



VILLAGE OF BELCARRA

Official Community Review Committee

Resident Feedback – August 30, 2022



- 1) Peter Smith, Smithcraft Architecture, on behalf of ELC – May 4, 2022
- 2) Ian MacDonald – August 25, 2022
- 3) Sharilyn Sweet – August 25, 2022
- 4) Sy Rodgers – August 25, 2022
- 5) Jason Sadler – August 26, 2022
- 6) John Foster – August 25, 2022
- 7) Ruth Foster – August 24, 2022
- 8) John Reynolds – August 26, 2022
- 9) Don Babineau – August 25, 2022
- 10) Sharilyn Sweet & Brian Ashford – August 25, 2022
- 11) Janet Robertson – August 25, 2022
- 12) Belle Bojanowski – August 25, 2022
- 13) Irene VanderSpek & Diego Marchese – August 24, 2022
- 14) Rex Crider – August 24, 2022
- 15) Cheryl Papove – August 24, 2022
- 16) Daniel Richardson – August 24, 2022
- 17) Brian Ashford – August 24, 2022
- 18) Adrienne Peacock – August 24, 2022
- 19) Sy Rodgers – August 24, 2022
- 20) Jennifer Rodgers – August 24, 2022
- 21) Colleen MacDonald – August 24, 2022
- 22) Ron Davis – August 24, 2022
- 23) Shane Lander – August 24, 2022
- 24) Robert Wilson – August 24, 2022
- 25) Zachary Kyra-Derksen – August 22, 2022
- 26) Suzanne Kyra – August 22, 2022
- 27) Tony Spence – August 20, 2022
- 28) Lynda Spence – August 17, 2022
- 29) Brian Ashford, Sy Rodgers & Lynda Spence – August 16, 2022
- 30) Deborah Struk – August 11, 2022
- 31) John Stubbs – August 11, 2022
- 32) Brian Hirsch – August 9, 2022
- 33) Brian Hirsch – July 28, 2022
- 34) Deborah Struk – July 19, 2022
- 35) Nancy Johnston – July 19, 2022
- 36) Don Babineau – July 15, 2022
- 37) Fraser & Cathy MacDonald – July 14, 2022
- 38) Peter & Kate Spence – July 10, 2022
- 39) Sandra Rietchel – July 3, 2022
- 40) Laurie Fraser – June 29, 2022
- 41) David Barwin – June 28, 2022
- 42) Sherry Chisholm – July 21, 2022
- 43) Sherry Chisholm – July 21, 2022
- 44) Sherry Chisholm – August 20, 2022

1.

MEMO

May 4, 2022

Re: **ELC Rezoning and Belcarra OCP**
ELC Lands, Camp Howdy, Belcarra BC

Client:

ELC Canada
3000 Camp Howdy Road
Belcarra, BC

Project: 20200801

Distribution:

Bryant Ko, President
Alexis Smith
Dennis Back
Richard White
Andrew Cuthbert

ELC Canada
Smithcraft Architecture
Village of Belcarra, Acting Chief Administration Officer
RWPAS Ltd.
Urban Systems

Dear Andrew Cuthbert,

The Evangelical Layman's Church of Canada (ELC) would like to formally amend the Official Community Plan (OCP), which is currently undergoing review, to allow for a portion of the ELC owner lands at the former Camp Howdy to be permanently rezoned to commercial to allow for ELC's current and future plans of operation.

ELC has owned their property since they purchased it from the YMCA in 2006. Since then, they have sought to maintain the pristine natural environment they own in Farrer Cove. Evangelical Laymen's Church of Canada (Vancouver) is a non-denominational Christian church dedicated to spreading the truth of the gospel. It was incorporated on June 2, 2005, as a religious, charitable and educational organization.

ELC is one part of a body of approximately 50,000 members in over 40 countries. Along with its sister churches such as ELC Europe and ELC US. ELC continues its work through missions in Asia, Europe, and the Americas and through its media arm.

ELC is excited for our plans for the future of Camp Howdy in the community. It is our intention to create valued events and operate to be an integral part of the community.

We have been creating some excitement through our annual tea festival, bread and tea workshops, and the tearoom. We are operating these events with the mindset of creating minimal impact on traffic and our surrounding environment.

As per the current OCP dated June 27, 2011, Section 3.1.1 of the Land Use Policies, it is clear that the Village of Belcarra acknowledged that the Camp Howdy property could undergo a development of the land as a Comprehensive

Development Zone. ELC has no intention of developing the property as a residential property, but as a commercial property for the benefit of the local community and adjacent towns and cities.

The OCP further mentions that access is a key issue to be resolved in the event of development. ELC and the Farrer Cove Road committee is currently working with regional stakeholders to provide a road from Senkler Road in Belcarra to Farrer Cove along the current BC Hydro right of way. ELC has conducted both a civil and geotechnical investigation and there appears to be no physical impediment to providing the road. ELC and the Farrer Cove residents have also indicated that the construction and maintenance of the road will be done through federal and provincial grants and the residents of Farrer Cove. ELC and the residents have clearly indicated that there will be no financial burden on either the City of Port Moody or the Village of Belcarra for this project.

When ELC originally purchased the property, it was with the full understanding that permanent access will be by water should a new road not be feasible. To this end, ELC has made plans for a ferry boat that can carry approximately 75 people to their facility. The plans are in place and can proceed when the time is convenient. This ferry would operate from a local marina with adequate parking to the current dock at Camp Howdy. ELC sees the adding of the road as valuable for the residents of Farrer Cove and for life safety and forest fire reasons, and ELC does not see the road as an impediment to the operation of the future commercial uses as alternate plans are in place.

ELC also underwent a public process to establish a TUP for the current operation of their commercial activities. The TUP was formally granted in October 2021 and has been in place for approximately 6 months. The TUP is for three years, at which time it may be renewed for another 3 years upon application for renewal. ELC would like to see approximately 15 acres of their 80-acre property rezoned permanently to commercial to operate a Wellness Centre and Retreat building. Please refer to Exhibit A for the proposed boundary for the commercial activities.

ELC has a mandate to provide wellness and health, both physically and spiritually, for both their members and the broader community. ELC owns several properties around the world and has a group of physicians that work within the church to advance the health of all humankind. The Wellness Centre would further this by offering organic food at the tearoom and bakery operations, a gallery for ELC owned art and community art, a gathering space for both member and the public, a spa for wellness, and a beautifully landscaped area for outdoor gathering, meditation and reflection.

The Retreat building would replace the existing cabins which are old and need to be deconstructed. ELC currently has a capacity of 200 beds with the cabins currently in place, and this capacity would be maintained with the new retreat building. It is ELC's intention to not expand on its current situation but to re-organize it into a modern cohesive whole that can support its functions and the community well into the future.

To this End, ELC will be using sustainable construction processes and materials wherever possible, and the goal is to have the entire facility off the grid. ELC is goal oriented to maintain the natural environment on their property and they have clearly mandated that no residential development will occur on their property. It is also ELC's mandate to operate within the goals of the Village of Belcarra's OCP guidelines.

Please refer to the attached Exhibits for additional information:

1. Exhibit A: Proposed Commercial Boundary
2. Exhibit B: Proposed Site Plan
3. Exhibit C: Operations

It is our hope to be included in the current OCP as an active participant in the process and the permanently rezone the identified portion of the ELC lands at Camp Howdy to be commercial. We feel the proposal is to the benefit of the Village of Belcarra and the larger community for many years into the future. This development will also serve to protect the ELC lands as a natural and protected habitat for future generations to enjoy.

Please feel free to contact myself should you have any questions or concerns regarding our request to rezone the ELC property at Camp Howdy. We look forward to working with the OCP Committee and the Village of Belcarra to make this project a success we can all be proud of.

