



**VILLAGE OF BELCARRA  
PUBLIC HEARING MINUTES  
VILLAGE HALL  
September 14, 2020**



Minutes of the Public Hearing for the Village of Belcarra, September 14, 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 and Emergency Preparedness Coordinator  
Paula Richardson, Administrative Services Assistant

Others in Attendance

Richard White, RWPAS Ltd., Planning Consultant

**1. CALL THE HEARING TO ORDER**

Mayor Belenkie called the Public Hearing to order at 6:00 pm.

**2. PUBLIC HEARING**

**Village of Belcarra Official Community Plan (OCP) Bylaw 435, 2011, Amendment Bylaw No. 566, 2020**

- 2.1 Public Hearing Notice – appeared on September 3 and September 10, 2020 in the Tri-City News newspaper
- 2.2 Report July 20, 2020 to Council from the Chief Administrative Officer establishing the date for a Public Hearing regarding Village of Belcarra Official Community Plan (OCP) Bylaw No. 435, 2011, Amendment Bylaw No. 566, 2020
- 2.3 Village of Belcarra Official Community Plan (OCP) Bylaw No. 435, 2011, Amendment Bylaw No. 566, 2020

Lorna Dysart, Chief Administrative Officer, advised that the Public Hearing Notice appeared in the newspaper and noted the dates the ad appeared.

Mayor Belenkie read aloud the procedure for the Public Hearing as follows:

*"This Public Hearing is being held pursuant to Section 464 of the Local Government Act to consider and receive submissions regarding the proposed **Village of Belcarra Official Community Plan (OCP) Bylaw No. 435, 2011, Amendment Bylaw No. 566, 2020.***

*All persons present who believe that their interest in property is affected by the proposed bylaw will be given a reasonable opportunity to be heard, make representation, or to present a written submission respecting matters contained in the proposed bylaw. People*

*who pre-registered and are on the Speakers List will speak first. Put your hand up on the Zoom Webinar to join the Speakers List during the Public Hearing. When called on, please state your full name and address for the record.*

*Members of Council may, if they wish, ask questions of you following your presentation. The function of Council members during the Public Hearing is to listen to the views of the public. It is not the function of Council at this time to debate the merits of the proposed bylaw.*

*After the Public Hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations made.*

*Your only opportunity to comment on the proposed bylaw will be during the Public Hearing as members of Council are not permitted to receive further submissions after the Hearing is closed.*

*Everyone will be given a reasonable opportunity to be heard at this Hearing. No one will be discouraged or prevented from making their views heard.*

*Written submissions received during the Meeting will be available on the website, the day following the meeting, so that everyone may examine these documents.*

*To maintain order and to ensure everyone has a reasonable opportunity to be heard, the following rules of procedure have been established:*

- a. A Speakers' List has been established. If you wish to address the Public Hearing, please ensure that you place your name on the Speakers List. You may add your name to the list at any time by using the "raise hand" function on the Zoom webinar. If you are speaking from prepared remarks, please send a copy by email to the Chief Administrative Officer, [ldysart@belcarra.ca](mailto:ldysart@belcarra.ca)*
- b. Please commence your remarks by stating your name and address. If you are speaking on behalf of some other person or organization, please also identify the name of that person or organization you are representing.*
- c. Each speaker is requested to limit their remarks to no more than 5 minutes, (you will be timed), subject to putting up your hand to add your name to the Speakers List again.*
- d. Your comments must be specifically related to the subject of the Bylaw and be directed to the Mayor and you must not obstruct the Public Hearing. It is requested that all speakers be civil, respectful of others and ensure your comments address the specific issue being considered.*
- e. After everyone on the Speakers List has spoken once, speakers will be allowed one supplementary presentation if they have added their name to the list again. You may not present a submission you have already made.*

*Please observe these rules and if you have any concerns with the manner in which the Public Hearing is conducted, please direct your comments to Mayor Belenkie".*

L. Dysart noted that one letter was received in response to the proposed bylaw amendment stating that there was no objection and this response was made available to the public.

Richard White, RWPAS Ltd, Planning Consultant, provided an overview of the Public Hearing process. He outlined the July 20, 2020 report noting that the Vancouver Fraser Port Authority (VFPA) lifted the moratorium on Recreational Docks on June 15, 2020. The moratorium remains in place on Marine Avenue & Senkler Road as an amendment is required to the Official Community Plan (OCP) to allow for further potential development of recreational docks in this area.

In years past, the Village, with the approval of the Vancouver Fraser Port Authority (Port), developed a process to grant Marine Avenue upland owners the use of a portion of the Marine Avenue right of way to secure their dock accessing Bedwell Bay. This upland area is called the Highway Encroachment Area where access structures to the docks encroach on to property on Marine Avenue and Senkler Road which are owned and managed by the Village. An agreement is required between the Village and Marine Avenue/Senkler Road owners before the Port would permit a dock to be built.

The purpose of this Public Hearing is to amend the Official Community Plan to remove the Bedwell Bay Sustainability Plan which is in the jurisdiction of the Vancouver Fraser Port Authority rather than the Village.

Mayor Belenkie called speakers from the Public Hearing Speakers List to address Council.

John Shooolestani, 3762 Marine Avenue, queried with regard to:

- the purpose of the proposed amendment
- the Highway Encroachment Area

R. White noted that the bylaw is setting the stage for moving forward but that the bylaw regarding Highway Encroachment Agreements has not been dealt with at this time.

Ken Jillings, 4140 Marine Avenue, queried with regard to the impact of the bylaw amendment on existing Single Docks and Group Wharfages.

R. White advised that there is no impact on existing docks in the area.

Ben Shooolestani, 3762 Marine Avenue, queried with regard to when new dock applications and procedures will be available.

R. White advised that applications and procedures will be pursued after the Official Community Plan has been adopted along with Vancouver Fraser Port Authority (VFPA) rules and regulations. He noted that further information on the VFPA application review is available on the VFPA website.

Mayor Belenkie called for Public Input three separate times.

Moved by: Councillor Wilder

Seconded by: Councillor Clark

That all written and verbal submissions regarding Village of Belcarra Official Community Plan (OCP) Bylaw No. 435, 2011, Amendment Bylaw No. 566, 2020, up to and including September 14, 2020, be received.

**CARRIED**

### **3. ADJOURNMENT OR CLOSURE**

Moved by: Councillor Wilder

Seconded by: Councillor Clark

That the Public Hearing regarding Village of Belcarra Official Community Plan (OCP) Bylaw No. 435, 2011, Amendment Bylaw No. 566, 2020 be closed.

**CARRIED**



**Noted: Members of Council are not permitted to receive further submissions once the Public Hearing is closed.**

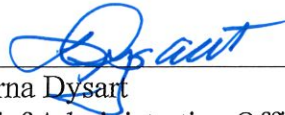
The Public Hearing terminated at 6:20 pm.

Certified correct:



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Neil Belenkie  
Mayor



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Lorna Dysart  
Chief Administrative Officer