Fitz

Date:

28 Sept 2020

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Name: Dayna Fitz

Address: 3720 Marine Ave

Signature: Dayna Fitz

Date: 28 Sept 2020

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PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE

RECEIVED

SEP 28 2020

4:40 PM

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Name:

Jeff Chute

Address:

3623 Kelly Ave

Signature:



Date:

Sept 28/2020

PETITION AGAINST SELLING OF THE WATSON ROAD ALLOWANCE

RECEIVED

SEP 29 2020

Mayor Belenkie and Belcarra Councillors,

I would like to express my objection to the proposed sale of the Watson Road allowance (Road Ends #1 & #2).

The upper portion of Watson Road (Road End #2) is the only access to Lot 16, Block 6, Plan 3014. Closure of the upper portion of Watson Road would result in Lot 16 being land-locked without access to any municipal road right-of-way.

The lower portion of Watson Road (Road End #1) has a natural creek drainage that requires a riparian zone set-back as per Provincial Regulations. The additional cost of further research and additional measures to comply with all laws and regulations make sale of this area not cost-effective and may cause additional financial burden to the local residents.

In addition, the Watson Road allowance (Road Ends #1 & #2) is also a heavily forested community green space that provides a unique habitat corridor, highly frequented by deer and other wildlife. The loss of the forest is irreversible and cannot be valued by monetary terms.

Name:

GWEN CHUTE

Address:

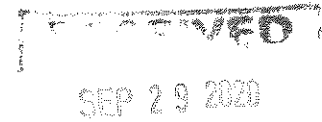
3623 KELLY AVE. BELCARRA
V3H 4R4

Signature:

G. Chute

Date:

Sept. 28, 2020.



Mayor Belenkie and Village of Belcarra Councillors,

I would like to express my objection to the proposed sale of Taylor Road Allowance (Road Ends 20/21).

This area encompasses a well-used pedestrian trail that our community, in particular our youth, use to safely access the bus stop and each other's houses. The alternative route is dangerous as it involves walking down the steep narrow shoulder of Bedwell Bay Rd between Main Avenue and Kelly Rd.

The Taylor Road allowance (Road Ends 20/21) is in addition a much-treasured community green space that provides a unique habitat corridor, highly frequented by deer and other wildlife.

Name:

GWEN CHUTE

Address:

3623 KELLY AVE. BELCARRA
V3H 4R4

Signature:

[Handwritten Signature]

Date:

Sept. 28, 2020

Please complete and drop-off signed petition at the Village Office, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8 or email a copy to: ldysart@belcarra.ca.