Sincerely,

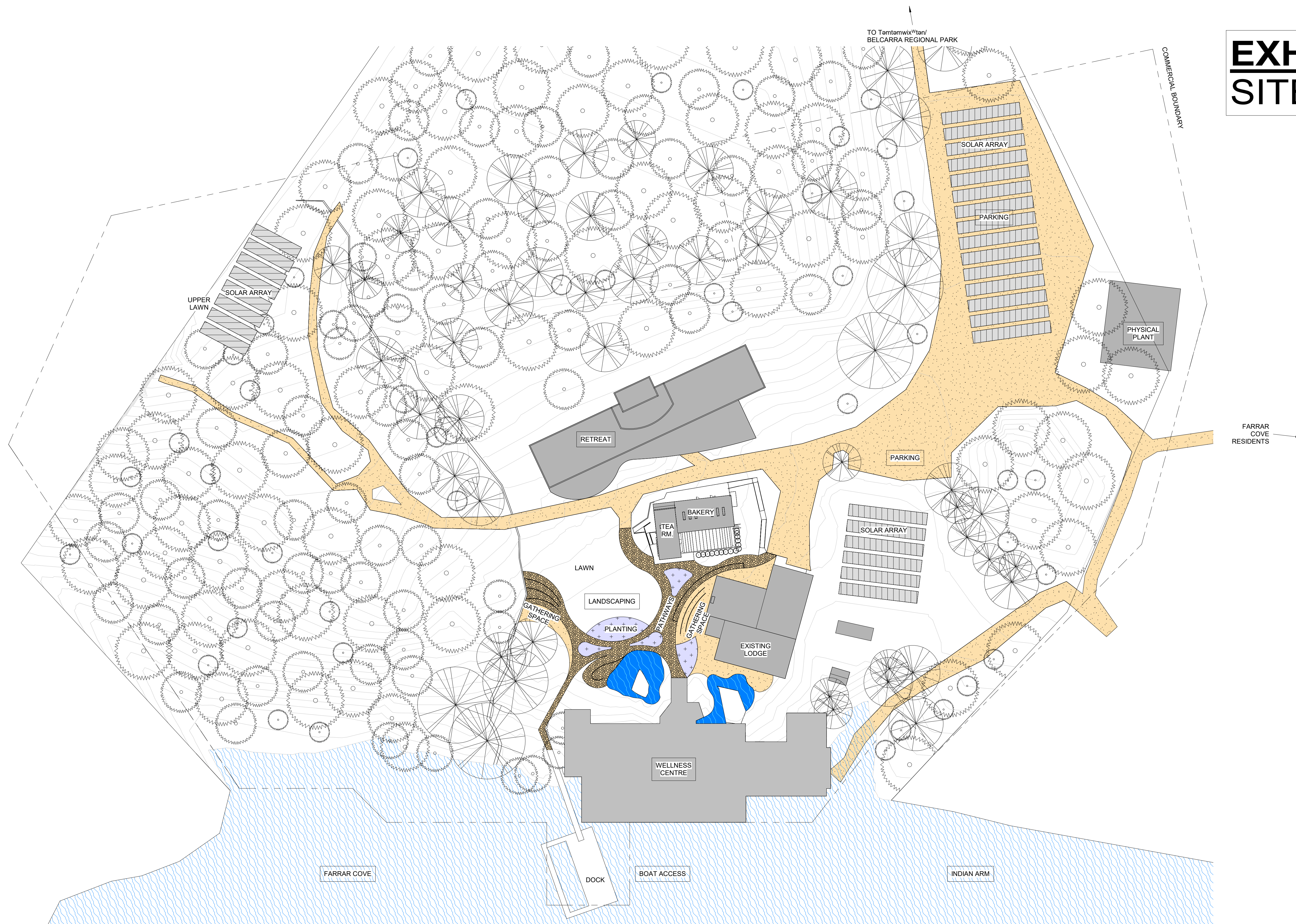


Peter Smith, Architect AIBC, Principal
peter@smithcraftarchitecture.ca
604-506-0699

EXHIBIT A: COMMERCIAL BOUNDARY



EXHIBIT B: SITE PLAN



ELC OPERATIONS
CHURCH OPERATIONS
CHURCH GATHERING ON SUNDAYS (11AM-7PM) - APPROXIMATELY 70 PEOPLE
CHURCH GATHERING ON SATURDAYS (2-11PM) - APPROXIMATELY 20 PEOPLE
CHURCH GATHERING ON TUESDAYS (7-11PM) - APPROXIMATELY 20 PEOPLE
CHURCH GATHERING ON WEDNESDAYS (7-11PM) - APPROXIMATELY 20 PEOPLE
2 GOSPEL CONFERENCES (USUALLY MARCH AND AUGUST: MONDAY-FRIDAY: 8PM-11PM) - APPROXIMATELY 70 PEOPLE
ABOUT 2 CHILDREN'S CAMPS (USUALLY IN MARCH AND AUGUST: MONDAY-FRIDAY: SLEEP AT THE CAMP) - APPROXIMATELY 20 PEOPLE
COMMERCIAL OPERATIONS
ANNUAL TEA FESTIVAL (THE 2ND AND THE 3RD WEEKENDS IN JULY CONSISTING OF 2 FRIDAYS, 2 SATURDAYS, 2 SUNDAYS : 11AM-7PM)
APPROXIMATELY 5 WORKSHOPS A YEAR (BREAD AND TEA WORKSHOPS USUALLY ON SATURDAYS: 9AM-9PM) - APPROXIMATELY 16 PARTICIPANTS
TEA ROOM (FRIDAYS AND SATURDAYS: 11AM-4PM, OPEN MORE DAYS AND LONGER HOURS IN SUMMER WEATHER PERMITTING)
PROPOSED COMMERCIAL OPERATIONS
WELLNESS CENTRE FOR THE PURPOSE OF PROMTOING COMMUNITY WELL-BEING
MEETING/GATHERING HALL FOR CHURCH GATHERINGS AND COMMUNITY EVENTS
SPA FOR WELL-BEING
RESTAURANT SERVING ORGANIC FOODS
GALLERY AVAILABLE FOR ELC ART COLLECTION, PUBLIC DISPLAYS, AND LOCAL ARTISTS
RETREAT FOR GUESTS

DEVELOPMENT GOALS
SUSTAINABILITY
ENERGY EFFICIENT DESIGN WITH RENEWABLE ENERGY USE
COMMUNITY BUILDING
A PLACE TO BRING PEOPLE TOGETHER
FLEXIBLE SPACE
ALLOW FOR A WIDE VARIETY OF USES
RESPECT FOR THE ENVIRONMENT
INCORPORATE AND RESPECT THE NATURAL ENVIRONMENT NATURE THAT IS AFFECTED IS TO BE REPLACED IN AN APPROPRIATE MANNER
MEDITATIVE
MAINTAIN THE BEAUTY OF NATURE AND PEOPLE'S EXPERIENCE OF IT PROMOTE WELL-BEING
RESPECT FOR THE UNCEDED LANDS OF THE TSLEIL-WAUTUTH NATION
ENGAGEMENT OF THE TSLEIL-WAUTAUTH NATION AS PART OF THE DEVELOPMENT PROCES

EVANGELICAL LAYMEN'S CHURCH OF CANADA (VANCOUVER) IS A NON-DENOMINATIONAL CHRISTIAN CHURCH DEDICATED TO SPREADING THE TRUTH OF THE GOSPEL. IT WAS INCORPORATED ON JUNE 2, 2005 AS A RELIGIOUS, CHARITABLE AND EDUCATIONAL ORGANIZATION.
ELC IS ONE PART OF A BODY OF APPROXIMATELY 50,000 MEMBERS IN OVER 40 COUNTRIES. ALONG WITH ITS SISTER CHURCHES SUCH AS ELC EUROPE AND ELC US. ELC CONTINUES ITS WORK THROUGH MISSIONS IN ASIA, EUROPE, AND THE AMERICAS AND THROUGH ITS MEDIA ARM.
ELC IS EXCITED FOR OUR PLANS FOR THE FUTURE OF CAMP HOWDY IN THE COMMUNITY. IT IS OUR INTENTION TO CREATE VALUED EVENTS AND OPERATE TO BE AN INTEGRAL PART OF THE COMMUNITY.
WE HAVE BEEN CREATING SOME EXCITEMENT THROUGH OUR ANNUAL TEA FESTIVAL, BREAD AND TEA WORKSHOPS, AND THE TEA ROOM. WE ARE OPERATING THESE EVENTS WITH THE MINDSET OF CREATING MINIMAL IMPACT ON TRAFFIC AND OUR SURROUNDING ENVIRONMENT.

DEVELOPMENT GUIDING PRINCIPLES
INVISIBLE FROM THE MAIN LAWN WITH USE OF NATIVE PLANTING, GREEN ROOF, AND POSSIBLE WATER FEATURE
PRESERVE VIEWS OUTWARD OVER THE WATER BY BUILDING INTO CLIFF AND CANTILEVERING BUILDING OVER WATER
VISIBLE PRIMARILY FROM THE WATER
SUSTAINABLE DEVELOPMENT WITH ALL ENERGY REQUIRED FOR ELC PROPERTY PRODUCED ON SITE
PROVIDE ADVANCED ENERGY EFFICIENCY FEATURES SUCH AS USE OF DURABLE RECYCLAABLE MATERIALS AND PASSIVE HOUSE TECHNOLOGY
AVAILABILITY FOR VILLAGE EVENTS AND COMMUNITY MEETINGS
ENGAGEMENT OF STAKE HOLDERS IN DEVELOPMENT PROCESS INCLUDING TSLEIL-WAUTAUTH NATION, VILLAGE OF BELCARRA, PORT MOODY, AND PARKS BOARD

EXHIBIT C: OPERATIONS



From: OCP
Subject: FW: OCP comments

From: Ian MacDonald
Sent: Thursday, August 25, 2022 2:36 PM
To: OCP <OCP@belcarra.ca>
Subject: OCP comments

Attn [OCP Belcarra](#)

Here are some of my comments:

HOUSING NEEDS ASSESSMENT:

I do not agree with statement #10 which states we should preserve the status quo and style as we are losing our sense of community with all ages living in Belcarra. 40+ years ago the general population of Belcarra was similar to what it is today, but the major difference now is there are very few children. Go out and count the number of senior retired couples or singles here. It's a big part of our demographics.

Real estate prices are the major reason as no young family can afford median Belcarra house prices. The only way to bring back a much more dynamic community, with all ages living here, is to find a way to lower the cost of land. The only way to do that is likely to go to multi-family dwellings and subdivided lots. But sewage disposal is the fundamental barrier to that happening. The OCP needs to address how sewage disposal can be addressed to increase the population

MOBILITY – ACTIVE TRANSPORTATION AND TRAILS:

I would like to have safe Active Transportation for people walking and cycling in Belcarra to connect with the Regional Plan. All other communities from Abbotsford to Lions Bay + Bowen Island have invested in active transportation. Belcarra is sadly lagging behind in building safe passages for walking and cycling.

PARKING

Does Belcarra want to be a good neighbour? The OCP draft says it does (per Page 42 "[it is important that Belcarra maintain strong working relationships with its neighbours](#)").

But that relationship is diminishing with comments from Port Moody residents that say, "Hey you, living in Belcarra... you are just a bunch of NIMBY's" as we cannot find any parking anywhere in Belcarra - but you come to Port Moody or Coquitlam or Vancouver and can park on our streets anytime you like".

This is not an exaggeration, it has happened to me since VoB has eliminated ALL non resident parking.

The OCP needs to find a balance of non-residents to be able to park in the village, go on hikes to Jog Island, etc. Greater Vancouver is growing every year and we need to be good neighbours. People need to get out of their condos and visit the outdoors. Maybe the solution is to create a substantial amount of paid parking along Belcarra roads and make it a net revenue generator for VoB. This is being done on Tum-tumay-whueton Drive + Belcarra Park, White Pine Beach, in Whistler and many parts of the lower mainland.

thank you for this consideration

--
 Ian MacDonald
 Robson Rd, Belcarra

From: S. Sweet <sesweet8@yahoo.ca>
Sent: Thursday, August 25, 2022 3:21 PM
To: OCP
Cc: Carolina Clark; Paula Richardson
Subject: Fwd: Belcarra Proposed Official Community Plan (OCP) Vision: Development & Registration of specific Belcarra Road End sites as freehold lots to use the sale proceeds for future infrastructure projects.
Attachments: Belcarra OCP Road Ends Input.doc; img20220825_11461121.pdf

To: All OCP Committee Members

Please consider the subject Road End vision for the OCP as outlined and the Garnett Wilson appraisal report page 88 in the attached PDFs.

