



VILLAGE OF BELCARRA
REGULAR COUNCIL MINUTES

January 24, 2022



This meeting was held via Zoom Teleconference and was recorded.

Council in Attendance

Mayor Jamie Ross
Councillor Carolina Clark
Councillor Bruce Drake
Councillor John Snell
Councillor Liisa Wilder

Staff in Attendance

Lorna Dysart, Chief Administrative Officer
Stewart Novak, Public Works & Emergency Preparedness Coordinator
Paula Richardson, Municipal Coordinator

Others in Attendance

Michael Moll, Barrister & Solicitor, Young Anderson (departed at 7:36 pm)
Michael Levin, Project Manager, Infrastructure, WSP (departed at 8:03 pm)
Negin Tousi, Project Engineer / Manager, Transportation & Infrastructure, WSP (departed at 8:03 pm)

1. CALL TO ORDER

Mayor Ross called the meeting to order at 7:06 pm.

2. APPROVAL OF THE AGENDA

2.1 Regular Council Meeting, January 10, 2022

Moved by: Councillor Wilder
Seconded by: Councillor Snell

That the agenda for the Regular Council Meeting, January 24, 2022 be amended by adding:

Item 9.5 Kerri Palmer Isaak, Chair, Board of Education, School District No. 43 (Coquitlam),
letter dated October 28, 2021, regarding the 2022 Mental Health Task Force
And be approved as amended.

CARRIED

3. ADOPTION OF MINUTES**3.1 Regular Council Meeting, January 10, 2022**

Moved by: Councillor Clark

Seconded by: Councillor Snell

That the minutes from the Regular Council Meeting held January 10, 2022, be adopted.

CARRIED

4. DELEGATIONS AND PRESENTATIONS

No items.

5. REPORTS**5.1 Lorna Dysart, Chief Administrative Officer and Sartaj Grewal, Building Official, report dated January 24, 2022, regarding Potential Remedial Action Requirement re Lot A Section 31 Township 39 New Westminster District Plan EPP93027**

L. Dysart advised that the potential remedial action requirement for Lot A on Twin Island is the result of many years of work by Belcarra staff, particularly the former Building Official, Paul Wiskar.

S. Grewal noted that he has worked with the CAO and P. Wiskar since he became the Belcarra Building Official. He advised that Council use powers given to it under the *Community Charter* to address a hazardous and nuisance condition on private property, as identified by staff. He further outlined the proposed remedial action that includes removal of structures and overall cleanup of the property is required.

The proposed remedial work was outlined including the process as provided for in the *Community Charter* for imposing a remedial action requirement. It was noted that under resolution 7b on Schedule A, a wording correction was recommended.

Moved by: Councillor Drake

Seconded by: Councillor Clark

That Item 7 (b) on Schedule A of the report dated January 24, 2022, regarding Potential Remedial Action Requirement re Lot A Section 31 Township 39 New Westminster District Plan EPP93027, be amended as follows:

“7 (b) posting a notice on the Modified Tent and the Shelter advising that the Village will be demolishing those structures in no less fewer than 7 days from the date the notice is posted;”

CARRIED

Discussion ensued with regard to various aspects of the report. Chloe Dubois, one of the property owners, requested consideration of the proposed timeline. L. Dysart advised that staff will work with the owners as this matter moves forward; however the recommended motions outline the requirements for the owners.

Moved by: Councillor Snell
Seconded by: Councillor Wilder

That Council adopt resolutions 1 to 7 inclusive, in the report dated January 24, 2022, regarding Potential Remedial Action Requirement re Lot A Section 31 Township 39 New Westminster District Plan EPP93027, as follows:

