



**VILLAGE OF BELCARRA  
PUBLIC HEARING MINUTES  
VILLAGE HALL  
September 28, 2020**



Minutes of the Public Hearing for the Village of Belcarra, September 28, 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

Laura Beveridge, Pooni Group, Planning Consultant

**1. CALL THE HEARING TO ORDER**

Mayor Belenkie called the Public Hearing to order at 5:00 pm.

Mayor Belenkie will 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:*

- A. **Village of Belcarra Official Community Plan (OCP) Bylaw No. 435, 2011, Amendment Bylaw No. 569, 2020 & Zoning Bylaw No. 510, 2018, Amendment Bylaw No. 568, 2020 – Land Disposition (Road Ends)**
- B. **Village of Belcarra Zoning Bylaw No. 510, 2018, Amendment Bylaw No. 571, 2020 (Keeping of Chickens)**

*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".*

## **2. PUBLIC HEARING**

### **A. Village of Belcarra Official Community Plan (OCP) Bylaw 435, 2011, Amendment Bylaw No. 569, 2020 & Zoning Bylaw No. 510, 2018, Amendment Bylaw No. 568, 2020 – Land Disposition (Road Ends)**

- i. Public Hearing Notice – appeared on September 17 and September 24, 2020 editions of the Tri-City News newspaper*
- ii. Report September 14, 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. 569, 2020 & Zoning Bylaw No. 510, 2018, Amendment Bylaw No. 568, 2020 – Land Disposition (Road Ends)*
- iii. Village of Belcarra Official Community Plan (OCP) Bylaw No. 435, 2011, Amendment Bylaw No. 569, 2020*
- iv. Village of Belcarra Zoning Bylaw No. 510, 2018, Amendment Bylaw No. 568, 2020*

Lorna Dysart, Chief Administrative Officer, advised that the Public Hearing Notice appeared in the Tri-City News newspaper and noted the dates the ad appeared in accordance with *Section 466 of the Local Government Act.*

L. Dysart advised that 106 pieces of correspondence were received in response to the proposed bylaw amendment and the responses were made available to the public. Other municipalities and agencies were contacted and no response was received.

L. Beveridge outlined the amendment bylaws which would create a mechanism that would enable Council to proceed with the sale of Road End properties, less than 0.5 acres in size, in the Village.

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

Dave Goodman, 5163 Whiskey Cove Lane, outlined concerns regarding the following:

- Restrictions on use of revenue from waterfront road ends
- Treatment of adjacent property owners to Road End properties being considered
- Clarity on minimum lot size and Village surplus lands
- The bylaw amendments are only provided for Village owned lots as opposed to all lots in the Village.

Councillor Drake queried with respect to rezoning Village owned lots differently than those owned by residents.

Dave Goodman noted that the Official Community Plan currently sets out the concept that the sale of property be limited to not less than 0.5 acre lots.

Mayor Belenkie called for further Public Input three separate times.

Moved by: Councillor Wilder

Seconded by: Councillor Begg

That all written and verbal submissions regarding Village of Belcarra Official Community Plan (OCP) Bylaw No. 435, 2011, Amendment Bylaw No. 569, 2020 & Zoning Bylaw No. 510, 2018, Amendment Bylaw No. 568, 2020 – Land Disposition (Road Ends) up to and including September 28, 2020, be received.

**CARRIED**

**B. Village of Belcarra Official Zoning Bylaw No. 510, 2018, Amendment Bylaw No. 571, 2020 (Keeping of Chickens)**

- i. Public Hearing Notice – appeared on September 17 and September 24, 2020 in the Tri-City News newspaper
- ii. Report September 14, 2020 to Council from the Chief Administrative Officer establishing the date for a Public Hearing regarding Village of Belcarra Zoning Bylaw No. 510, 2018, Amendment Bylaw No. 571, 2020 (Keeping of Chickens)
- iii. Village of Belcarra Zoning Bylaw No. 510, 2018, Amendment Bylaw No. 571, 2020

Lorna Dysart, Chief Administrative Officer, advised that the Public Hearing Notice appeared in the Tri-City News newspaper and noted the dates the ad appeared in accordance with *Section 466 of the Local Government Act*.

L. Dysart advised that no pieces of correspondence were received in response to the proposed bylaw amendment.

L. Beveridge outlined the bylaw amendment and noted that the policy will be presented at a future Council meeting if the bylaw is approved.



Mayor Belenkie called for further Public Input three separate times. No one came forward to provide comments.

Moved by: Councillor Clark

Seconded by: Councillor Drake

That all written and verbal submissions regarding Village of Belcarra Zoning Bylaw No. 510, 2018, Amendment Bylaw No. 571, 2020 (Keeping of Chickens) up to and including September 28, 2020, be received.

**CARRIED**

**3. ADJOURNMENT OR CLOSURE**

Moved by: Councillor Wilder

Seconded by: Councillor Clark

That the Public Hearing regarding:

**A.** Village of Belcarra Official Community Plan (OCP) Bylaw 435, 2011, Amendment Bylaw No. 569, 2020 & Zoning Bylaw No. 510, 2018, Amendment Bylaw No. 568, 2020 – Land Disposition (Road Ends); and

**B.** Village of Belcarra Official Zoning Bylaw No. 510, 2018, Amendment Bylaw No. 571, 2020 (Keeping of Chickens)

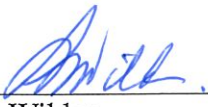
be closed.

**CARRIED**

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

The Public Hearing terminated at 5:19 pm.

Certified correct:

  
\_\_\_\_\_  
Liisa Wilder  
Deputy Mayor

  
\_\_\_\_\_  
Lorna Dysart  
Chief Administrative Officer