>
>
>

August 25, 2022

To: All OCP Members;

cc

Prichard@belcarra.ca

cclark@belcarra.ca

To: OCP Committee Members:

Subject: Belcarra Proposed Official Community Plan (OCP) Vision
Development & Registration of specific Belcarra Road End sites as freehold lots to use
the sale proceeds for future infrastructure projects.

Reference material: Belcarra.ca link to:

Revenue Generation Committee Interim Report to Council dated Sept. 30, 2019
Road Ends- Policy & Actions.

And

Garnett Wilson Appraisal Report & Survey: Estimated Market Value of Road Ends
as standalone Value of \$9.1 Million for seven Road End Sites as of June 16, 2020.

Attached PDF: Village staff have full Garnett Wilson appraisal & survey report.
Report attached Page 88 summary of the seven road ends.

Why consider?

Village of Belcarra Road Ends are valuable assets.

How to Develop: with a strategic lot plan designed for each road end depending on area.

Issues to be resolved to proceed:

Use of Road End sale proceeds for infrastructure projects for the selected three
Waterfront sites 15, 17 & 29;

Action: Village staff to request from the Minister of Transportation and Infrastructure an
exception ruling based on Belcarra unique circumstances to develop and use Road End
sale proceeds for future Belcarra infrastructure projects.

Develop a strategic plan to address the residents & Council concerns:

- *trail location and stair design to improve usage for emergency exit and Transit access.
- *Community Charter states no existing residence will have their driveway access removed.
- * Hire an Arborist to design a plan for tree reduction to maintain beauty of area and improve views while assisting with clearing excess debris for fire protection and building lot.
- * Planner to assist in designing road end lots for house building, trail location etc.
- *Landscape design to be presented to residents for input.
- *Historically there has been one example of a Waterfront Road End development within the Village namely Plan NWP 42172 Lot 34 PID #006-419-071. on Turtlehead Road.
- *Lot sizes of Road Ends: innovative septic systems available and water.
 - OCP to address the development of smaller lot sizes of Road Ends.
 - Compare Village lot sizes in Belcarra:
 - 66 properties (21%) are less than ¼ acre
 - 118 (37%) are less than ½ acre.
 - Lot 8: is 4611 Sq Ft and Lot 9: is 4613 sq feet located on Belcarra Bay Road.

The seven Road End sites selected are within the landscape of Belcarra.

There is an opportunity to work in developing a strategic plan to resolve all the concerns to assist Belcarra in maintaining the infrastructure and ensuring property taxes are kept in line.

The OCP has an opportunity to improve the Municipality of Belcarra financial picture by including the vision to develop road ends.

Thank you for your consideration.

Sharilyn Sweet

VILLAGE OF BELCARRA

**RE: ESTIMATE OF MARKET VALUE FOR 7 PARCELS OF UNTITLED ROAD ALLOWANCE
LOCATED WITHIN THE VILLAGE OF BELCARRA, BC**

CERTIFICATION (Continued)

Based on the preceding analysis, it is my opinion that the market value of the subject lots, as at June 16, 2020, and subject to the assumptions and limiting conditions noted throughout this report, would be as follows:

Estimated Market Values						
Road End Site	Land Area (ac.)	Land Area (sq.ft.)	Estimated Standalone Value	\$/sq.ft.	Estimated Value if Assembled with Neighbouring Land	\$/sq.ft.
Inland Sites						
1	0.42	18,202	\$1,100,000	\$60	\$550,000	\$30
2	0.42	18,202	\$800,000	\$44	\$400,000	\$22
20	0.22	9,612	\$600,000	\$62	\$300,000	\$31
21	0.22	9,612	\$700,000	\$73	\$350,000	\$36
Waterfront Sites						
15	0.31	13,444	\$2,300,000	\$171	\$1,150,000	\$86
17	0.20	8,697	\$1,700,000	\$195	\$850,000	\$98
29	0.21	8,956	\$1,900,000	\$212	\$950,000	\$106

\$9,100,000.

\$4,550,000.

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organization as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date (effective date), we consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Subject:

FW: Broad view of OCP Draft

From: Sy Rodgers**Sent:** Thursday, August 25, 2022 7:29 PM**To:** OCP <OCP@belcarra.ca>; Jamie Ross <jross@belcarra.ca>; John Snell <jsnell@belcarra.ca>; Carolina Clark <cclark@belcarra.ca>; Liisa Wilder <lwilder@belcarra.ca>; Bruce Drake <bdrake@belcarra.ca>; Paula Richardson <prichardson@belcarra.ca>**Subject:** Broad view of OCP Draft

As I have already spoken to the issues specific to Farrer Cove South, I would like to make some general comments regarding the Draft OCP. I have been told that a great deal of the content in the current Draft was provided by Urban Systems. If it is true Urban Systems were Fired then I can only assume the OCP Committee were not happy with the content supplied. I also am concerned with the content supplied. I will not repeat Farrer Cove South issues. The 2011 OCP in place currently, is 22 pages in length including maps. This current draft is now at 64 pages with maps. I do not see any major changes that would balloon the draft to this extent. I feel there is a lot of filler and Short Term wants that should not be in a OCP. As an example, under our current 2011 OCP section Transportation Policies 3.3.1 Road Network and 3.3.2 Path Network we have a total of 8 directives. Under the new draft Road Network, Parking and Transit we now have 37 directives. I will not print each new directive but supply the number to it and ask you a question .. 1 and 2 .. Could this not be one sentence? 5 Is there a Council Policy? .. 6 If this is a Metro Van issue why in our OCP? 7 and 8 Have we not been doing this already? No need to be in ... 9. Do we want to tell other Municipalities what they should do? ... 10 isn't this a short term want? 11 We already do this with No Parking signs throughout the Village. Why fill up the OCP with things already solved? 13 Are there numerous examples where this is not already being done? 14 If a road needs upgrading in front of a residents house on Bedwell Bay Rd are you suggesting the resident pays? 15 ... Isn't this covered in Residential # 5? 16.... Isn't this covered in this same section #3 section b and c? 17 If bus shelters are Transits responsibility isn't this a short term staff request not long term vision? 18 Isn't this a Parks Issue and isn't it already in place? 19 Isn't this short term Staff ask? 20 Are there Provincial rules around raised crosswalks? 21... Is this a short term staff issue not OCP? 22 Isn't this already being done? 25. Do you not think this might have been discussed by Parks? 26... Is this not a Parks issue? 29 and 30 Isn't this a Metro Van issue? 32 and 33 Are we not already doing this? 37 Are we not already doing this?

As you can see approximately 25 items are really just short term wants or should be handled by another entity, and that's in only one section. I think the whole draft should be gone over for similar issues that do not belong in a OCP

Under the section Residential in the Draft there is a line "The community expressed a desire to preserve these low density forms of housingincluding secondary suites, triplexes and fourplexes ..future growth. I would suggest this is not a true statement. I never heard the comment Triplexes and Fourplexes for future growth in the 15 minutes we were allowed to comment on. I heard high end Condos to age in place similar to Horseshoe Bay or North Van. Do the Committee members suggest they would want to move into a Triplex or Fourplex to age in place and or have a Triplex or Fourplex next to their home? In our current 2011 OCP the future vision calls for "up to 4 small houses on one acre." Why did this committee think this was no longer a vision for the future?

ELC: Under our current 2011 OCP under Land Use Policies 3.1.1 Residential section d) there is approximately a quarter page regarding the ELC lands. In this section the Vision for the future is "Max. 80 residential lots, low density housing such as Townhouse. A Comprehensive Development Zone would be created. The Village will expect to secure land along the Shoreline for a waterfront park". Why does this Committee now think this is not the Vision as this whole section has been removed? In what public meeting was this expressed? Does this Committee believe one church sitting on 35% of all the available land in Belcarra is the best use of this land in the future.

As is stated in the opening statement of the OCP document an OCP describes the Long - Term Vision of a community. Not next years short term wants . An OCP presents the Long -Term Development plans like housing . Remember , Councils and OCP committees do not build houses , condos , townhomes and or coffee shops . They put the Vision to paper . The Developer then will help to make the Vision a reality . If however there is no real Vision then there is nothing to attract the Developer .

As an example of how a OCP will bring a vision to fruition I suggest you drive to the 2100 block of Prarie Ave in Port Coquitlam BC . We bought a property there in mid 1980 . The OCP at that time called for RS1 (single family homes) throughout that block . To this vision only single family existed there . As this road became a main collector route the OCP changed over time . In approximately 2005 , townhouses and 4 story apartments were added as a vision to the OCP . By approximately 2010 townhomes replaced some of the house and by 2018 a four story high rise with commercial on the main floor broke ground . I'm not suggesting this is what you envision for Belcarra but it shows you how a OCP and the Development community work together to bring a Vision together .

Thank you Sy Rodgers

From: OCP
Subject: FW: OCP Committee

From: Jason Sadler
Sent: Friday, August 26, 2022 7:13 AM
To: OCP <OCP@belcarra.ca>; Jamie Ross <jross@belcarra.ca>; Carolina Clark <cclark@belcarra.ca>; Bruce Drake <bdrake@belcarra.ca>; John Snell <jsnell@belcarra.ca>; lwilder@belcarra.ca; prichardson@belcarra.cas
Subject: OCP Committee

To OCP Committee

Thanks, you for the opportunity to review and comment on the current draft. I have lived in Farrer Cove area full time with my wife and three children (now adults) for 2o years. The house that I reside in was build by my grand Farther in the 1946 or so and has been in my family ever since .

As you are probably aware I have been a member of the Sasamat fir e department for 20 years and hold the rank as captain. I am also work full time with Marcon Development and hold the rank as Superintendent and have for 12 years. As my time is limited and the draft is so long ,I have chosen to speak to only the Farrer Cove issues and not the complete draft.