- 1) That Council of the Village of Belcarra shall receive the report of the Building Official dated January 24, 2022 regarding the modified tent structure (the "Modified Tent") and the shelter constructed using an overturned boat hull (the "Shelter") on land legally described as PID: 031-121-101, Lot A Section 31 Township 39 New Westminster District Plan EPP93027 (the "Property") and shall note the concerns, as stated in the report and its attachments, that:
 - (a) the Modified Tent has panels that are attached to the roof and supported in a structurally unsound manner;
 - (b) the Modified Tent contains a wood-stove; and
 - (c) the Modified Tent and the Shelter are both in a dilapidated condition and vulnerable to collapse, including under heavy snow; and
- 2) That Council, under the authority provided by sections 72 and 73 of the *Community Charter*, finds the Modified Tent, the Shelter to be in and to create an unsafe condition; and
- 3) That Council, under the authority provided by sections 72 and 74 of the *Community Charter*, declares the Modified Tent and the Shelter to be a nuisance, including because they are each so dilapidated and unclean so as to be offensive to the community; and
- 4) That Council hereby requires the registered owners of the Property and occupiers of the adjacent foreshore, James Daniel Rockwell, James Lee Middleton and Chloe Arielle Elyse Dubois-Garbuio, (the "Owners") to demolish and remove the Modified Tent and the Shelter no later than 90 days after the day that notice of this resolution has been sent to the Owners in accordance with Section 77(1) of the *Community Charter*; and
- 5) That Council further requires the Owners to:
 - (a) apply for and obtain all permits necessary to demolish and remove the Modified Tent and the Shelter; and
 - (b) ensure that all waste, debris and discarded materials be removed from the Property and the adjacent foreshore be disposed of at an appropriate waste disposal facility; and
- 6) That Council directs Village staff to send the notice to all affected persons as required by section 77 of the *Community Charter*; and
- 7) That if the Owners fail to fulfill this remedial action requirement in the time required, that Council hereby authorizes Village staff to fulfill the remedial action requirement at the Owners' expense by:
 - (a) retaining a contractor in accordance with the Village's procurement policy;
 - (b) posting a notice on the Modified Tent and the Shelter advising that the Village will be demolishing those structures in no fewer than 7 days from the date the notice is posted;

- (c) together with the contractor, entering onto the Property and performing the work required by this remedial action requirement; and
- (d) seeking recovery of the cost of acting on the Owners' default in accordance with section 17 [*municipal action at defaulter's expense*] and section 258 [*special fees may be collected as property taxes*] of the *Community Charter*.

CARRIED

Mayor Ross thanked Michael Moll for attending the meeting.

M. Moll left the meeting at 7:36 pm.

5.2 Stewart Novak, Public Works & Emergency Preparedness Coordinator, report dated January 24, 2022, regarding Water Model Quote from WSP

S. Novak outlined the report and noted that the purpose of a water model study is to develop a water model to assess the long-term infrastructure capacity of the water service area, to carry out a hydrant field testing, and to develop a model calibration program for the Water Distribution System.

Michael Levin, Project Manager, Infrastructure, and Negin Tousi, Project Engineer / Manager, Transportation & Infrastructure, WSP, responded to questions from Council and further outlined the purpose of the water model study including the scope of work and the tasks required.

Staff will continue to work with WSP consultants on the list of Water Committee motions.

Moved by: Councillor Drake

Seconded by: Councillor Clark

That Council approve a quote for \$25,205.00 plus GST for payment to WSP:

- for the development of water model and assessment of the capacity of the Belcarra water system at a cost of \$19,745.00; and
- for the conducting of field testing in order to calibrate the model results with the actual observations at a cost of \$5,460.00; and

That the funds come from the 2022 Water Capital Funding Budget.

CARRIED

Mayor Ross thanked Michael Levin & Negin Tousi for attending the meeting.

M. Levin & N. Tousi left the meeting at 8:03 pm.

6. REPORTS FROM MAYOR AND PROJECT LEADS

6.1 Mayor's Report

Mayors' Food Bank Challenge – Greater Vancouver Food Bank assisted by SHARE Society

Mayor Ross provided an outline of the Mayor's Food Bank Challenge which takes place in the month of May and is a fundraising initiative to help the Greater Vancouver Food Bank assisted by SHARE Society. Mayor Ross displayed a sweatshirt he received from the SHARE Society and noted it will be provided to an appropriate resident.

Metro Vancouver Water Committee & Parks Committee

Mayor Ross advised that he was appointed by Chair Sav Dhaliwal to the Metro Vancouver Water Committee and Metro Vancouver Parks Committee. He thanked Councillor Clark for her previous role on the Parks Committee.