I am disappointed that the wording regarding the Proposed Road to Farrer Cove South is very similar to the wording in the first OCP in1996,discussions with the appropriate parties will be held in attempt to secure the long-term legal road access for the resident, clearly this wording hasn't sent much of a message to the council or staff. Perhaps a much stronger stand-alone statement using words such as Top Priority ,fist Priority should be considered.

I am also very aware of the request for the change to one half acre lot size for the Subdivision in Farrer cove south I have had discussions with neighbors and have read supplied to your committee by Brian Ashford ,Sye Rogers and Linda Spence which outlines several issues affecting the Farrer Cove South residents. I fully support all points and requests made in that letter. I am affected by the two homes on one property I can see how the half acre lot size change could make it much easier for these properties to subdivide and become alone properties. Thank you for considering my comments

Jason Sadler

Jason Sadler
SUPERINTENDENT
Dogwood Project

MARCON



Comments on Belcarra's Draft Official Community Plan (OCP)

August 25, 2022.

To: The OCP Committee

The main purpose of this note is to thank the OCP Committee for its efforts and commend the members on the quality and thoroughness of their product. I believe the draft OCP provides the residents of Belcarra a strong foundation to consider as a guide for how our unique community can retain its special qualities and continue to adjust to issues presented with climate change and the pressure from population increase in neighbouring communities.

Please accept these comments from a (relatively long time resident – 42 years) for consideration before finalizing this very important document.

John Foster

Comments:

Water Sources and Liquid Wastes: Existing Infrastructure - Water System: P. 23 ("Residents living on water-access-only properties, and other sections of Belcarra that are not contiguous with the main community, source their water from wells or other sources"); and **Financial Sustainability – Water**: P. 42. "It is a policy of Council to": #2 "Continue to allow residential private wells and community water systems that are subject to approval and permit by the Fraser Health Authority (FHA). **Liquid Wastes** p. 44. #5. "Ensure that Belcarra's water resources are protected from liquid waste contamination resulting from human activity.

The description on p. 23 does not mention the fact that there is a considerable number of residents in sections of Belcarra that are "contiguous with the main community", who have chosen to continue to source their water from established wells and have invested in modern, secure water systems. It is appreciated that council supports their systems as noted on p. 42 and also wants to ensure that the water resources are protected from waste contamination resulting from human activity.

It is suggested that the language on p. 23 under Water Systems be changed to reflect the language following on pages 42 and 44, regarding water sources and liquid wastes, i.e. that there are still many properties in the contiguous community that get their water from wells, and are dependent on the controls and oversight of the Village and Fraser Health Authority to maintain their water quality.

Conservation and Recreation. #2 Revitalize the multi-sport court. From considerable personal experience in the original fund-raising, development and maintenance of the tennis courts for several years and sadly seeing, that despite considerable enthusiasm, it was "volunteer burnout" and the lack of financial support for insurance, equipment and maintenance that spelled the demise of a facility that many communities would love to have.

Please ensure that a careful review is undertaken of the history of early success and the reasons for failure of the courts and use that information to develop a long term plan including adequate financial

and municipal support. With all the recent success of our Canadian tennis players, and the emphasis on outdoor recreation, it seems that the time may be right for a revitalization of our courts.

John Foster

Paula Richardson

From: Ruth Foster <ruthefoster@shaw.ca>
Sent: Thursday, August 25, 2022 9:09 PM
To: OCP
Subject: revision OCP draft comments
Attachments: RESPONSE to Village of Belcarra OCP draft Ruth Foster Aug 25.22.docx

Apologies for resending. I've added one comment under the Stormwater section.

Thank you.

Ruth Foster

RESPONSE: Village of Belcarra's Draft Official Community Plan

Aug 24, 2022

TO: OCP Committee Members

Thank you for this opportunity to respond to the draft OCP document. I gratefully acknowledge the considerable effort that it has taken to get to this point and extend my thanks to those who worked on it.

My comments fall into two categories, those which deal with the intent of the items within the draft and then also some very minor comments that have to do with the presentation and accuracy of the report. They are interspersed and presented in the page order written onto the current document's pages on the website.

Ruth Foster
Bedwell Bay Road, Belcarra.

First, kudos for the excellent vision statement. It needs no tweaking. May it be given the attention it deserves and may it instruct decisions going forward.

"Belcarra is a beautiful, quiet sanctuary 'between forest and sea'. We have a duty to remember and honour its history, to protect and conserve its natural beauty, and to care for and safeguard this special place for future generations."

Page 19. History

Please correct the name of the Royal Navy survey vessel to HMS Plumper, not Plamper.

Our vision statement includes a duty to honour the history of Belcarra yet within the OCP draft I can see no strategies related to that goal. I am referring not only to the early indigenous history but that of the early settlers. Perhaps the many articles supplied by former mayor Ralph Drew to the Belcarra Barnacle help serve that goal. Could we do more?

Page 27. Natural Environment

The caption under the photo of the deer should read 'Coastal Black-tailed Deer'.

Page 28. Regional Conservation and Recreation Areas

It is the policy of the Council to:

Item 5. Support "Dark Sky" policies to reduce night-time light.....

I am pleased to see this consideration and would like to see stronger language here such as 'enact' instead of 'support' with regard to municipal installations while 'encourage and support' for residential applications. The rationale for a dark sky initiative extends beyond consideration for the life cycles of wildlife including night migrating birds and also takes into consideration human enjoyment of the night sky.

Page 30. Tree Canopy

4th sentence. Please correct 'it's semi-rural character' to 'its semi-rural character'.

Page 30. Invasive Species Management

It is concerning to read that giant hogweed remains 'pervasive' in the community. There is none to my knowledge. I was involved in the removal of two giant hogweed plants on Bedwell Bay and would urge for the immediate removal of any other ones that might remain elsewhere in the Village. It is a toxic plant that can produce severe burns and blisters to the skin.

An updated invasive species catalogue with a map is important and it is good to see that it is a policy of council to develop such. There are emerging new invasive species of which orange hawkweed and small-flowered impatiens are the most notable and may not yet be on the Village's radar.

Public education and community events to raise awareness – yes!

The photo of the Rough-skinned Newt (not Roughskin) is out of place in the Invasive Species Management section. It is a native species and one that deserves attention and protection within Belcarra.

Page 31. Wildlife Management

I suggest adding the word 'river' to 'otters and 'harbour' to 'seals' in the second sentence.

It is no longer the Ministry of Environment. As of 2017, it is the Ministry of Environment and Climate Change Strategy.

I'm happy to see support for conservation efforts to support the protection of the Rough-skinned Newt population of Woodhaven Swamp.

Page 37-38. Mobility

Active Transportation and Trails

Item 1. 'Document the existing municipal trails as part of this OCP and undertake a study to identify additional pathway connections on undeveloped road right-of-ways.' I understand that there are several unmarked water accesses in the Village.

What about identifying them and ensuring that they are actually accessible?

Although this may be an unpopular move to some who have docks, it levels the playing field a bit and makes the public intertidal area available to all.

Item 12. 'Collaborate with the Tsleil-Waututh to designate heritage trailsover to the indigenous village site at loco.' Did an indigenous village site exist at loco?

Page 38-40. Road Network, Parking and Transit

Item 19 – 'Install two new pedestrian crosswalks.' Existing crosswalks on Bedwell Bay, although marked, have limited effectiveness. Should Belcarra consider flashing crosswalk lights like those on loco Road?

Item 34 – As we are residents on Bedwell Bay Road, we are perhaps more aware of late-night vehicle racing than residents elsewhere in the Village. It is dangerous and extremely noisy and it would be great if the village would look into a closed circuit camera at the Village entrance to aid police investigations as well as general increased enforcement. It seems pointless at this time to call in complaints of this dangerous driving, knowing that police response time is too long to be effective.

Page 42. Financial Sustainability

Item 6. 'Recognize the inherent value of growth' as a tool for minimizing tax increases. This is concerning. Is it an evidence-based strategy? Does it not run counter to our vision statement and goals to reduce greenhouse gas emissions and vehicle traffic?

Page 43. Stormwater

'Belcarra's open drainage system is an asset as it provides habitat for a variety of aquatic life and serves to filter contaminates out of stormwater runoff.'
Please change the word 'contaminates' which is a verb to 'contaminants' which is the corresponding noun.

Page 44. Solid Waste & Recycling

Item 3. Strong support for 'Re-use Days' and it would be great to pair this with a large item disposal pick up for items not claimed.

Item 5. Provide bear-proof garbage containers at the community waste and recycling depot. I'm not sure what this means. For residents to use at their homes? We have found it effective to keep our garbage not only locked in a storage place in our carport but to have the garbage within it stored in a locking, bear-proof container such as is used at each home in many communities. We purchased ours in Langley. It would be great if the Village would supply or supplement the cost of these for Belcarra homes.

Page 45. Future Residential

Destroying Crown Land forests to gain developable residential lots or space for commercial activities runs counter to the OCP's stated direction toward reduction of greenhouse gas emissions and other initiatives to protect wildlife and wildlife habitat. Additionally, the OCP acknowledges strong population growth and insufficient park land in the Tri-Cities. Why not move towards this goal with the designation of this land as park?

Page 46-47. Conservation and Recreation

Item 2 – Revitalize the multi-sport court. Yes! It has fallen into embarrassing disrepair and could be such an asset in the Village. Belcarra volunteers fund-raised and worked hard to build and maintain that facility for years. Issues around access, evening noise and lights would have to be addressed.

Subject: FW: Revised comments on OCP
Attachments: John Reynolds OCP 26 Aug 2022.pdf

From: John Reynolds
Sent: Friday, August 26, 2022 10:26 AM
To: Ian Devlin
Cc: OCP Committee
Subject: Re: Revised comments on OCP

Dear Ian and OCP Committee,

Thank you for the opportunity to update my comments. Please disregard my letter of 22 August, and replace it with the one that is attached, which refers to the 2 August draft of the OCP.

Thank you, everyone, for working on this.

Sincerely,

John Reynolds

Dr John Reynolds (he/him)

Chair, Committee on the Status of Endangered Wildlife in Canada (COSEWIC)
@cosewic
Président, Comité sur la situation des espèces en péril au Canada (COSEPAC)
@cosewic

Professor, Tom Buell BC Leadership Chair in Salmon Conservation
Department of Biological Sciences
Simon Fraser University
Burnaby, BC, Canada
V5A 1S6

Revised comments on Belcarra's Draft Official Community Plan, based on the draft from 2 August 2022

26 August 2022

Dear OCP Committee,

Please accept these revised comments on the OCP draft from 2 August 2022. These comments replace the comments I made in my letter of 22 August, which were mistakenly based on the first draft of the OCP, rather than on the revised draft from 2 August. So my 22 August letter can be discarded. I appreciate the chance to update my comments.

Again, I want to thank the OCP Committee and planners for all of the hard work that you have put into this Plan. Having chaired the previous OCP, I know how much work and passion goes into this process.

I feel that this revision is a good improvement over the first draft, and I appreciate that changes have been made that accommodate my original suggestions. I just have one major suggestion about the value of growth for reducing taxes, as well as two new suggestions, and two other comments.

Thank you again for working on this.

Sincerely,

Dr John Reynolds

Major Suggestion

P. 42. 6. Recognize the inherent value of growth, which will increase the number of tax-paying residents, thereby minimizing the per household impact of tax increases expected to meet future financial obligations of the Village.

I missed this in the first draft, and I have two problems with it. First, what is the evidence to support this statement? What example(s) do you have of municipalities minimizing tax increases as a result of increased numbers of tax-paying residents? We looked very hard at this during the last OCP, and we could not find evidence to support this. What about the increased costs to the village from meeting the needs of more residents? If the OCP Committee is confident that having more people does not lead to increased costs of administering the village, that should be stated clearly in this section of the OCP, in order to support the logic of this section.

Second why only recognize "inherent value of growth", when many other parts of this plan aspire to reduce costs of growth, such as greenhouse gas emissions and traffic? Consider the vision statement, and the amalgamation of words that residents used to describe what they like

about Belcarra, e.g. "Beautiful, Quiet, Peaceful, Nature, Natural, etc". I think there's a strong argument for replacing this section with something with the title "Recognize the inherent **costs** of growth", and go from there. As it is written, it is one-sided, unsupported by evidence, and contrary to other values recognized in this document.

New Suggestions

1. I didn't notice any mention of an environmental committee for Belcarra, and in the limited time I have available I haven't checked whether that committee has been resurrected by Council. But it would be worth considering that in the OCP to help support all of the green aspirations in the document.
2. I did not notice any mention of C.R.A.B. but some acknowledgement of the tremendous support that our community association provides, and the level of support that Council will provide to C.R.A.B. in future, might be worth mentioning.

Minor comments

Future Residential

"The 'Future Residential' land use designation identifies areas of future development that were envisioned in the **1983 Village-GVRD Agreement Package** for the two areas of Provincial Crown Land located south of the BC Hydro powerline right-of-way. Such future residential development should minimize disruption to existing residents by utilizing design such as cluster housing accessed via a cul-de-sac from Bedwell Bay Road as part of the development proposal."

I continue to have difficulties with this section, based on the map on p. 45 of this draft, so I have copied my comments from the 1st draft below.

The rationale from the 1983 document is "Infilling of residential development along the south side of Bedwell Bay Road should have a minimal impact on the Park, at the same time increasing the number of potential developable lots in the village". The word "minimal" was not defined in 1983, but any proposal to destroy these forests on Crown Land should consider both direct loss of forest habitats in a region that is already losing them quickly, as well as negative "edge effects", which are well known to extend considerably beyond the boundaries of developments. Given this OCP's commitment to reducing greenhouse gas emissions and other initiatives to protect the environment as set out by the vision statement, this recommendation is going the wrong way. Instead, I urge the OCP Committee and Council to work with others to add this land to the park, instead of destroying it. That would also fit with the statement on p. 49 if this draft:

"The Tri-Cities sub-region has experienced very strong population growth and insufficient park land has been set aside."

p. 46 of this draft: Commercial

The 'Commercial' land use designation is new, and no lands have been identified for commercial uses on Figure 6 – OCP Land Use Designations Map.

My comments on the previous draft still apply, so I have copied them below. I would suggest that at least some acknowledgement should be made in the OCP that one of the rationales for Commercial designation - reducing resident trips to and from Belcarra - may backfire if the businesses bring more people from outside Belcarra into our community.

From my comments on 5 July 2022:

Until land is identified, it is difficult to evaluate this proposal. If the intention is to cut into the Park or Crown Land, then the concerns raised above apply. If the intention is to re-zone a residential area to change it to "commercial", I would have fewer concerns. One thing to consider is that if businesses cannot be sustained by demand from residents of Belcarra, then businesses will need to encourage people to come to Belcarra from other places. Consider issues of traffic, parking, and the greenhouse gas issues noted in this draft Plan. This is another example of an aspiration that directly contradicts other aspirations in this document.

p. 46. Typo. 7. Assess the commercial designation to **diversity** the municipal tax base.

Subject: FW: Letter of Appreciation to Don Babineau

From: don babineau
Sent: Thursday, August 25, 2022 11:38 AM
To: Paula Richardson <prichardson@belcarra.ca>; Bryant Ko
Subject: Letter of Appreciation to Don Babineau

Bryant, please see the points highlighted below in blue.

Paula, please forward this email to all OCP members. There is a question I ask of yourself, and Ian below highlighted in yellow.

Ian, thank you for taking the time to provide feedback on my letter to the OCP Committee. I had eight bullet points on my letter, I believe these are the ~~five~~ four points that you responded to:

- Page 19 – Strategic Goals – again, I feel this list is out of sync with what the residents think should be or goals and some of these shouldn't even be on the list. At the very least this list should be rejigged and put in the correct order that reflects what the residents believe are our strategic goals. Why isn't getting a road into Farrer Cove on this list? Farrer Cove is a part of Belcarra without a proper road. They do not have adequate access for emergency vehicles. They rely on wells and ground water to drink. It represents opportunities for development, more so than any other area of Belcarra to my knowledge. I have heard that there will be no cost to Belcarra residents to put this road in. I know there are obstacles to get approval to build this road – Port Moody – Metro Vancouver – but it should be a key initiative or strategic goal for us. We need additional revenue for our village. Couldn't Farrer Cove be a strategic development opportunity for Belcarra?
- Page 38 - #4 age in place – adaptive housing – not sure what this is? In talking to a lot of residents in the village many who are at the age where it is difficult to maintain their properties, all are in favour of this initiative. I think we should plan for this and I think it should be one of our strategic goals. In the same facility we could provide affordable accommodation for volunteer firefighters.
- Page 39 – Commercial – ELP submitted a letter to the OCP Committee outlining their plan / request to have 15 acres of their land zoned commercial for a development they want to undertake. This letter never made it to the committee, and I still have not heard why. I encourage you to read it.
- Page 41 – Revitalize our dilapidated tennis courts into a multi-use sports facility – I am in favour of this and it should be a priority for our village so the kids have another option where they can play and meet other kids in the village and make room for a couple of pickleball courts for all ages to play – the fastest growing sport in the world 😊
- May have missed it but there is no reference to lot size. As this draft has jumped onto the climate change, environmental and reconciliation band wagon, given the current needs and future needs for housing in the lower mainland, we should plan for expansion in our community. Again, I think Farrer Cove represents the greatest opportunity for us to develop but there are also opportunities elsewhere through sub-division and the sale of road ends. I would like to see the lot size requirement be reduced from the current .5 acre to .2 or .25 acre to allow for more development. A great percentage of the lots in Belcarra are already less than .5 acres so what is the big deal about making this change?? Septic is not an issue for all those homes already in place and the septic technology today is far superior to what most of us have today.

To make this easier to follow, I have cut and pasted what I originally wrote followed by your response. Although you write "specific items #1 – 5 were considered by the committee" point number two above was not addressed in your response.

What I submitted:

- Page 19 – Strategic Goals – again, I feel this list is out of sync with what the residents think should be or goals and some of these shouldn't even be on the list. At the very least this list should be rejigged and put in the correct order that reflects what the residents believe are our strategic goals. Why isn't getting a road into Farrer Cove on this list? Farrer Cove is a part of Belcarra without a proper road. They do not have adequate access for emergency vehicles. They rely on wells and ground water to drink. It represents opportunities for development, more so than any other area of Belcarra to my knowledge. I have heard that there will be no cost to Belcarra residents to put this road in. I know there are obstacles to get approval to build this road – Port Moody – Metro Vancouver – but it should be a key initiative or strategic goal for us. We need additional revenue for our village. Couldn't Farrer Cove be a strategic development opportunity for Belcarra?
- Page 38 - #4 age in place – adaptive housing – not sure what this is? In talking to a lot of residents in the village many who are at the age where it is difficult to maintain their properties, all are in favour of this initiative. I think we should plan for this and I think it should be one of our strategic goals. In the same facility we could provide affordable accommodation for volunteer firefighters. **Not responded to.**
- Page 39 – Commercial – ELP submitted a letter to the OCP Committee outlining their plan / request to have 15 acres of their land zoned commercial for a development they want to undertake. This letter never made it to the committee, and I still have not heard why. I encourage you to read it.

Your Response:

- 1) #1 and #3 regarding Farrer Cove were not able to be included into the Revised Draft document, other than to reference that the subdivision of property is regulated by the Province of BC in the guidance document titled **Guide to Rural Subdivision Approvals (February 2021)**. There are six(6) sections in this guidance document that apply to Farrer Cove vis-à-vis subdivision. This entire issue is very complex and currently beyond the scope of being resolved by the OCP Committee, as all the property is private and there is no development proposal for consideration. **Please also be aware that ELP did not submit a letter to the OCP Committee as I believe the meeting was held with Dennis Back, acting CAO for Village of Belcarra.**

My Response to your Response:

I like the new draft referencing a new road into Farrer Cove found on page 38, point 3 followed by points a through e. This is an important initiative. Why isn't this listed as one of our Strategic Goals found on page 25? Not getting the road built but providing support to get the approvals to make this happen. Council took away the official status of The Farrer Cove Road Committee when they got rid of all the committees. This committee has done a lot of work and are prepared to do more. They requested they be made an official committee once more and this was denied by current council. If the next council does the same, then what you have written starting on page 38 will not be actioned. Giving them official status would be a start as would listing this initiative under the OCP's Strategic Goals.