Thank You to All Front-line Workers in Belcarra

Mayor Ross expressed his appreciation to front line workers who have worked tirelessly to keep citizens safe, protected and cared for, during the COVID19 Pandemic.

7. REPORTS FROM THE CHIEF ADMINISTRATIVE OFFICER

7.1 Management / Staff Update

Public Works / Water Operators

L. Dysart outlined work taking place related to a fluctuating valve at the Strathcona Water Station. It was noted that the reservoir is filling as required. Work is continuing on repairing a malfunctioning sensor and the SCADA is continually monitored by the Water Operators.

OCP Review Committee

An organizational meeting for the OCP Review Committee is scheduled for Wednesday, January 26, 2022 at 7:00 pm on Zoom. Residents may observe the meeting. The meeting Agenda is available on the website. A link to the Zoom meeting is on the Agenda and residents may observe the meeting. The Council representative for the OCP Review Committee is Councillor Clark.

7.2 Fraser Health Update to Stakeholders meeting held Friday, January 21, 2022

Mayor Ross and L. Dysart attended a Fraser Health Update meeting on the COVID19 Pandemic. She outlined the key message with regard to personal responsibility to help slow the spread of Omicron. Information is available on the Fraser Health, WorkSafe BC and the Provincial Government websites. Strict COVID protocols remain in place at the Village office.

8. BYLAWS

8.1 Village of Belcarra 5-Year (2022 – 2026) Financial Plan Bylaw No. 594, 2021

Moved by: Councillor Drake
Seconded by: Councillor Wilder

That “Village of Belcarra 5-Year (2022 – 2026) Financial Plan Bylaw No. 594, 2021” be adopted.

CARRIED

8.2 Village of Belcarra Council Indemnity Bylaw No. 595, 2021

Moved by: Councillor Drake
Seconded by: Councillor Wilder

That the “Village of Belcarra Council Indemnity Bylaw No. 595, 2021”, be adopted.

CARRIED

9. CORRESPONDENCE/PROCLAMATIONS

Moved by: Councillor Wilder
Seconded by: Councillor Drake

That correspondence items 9.1 to 9.5 be received.

CARRIED

ACTION ITEMS

- 9.1** Sav Dhaliwal, Chair, Metro Vancouver Board, letter dated December 15, 2021, regarding Race to Zero Initiative (full report available at the Village office)

There is no action on this item at the current time.

- 9.2** Isabella Lee, BC Public Relations & Communications Adviser, BC Council, Girl Guides of Canada, email dated January 6, 2022, regarding Guiding Lights Across BC, February 22, 2022

Moved by: Councillor Drake
Seconded by: Councillor Snell

That Council support the Girl Guides of Canada Guiding Lights Across BC, in celebration of World Thinking Day on February 22, 2022.

CARRIED

INFORMATION ITEMS

- 9.3** Darryl Walker, Mayor, White Rock, letter dated January 12, 2022, to Chair Dhaliwal & Board Members, Metro Vancouver, regarding Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights
- 9.4** Sabrina Locicero, Community Relations Manager, Lower Mainland, BC Hydro, email dated January 17, 2022, regarding BC Hydro Community ReGreening Program Update
- 9.5** Kerri Palmer Isaak, Chair, Board of Education, School District No. 43 (Coquitlam), letter dated October 28, 2021, regarding 2022 Mental Health Task Force

Moved by: Councillor Clark
Seconded by: Councillor Snell

That Councillor Wilder be appointed to the School District No. 43 (Coquitlam) 2022 Mental Health Task Force.

CARRIED

10. NEW BUSINESS

No items.

11. PUBLIC QUESTION PERIOD

No items.

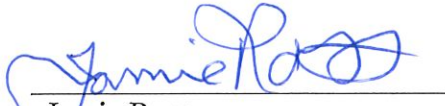
12. ADJOURNMENT

Moved by: Councillor Wilder
Seconded by: Councillor Clark

That the January 24, 2022 Regular Meeting be adjourned at 8:35 pm.

CARRIED

Certified Correct:



Jamie Ross
Mayor



Lorna Dysart
Chief Administrative Officer