Regarding the ELP letter where you write that ELP did not submit a letter to the OCP – this is incorrect...

The ELP did submit a letter to the OCP Committee. It was never shared with the committee as it was intended. It is not my place to provide a copy of this letter as I did not write it. I have included Bryant Ko in this email. Bryant, if you want to get this letter to the OCP Committee, now would be a good time to resend it. I suggest you send it to Paula and Ian with a request that it be shared with the entire OCP Committee.

What I Submitted:

- Page 41 – Revitalize our dilapidated tennis courts into a multi-use sports facility – I am in favour of this and it should be a priority for our village so the kids have another option where they can play and meet other kids in the village and make room for a couple of pickleball courts for all ages to play – the fastest growing sport in the world 😊

Your Response:

- 1) #4 was included into the revised Draft OCP document. **Agreed**

What I submitted:

- May have missed it but there is no reference to lot size. As this draft has jumped onto the climate change, environmental and reconciliation band wagon, given the current needs and future needs for housing in the lower mainland, we should plan for expansion in our community. Again, I think Farrer Cove represents the greatest opportunity for us to develop but there are also opportunities elsewhere through sub-division and the sale of road ends. I would like to see the lot size requirement be reduced from the current .5 acre to .2 or .25 acre to allow for more development. A great percentage of the lots in Belcarra are already less than .5 acres so what is the big deal about making this change?? Septic is not an issue for all those homes already in place and the septic technology today is far superior to what most of us have today.

Your Response:

- 1) #5 regarding lot size is a provincial decision based on sewage field required by Health Authorities. The residents of Farrer Cove will be able to have .5-acre lot sizes as stated for other Belcarra properties, once they have a municipal water system that meets potable water standards.

My Response to Your Response:

You wrote, "The residents of Farrer Cove will be able to have .5-acre lot sizes *as stated for other Belcarra properties*". Paula and Ian, where is it officially written that the lot size for Belcarra is .5 of an acre? The Belcarra Zoning Bylaw? Previous OCP? Is it officially written anywhere that the lot size must be .5 of an acre?

If it isn't officially written anywhere, then having lot size wide open in this OCP is fine, understanding that it is still dependent on being able to get septic approval, meeting current building codes, etc.. That would mean that if someone in the village wanted to subdivide their .4-acre lot into two .2 acre lots, providing they were able to get septic approval and meet building codes, etc., then they could subdivide their property. Is that correct?

If this is not correct, and .5 acre is written somewhere, then points 6, 7, & 8, on page 42 under Financial Sustainability need to be more specific and I reiterate, I would like to see the lot size requirement be reduced from the current .5 acre to .2 or .25 acre to allow for more development. A great percentage of the lots in Belcarra are already less than .5 acres so what is the big deal about making this change?? Septic is not an issue for all those homes already in place and the septic technology today is far superior to what most of us have today.
If you do make a change, suggest you make the same change on page 46 – the wording in red font.

New Comments on August 2, 2022 Draft:

1) Emergency Response Planning – Page 33

As it does not state that these points are not in a prioritized sequence and they are numbered, it implies priority sequence. I suggest that point number 12 should be point number 1.

2) Wildfire Management – Page 35

There is still no mention of getting increased water flows for fire fighting under this heading. Why?

3) Climate Action Planning – Page 35

Can we opt out of this? We are a tiny, tiny community with no industry so why spend any time on this when we could better focus our efforts on more significant issues for our village. If it is as simple as adopting best building practices to reduce energy costs – things like that – leave it in. But if it involves measuring our carbon footprint, reporting our progress in reducing this footprint, etc. – taking time away from initiatives that can make a difference to the residents of Belcarra, let's opt out.

4) Greenhouse Gas Reductions – Page 36

Should developing our current tennis courts also be under this point as well? By turning this into a multi-use facility – for young and old – we are less dependant on having to travel to neighbouring communities .

5) Financial Sustainability – Page 42

Anmore Mayor John McEwen strongly believes that the money they invested in getting a financial sustainability study completed for their village shaped their OCP and the direction moving forward. Today they are in great shape. I believe that this is one study worth investing in for Belcarra. An asset management plan is something different.

6) Water – Page 42

No mention of pursuing increased water flow capacity to fight fires. If Emergency Preparedness is truly a strategic goal, shouldn't including increasing water flow capacity to fight fires be under this heading as well?

7) Liquid Waste – Page 43

There are a lot of older homes with old septic fields in the village. I am aware of septic fields that have failed and sewage is dumped straight into the ocean – for years! I think every residence more than ten years old (something like that) should bear the cost of getting their septic system recertified every five years and this requirement is managed by the village.

8) Residential – Page 44

Although there has been lots of discussion, there is no mention of a age-in-place multi-unit building – 50+ units – has to meet septic and all building requirements, etc. I suggest this be included under this heading.

9) Civic Marine – Page 47

I would like to see mention of improving the views for those homes on Marine – for those that want a better view – at their expense – providing it meets riparian rules and such. Actually, I would like to see some provision in the OCP about improving and or preserving the views for all residents.

10) Evaluating – Page 50

Define “periodically”. Periodically is too loose – means something different to different people.

11) Reporting and Engaging – Page 50

Define “periodic”. Same reason as point 10.

Final Comments:

- 1) The resident engagement to date has been poor. I hope there will be some in person meetings coming up.
- 2) I still feel this document is far too long. Suggestion – take all the history and background pages – pages and pages – make this into a separate document as there is a lot of good stuff here – put it on our web site – turn it into a handout – but get it out of the OCP – the OCP could refer to it when necessary, but have it as a separate document.

Thanks,
Don

August 25, 2022

To: OCP Committee Members:

Subject: Belcarra Proposed Official Community Plan (OCP)
Vision for Farrer Cove South ½ Acre lot RM-2 Zone.

We have owned property in Farrer Cove South since September 1980 where we built our principal residence in 1981/82.

From 1981-1987 we worked with other area residents to bring BC Hydro and Telus to the rural area. In 1987 working with the local residents a Community water system was constructed and has been licensed with Fraser Health Authority and is regulated and tested on a monthly basis.

Our love of the area for the past 42 years has grown but not without some financial hurdles. We initially worked with the YMCA and Camp Wallace in 1982 to upgrade and maintain the existing road to Farrer Cove South that had been in place for over 50 years.

The original owners of our property had built a home in 1928 and a portion of that house remains today. There has been two homes on our property for many years and over the years mortgage financing was in joint names with our friends who joined us in our quest to live in Belcarra.

We are asking the OCP Committee to consider our vision to have ½ acre lots in Farrer Cove South in order to subdivide the property so that these two homes have separate parcel lots for our family members to be able to mortgage and acquire.

Leaving our property to our family in our Will & Estate plan will allow two young families to carry on our legacy.

Farrer Cove South should be able to subdivide properties to ½ acre lots to match the main Belcarra Village.

Farrer Cove South has private road access as well as water access plus Fraser Health approved and monitored community water system. New innovative septic systems to meet Fraser Health have been built in both Farrer Cove and the main Village in the past few years.

When we joined the Village of Belcarra in 1993 the future vision of the Farrer Cove residents was that change would come and we would be part of the bigger planning picture for all Belcarrians to benefit.

We support the Official Community Plan to allow ½ acre lots in Farrer Cove South RM-2 Bylaw Zone and request that Council subsequently amend the Zoning Bylaw 510 to accommodate the lot size change.

Thank you.

Sharilyn Sweet
Brian Ashford
Farrer Cove Place
Belcarra, BC

From: OCP
Subject: FW: Resident Feedback

From: Janet Robertson
Sent: Thursday, August 25, 2022 9:35 AM
To: OCP <OCP@belcarra.ca>
Subject: Resident Feedback

I agree with the general direction the village is going regarding the OCP draft. Specifically, I agree with the Active Transportation points. I suggest that more detail or stronger language be included in the Housing Needs Assessment and Future Residential sections to include higher density via small laneway and carriage type secondary and tertiary housing on existing lots sizes for increased density and integrated walking/cycling paths along or parallel to Bedwell Bay and Belcarra Bay roads for improved human access and safety.

Janet Robertson, Belcarra Bay Rd, Belcarra.

--

Janet

From: OCP
Subject: FW: Community Plan - lot size

From: Belle Bojanowski
Sent: August 25, 2022 8:59 AM
To: ["OCP"@belcarra.ca](mailto:OCP@belcarra.ca) <["OCP"@belcarra.ca](mailto:OCP@belcarra.ca)>
Subject: Community Plan - lot size

To: Ocp review committee, Mayor Ross, and Councilors

I am writing to comment on the letter from Ron Davis regarding the committee's plan to limit the lot size in Belcarra to half acre.

I fully endorse Ron's objections and suggestions that the village consider a zone plan instead of a one size fits all. I have one of the smaller, large properties on Coombe Lane, 3/4 acre. While I have no plans to subdivide my property, and would not like to see overcrowding of homes along the waterfront, I would like to keep my options open for the future. Your 1/2 acre lot policy would effectively prohibit my subdividing for my children. Given that many Belcarra lots are much smaller than 1/2 acre, I think this is unfair.

Please give Ron's suggestions serious consideration. He makes some very good points.

Thank you for your work on the planning committee.

Belle Bojanowski
Coombe Lane

From: OCP
Subject: FW: OCP feedback

From: Irene VanderSpek
Sent: Wednesday, August 24, 2022 9:09 PM
To: OCP <OCP@belcarra.ca>
Subject: OCP feedback

To: OCP review Committee

From: Irene VanderSpek and Diego Marchese
 Belcarra Bay Road
 Belcarra, BC

Thank you for all the work the committee has put into this document.

We particularly liked the idea of the development of a community ride share program. And if we could add to that program: a system to pick up medicine or some groceries for elderly or sick people who cannot easily get to a store could be extremely helpful as well. It is so easy to help if one knows the need within the community.

We were a little surprised by the Housing Needs Assessment conducted by the village in 2021. It states that "the current need for 3+ bedrooms homes is at 205 units right now but that need will dwindle to 78 by 2026 and that the HNA only identified a need for a more diverse housing mix for an ageing population". That assessment seems to only take current residents into account. We know people would love to move to Belcarra but that the large price tag of large lots makes moving here prohibitive for lots of younger people and families. As the document states: we have an ageing population and a median age of 55.9 years. And the document also states: "In general, there is a need to expand housing diversity and affordability within the community to reflect the needs of anticipated regional population growth. It would ensure financial stability, we would be a village that offers a range of housing options and promote recruitment of volunteer firefighters". We totally agree with those statements and that is something that could be provided if we allowed for smaller, more affordable lots so younger people and families could afford to move here. We brought up our children here and saw firsthand the immense value of what this village and its surroundings has to offer children and families.

It is therefore encouraging to read under the heading Financial Sustainability:

6. Recognize the inherent value of growth, which will increase the number of tax-paying residents, thereby minimizing the per household impact of tax increases expected to meet future financial obligations of the Village.

7. Facilitate future investment in the Village by being flexible with respect to lot size restrictions, while preserving the semi-rural character, consistent with residential land use policies.

We understand that people might think differently about subdivision in their particular area of Belcarra so something we would like you to consider is the division of Belcarra into zones as a means to being flexible with respect to lot size restrictions. There are people who would not want to see subdivision in their areas and their views (if in the majority) can be reflected by creating zones where subdivisions are and are not allowed and to what size lot.

But we would like to give you the example of our 20,000 square feet, flat lot along Belcarra Bay Road. We don't think anybody would dispute Belcarra Bay Road's semi-rural character.

But be aware that out of 29 lots between Belcarra Park and Turtlehead, 18 are 10.000 sq feet **or less** (down to 4611 sq feet) which amounts to **62%** of the total homes along that part of our road (includes 4535 BBR which is sub-dividable into 2, 8750 sq f lots).

7 lots are just over 10.000 sq f each which makes for a total of about **30%** of lots between 10326 and 13880sq f (2 lots from 10326 to 10380 sq f, 3 lots are between 11007 and 11517 sq f, 1 lot at 12163sq f and 1 lot at 13880sq f. 4575 BBR is sub-dividable into 2 lots of 11726 sq f).

And then there are 2 lots that are 20.000 sq f and 1 at 23251 sq f which are currently not sub-dividable that make up about the last 10% or so of lots along this stretch of BBR. It seems like something so arbitrary if 90% of lots along our road are already about half the size of our lots that we should be prohibited from sub-dividing our lot into 2, 50 by 200 lots. And that subdivided size of 50 by 200 feet would be bigger than many a lot along our road. We have 2 children who, when the time comes, would both love to live in Belcarra and subdivision would give them that chance..

And there are also already smaller lots along Turtlehead, Robson and Whiskey Cove as well...and, on top of that, the new OCP seems to want to permit higher housing density in new subdivisions (see point 8 under Land Use Designations) so adequate precedents have been and are being set.

We currently have still over 3 million dollar in water infrastructure debt to pay off with less than 300 households. We cannot sell our water system and we cannot sell our village hall. We don't have other assets to sell but for lots we own as a village and the revenue stream created from extra property taxes generated from subdivided lots.

We have to finance a new Fire hall and it is encouraging that the Union of BC Municipalities has resolved to have the Province of BC and the Government of Canada include fire halls in both current and future infrastructure grant programs. And it is nice that the Canada Community Building Fund allows Fire halls as a funding category since 2021 but, looking at the 10 fire hall projects in BC in 2021 and the funding received for them, it stands to reason we, again, have to borrow money to pay for this.

Then there is the uncertainty if our water system can adequately handle a fire and if we, again, need to spend money on it and thus borrow money for it. With so many people retired and/or on a fixed budget, we cannot keep increasing people's property taxes as our only way out..

We know the OCP must be consistent with the Metro 2050 Regional Growth Strategy (RGS) but surely some single family home subdivision to achieve financial stability would and should be allowed (otherwise Anmore could never even think about an Anmore South project). As such we would then be applying for subdivision to our municipality which in turn is guided by the OCP. And of course a septic system needs to fit on the proposed subdivision.

Since we are an Incorporated Village the Rural Subdivisions Approvals process from the Ministry of Transportation and Infrastructure would not seem to apply to us. That document states, in its first paragraph, that that process **only** applies to subdividing land in **Unincorporated** areas of BC. The Local Government Act under division 2 10(1) states that: a municipality **must** be incorporated as follows: a) as a Village if the population is smaller than 2500 people. We were incorporated as the 'Village of Belcarra' on August 22, 1979 and therefore it seems logical we would turn to our municipality for subdivision requests, provided the OCP is amenable to sub-division.

We would therefor like to see reflected in the OCP that in certain zones of Belcarra subdivision will be allowed so 10.000sq feet lots can be created to help our village find stable financial footing and let younger people/families move into Belcarra so their children can experience the same magical upbringing as our children have enjoyed.

Kind regards,
Irene VanderSpek and Diego Marchese

From: OCP
Subject: FW: Windermere Creek

From: Rex Crider
Sent: Wednesday, August 24, 2022 4:26 PM
To: OCP <OCP@belcarra.ca>
Subject: Windermere Creek

OCP Committee

According to their website, "The BC Geographical Names Office (BCGNO) is responsible for naming geographical features and managing all official place names in the province of British Columbia." I am glad to see that you are no longer intending on changing Windermere Creek to Sasamat Creek and Woodhaven Creek depending on the segment, but I believe that you should only be using official names in official government documents and not referencing A.K.A. Sasamat Creek and Woodhaven Creek. These names are not found in the BC or the Government of Canada databases of official place names.

Rex Crider

ref.

<https://apps.gov.bc.ca/pub/bcgnws/web/>

<https://geonames.nrcan.gc.ca/search-place-names/search>

From: OCP
Subject: FW: OCP comments

From: cheryl papove
Sent: Wednesday, August 24, 2022 4:22 PM
To: OCP <OCP@belcarra.ca>
Subject: OCP comments

To members of the OCP Committee, Village of Belcarra:

Here are some of my comments after reviewing the proposed OCP.

Housing needs are changing and I feel that we need more diversity in homes. Hopefully we can encourage more carriage house and laneway style homes where possible to allow for a more diverse community.

Belcarra is an aging community and some smaller housing options would be good for both younger families and aging residents.

I hope we can avoid Belcarra becoming an elite community of only wealthy owners or absentee owners.

Wildfire Management:

I have concerns of egress in the event of a wildfire, especially during summer months when there are many vehicles illegally parked along Bedwell Bay Road! Please add to advocate with Port Moody to enforce policing and towing of these vehicles as periodic ticketing is not differing the illegal parking.

I recently contacted Pt Moody in regards to my concerns that someone will get killed on this road, as people are parking and then walking on the road to get to Sasamat Lake. It's very unsafe. But the main concern here is how do we drive out when there is likely going to be gridlock along the road? We need the road to be kept clear!

We may also need to get access through the yellow gate at the northeast end of the Picnic parking so that we can drive out on Tum-Tumay-Whueton Drive

Should we organize Muster Point locations on the water so that residents can get to them in the event of a wildfire? Then other residents can use private boats to shuttle people to safety?

Can we continue to work with Pt Moody to get a connecting road to David Way?

Storm water

Would prefer not to have open drainage system. Consider culverts and widen road sides for active transportation, such a biking, walking, wheelchairs

Water Quality

Continue to advocate to prohibit discharge of sewage from all marine craft in Bedwell Bay and Belcarra Bay.

Mobility

improve Active transportation:

Provide space for walkers, riders, wheelchairs, along the side of Belcarra Bay Road. This is the bus route and we need to allow safe space for people along this route.

Open trails to Bedwell Bluffs and Bedwell Bay to biking as these sections of the trail system are easily rideable but bikes are currently restricted. Also, open any other trails to biking that are suitable.

Add signage to yield to pedestrians.

Belcarra would benefit from advocating Pt Moody to establish a TURNABOUT at the 3-way intersection. (1st Ave, Bedwell Bay Rd and Tum-Tumay -Whueton) to control traffic at this corner. This would improve safety at this intersection and allow for proper signage with directions to Parking and The Village. It would allow residents to safely turn right without a stop sign and provide a safe u-turning option by going around the turnabout.

PARKING

#22 - unclear of what this means and what is described here.

Advocate Metro for signage to be placed on locked Yellow gate to northeast end of parking lot on Bedwell Bay Road (near Midden)

Sign should indicate the route to take back along Bedwell Bay Road (3km) and to turn right (at the 3Way stop) to access Tum-Tumay-Whueton and the Parking Area. So many drivers end up in the Village and can't figure out how to get into the parking lot. A simple sign would be very helpful on the yellow gate when it is closed.

I hope that The Village will continue to support the movie industry in making parking accessible in resident permit parking areas.

Thank you to all members of the OCP Committee for all your hard work and giving some of the comments I have provided your consideration.

Cheryl Papove
Belcarra Bay Road
Belcarra, BC

From: OCP
Subject: FW: Belcarra Draft OCP Submissions proof read suggestion
Attachments: Draft OCP 2022 response.pdf

From: Daniel Richardson
Sent: Wednesday, August 24, 2022 4:14 PM
Subject: Belcarra Draft OCP Submissions proof read suggestion

Dear OCP Committee members, Mayor Ross and Councillors,

We write with respect to the draft OCP for the Village of Belcerra, and the letter of August 16, 2022, recently submitted by Farrer Cove residents, Brian Ashford, Sy Rodgers and Lynda Spence (copy of letter attached for reference).

We write in support of the Farrer Cove residents request for a change to the OCP to allow subdivision of lots in Farrer Cove to a minimum of a half-acre rather than the current one acre subdivision allowance.

I am the managing partner of BTM Lawyers, located in Port Moody's Suter Brook Village. My wife Shannon Richardson, is the adult daughter of Sy and Jen Rodgers, who are residents of Farrer Cove. We have enjoyed the Rodgers family property for the past 20 years. We currently own a home in Anmore. Our property is on a half-acre lot and has its own septic system. It is our experience that half acre lots are fully functional and remain very rural, despite being less than one acre.

Our dream is to move our family (we have 3 young children ages 4 to 8) to Farrer Cove where we would be closer to the water and our children's grandparents. Shannon's brother and sister, would also like to move to Farrer Cove with their young families for the same reasons.

Our parents purchased the Farrer Cove property with the intention of creating a legacy property for our family to enjoy for generations. While we have had an amazing 20 years, we are concerned with the future of the property and how it can be divided and enjoyed in the future. Half-acre subdivision would allow our family, and several others in Farrer Cove, to continue to live and grow in the Belcerra community.

We respectfully ask that the OCP be revised to allow for half acre subdivision in Farrer Cove. Not only will it allow our family to continue to enjoy the property we love so much, but it is also just the right and equitable thing to do for the owners of Farrer Cove properties.

We thank you for your consideration and hope you support the OCP draft amendment request of Mr. Ashford, Mr. Rodgers, and Ms. Spence.

Regards,

Daniel C. Richardson

BTM Lawyers LLP

August 24, 2022

To: OCP @belcarra.ca

CC All OCP Committee Members

cc

jross@belcarra

cclark@belcarra.ca

prichardson@belcarra.ca

Belcarra August 2, 2022 OCP Draft Review, Comments and suggestions

Dear OCP Committee members, Mayor Ross and Councillors,

I have thoroughly reviewed the Draft OCP and would like to make the following comments and suggestions for the final draft being sent to Council.

On page 39, Road Network, item no. 3 e:- The proposed road to Farrer Cove will most likely connect directly with **Bowser Avenue** not Senkler Road as currently stated in the draft OCP. The proposed road would then continue on to Senkler Road near the Windermere Creek bridge as shown on Figure 7. This connection will minimize the impact to the Senkler Road residents and could also access the 5 acre future residential lands from Bowser Ave.

On page 39, item no. 4, I suggest the following wording substitution:- Support site specific subdivision of the Farrer Cove South properties zoned RM-2 with a minimum lot size of 0.5 acres subject to obtaining a sewage disposal permit and potable water approval from the Fraser Health Authority
Add:- Council to update the Zoning Bylaw to match this minimum lot size in the RM-2 zone.

On page 39, item no. 5, for clarification please add:- After a new public road is constructed to Belcarra North “ retain the existing -----etc. “

On page 39, item no. 6, The OCP should provide a timeline for completion of Council Policy with regards to private use of municipal road allowances.

On page 43, Liquid Waste:- Item no. 2 should be deleted as it does not apply to municipal jurisdictions as noted on page 4 of the subject document.(attached)
“Rural” as defined in the Land Title Act is defined as lands which are outside of a municipality.

On Page 43, Items nos. 1 and 3 under Liquid Waste cover the requirements for septic system approvals within Belcarra. The reference to the Ministry of Environment and Climate Change Strategy on page 43 appears to be inaccurate or unnecessary. Belcarra's subdivision bylaw 492, page 59 Schedule A, sets out the regulations for liquid waste (sewage) within the municipality of Belcarra.

On page 44, Land Use Designations, Residential:- In the current draft OCP for 2022, minimum lot sizes are not noted specifically as provided in the last and previous OCP's. This draft OCP mentions flexible lot sizes to encourage subdivision and permitted uses with up to fourplexes where lot sizes are appropriate. The new OCP should provide some clarification for the zoning Bylaw on this issue such as allowing RS-1 zones the **minimum** lot size of .2 or .25 acres and in the RM-2 zone .5 acre lot size subject to Fraser Health Authority approval of sewage permits.

There should also be a cap on density such as 8 dwelling units per acre as a **maximum** which would allow a fourplex on a .5 acre lot. The 2011 OCP previously stated that alternative housing could include 4 single family homes on 1 acre with a suite or coach house for a total of 8 dwelling units per acre which is currently allowed in the Zoning Bylaw 510, RM-3 zone.

It should be noted that 66 properties in Belcarra currently are less than .25 acres (approx. 21% of the entire Village lots) and 184 (approx 58%) of all Belcarra lots are less than .5 acres.

On page 45, under this section, item no. 14 should be added;- update the zoning bylaw to provide guidelines for the new higher density housing forms

On page 45 and 60, Figure 6 Future Residential:- The future residential locations shown on Bedwell Bay Road are currently Crown land and watershed which will make it very difficult to acquire these lands for residential lots within Belcarra plus the First Nations will most likely have the first opportunity to acquire these lands if the Crown were to decide to release them. A more likely area for limited future residential growth in Belcarra would be in Farrer Cove south and the 5 acre parcel already zoned RS-1 by Belcarra on Senkler Road at Bowser Avenue. These lands could be developed in conjunction with a public road into Farrer Cove.

It is noted that the 5 acre parcel of land on Senkler road is not designated a such on Figure 6.

Thank You for your review and consideration.
Brian Ashford



Guide to Rural Subdivision Approvals

Last Modified: February 2021

1 Subdividing in BC

1.01 Roles and Authorities

- 1.01.01 Ministry of Transportation and Infrastructure
 - 1.01.01.01 Role of the Approving Officer
 - 1.01.01.02 Ministry of Transportation and Infrastructure Involvement
- 1.01.02 Local Government
 - 1.01.02.01 Regional Districts
 - 1.01.02.02 Improvement Districts
 - 1.01.02.03 Municipalities
 - 1.01.02.04 Islands Trust
 - 1.01.02.05 Local Government Assuming Approving Authority
 - 1.01.02.06 Land Use Contracts
- 1.01.03 Referral Agencies
 - 1.01.03.01 Health Authorities
 - 1.01.03.02 Crown Land Management
 - 1.01.03.03 Fisheries and Oceans Canada
 - 1.01.03.04 Environment
- 1.01.04 Special Circumstances
 - 1.01.04.01 Indian Reserves
 - 1.01.04.02 United States Border
 - 1.01.04.03 Pipelines
 - 1.01.04.04 Railway Crossings
 - 1.01.04.05 Covenants
 - 1.01.04.06 Utility Right of Way in Subdivisions
 - 1.01.04.07 Authority for Controlled Access Highways
 - 1.01.04.07a Arterial Highways
 - 1.01.04.08 Authority for Road Closures
 - 1.01.04.09 Agricultural Land Commission

1.02 What Is A Subdivision

1.03 Types of Subdivision

1.04 Subdivision Fees and Costs

- 1.04.1 Examination Fee and Tax Certificates for Controlled Access Highways
- 1.04.2 Final Plan Examination Fee
- 1.04.3 Strata Title Subdivision Application Fees
- 1.05 Subdivision Costs
 - 1.05.1 Cost of Inspection
- 1.06 Time Required

2 Rural Subdivision Approval Process

2.1 Preparation

2.2 Application

2.3 Evaluation

NEXT >>

1.0 Subdividing in BC



The Rural Subdivision Approvals site provides information on subdividing land in unincorporated areas. In municipal areas, please contact the municipal office. If you are considering developing a parcel of crown land **Front Counter BC** can assist you.

This guide is designed to lead you through the province's rural subdivision approval process.

Subdividing is a complex process involving many overlapping interests; depending on the size and complexity of your project, it can take many months to get from the idea stage to building. If you are new to subdividing, we strongly suggest that you hire a practitioner to work with you on your proposal; you may choose a **BC Land Surveyor**, an **engineer**, or a development consultant. You can also contact your **local District Office** for more help.

Roles and Authorities

Every subdivision must be approved by an Approving Officer appointed under the **Land Title Act**. For rural subdivisions the Approving Officer is situated in the Ministry of Transportation and Infrastructure district offices. There are other authorities, held by local governments and agencies, that must be adhered to as well. These are listed in detail in the **Roles and Authorities** section.

more>>

What Is A Subdivision?

Consolidating two or more properties into one lot
Adjusting or realigning an existing property line
Creating several lots from one or more existing properties
Creating several strata lots from one or more existing properties

more>>

Types of Subdivisions

- conventional subdivision
- strata (consisting of bare land, building and phased strata lots)
- cooperative corporation/shared interest
- aboriginal reserves
- leases

more>>

Time Required

The time it takes to process and make a decision on your rural subdivision proposal can vary, depending on the number of applications in the system, the scale and complexity of your project, and how thoroughly you prepare your application. Components include time for review of the application, investigation and development.

more>>

Response to Belcarra's Draft Official Community Plan (OCP)
August 24, 2020

Dear OCP Committee,

Thank you for this opportunity to comment on the draft OCP. I do appreciate all the work that has gone into creating this document.

Although there are many good ideas within the text, there are several areas where I have serious concerns, and also a few comments that might make the document easier to read. There are some statements that seem incompatible, for example, growth is inherently valuable (page 35.6) and concern about greenhouse gas reductions and climate change (pp.27, 28)

Thank you again for all your good work and the opportunity to participate,

Dr. Adrienne Peacock
 Bedwell Bay Road, Belcarra,

Vision:

“Belcarra is a beautiful, quiet sanctuary ‘between forest and sea’. We have a duty to remember and honour its history, to protect and conserve its natural beauty, and to care for and safeguard this special place for future generations”.

The vision statement is excellent.

Strategic Goals:

Goal number 7, *To be a Village that offers a range of housing options*, does not seem in keeping with either the vision statement or the other strategic goals. This goal seems to assume considerable change in housing options (and many options do exist), in other words, considerable construction, and does not seem to fit with protecting and conserving Belcarra's natural beauty.

Key Policy Areas:

It is useful to have the key areas identified in green, but it would be easier to read if the headings followed the numbers e.g. 2) Financial sustainability doesn't follow 1) Natural Environment, or maybe it could just be renumbered. I do understand that there is a great deal of interconnection between the various policy areas, but it makes it clearer if all the main policy areas are identified in the sequence listed on page 19.

The one item missing under Natural Environment is noise pollution. Noise pollution has been shown to have a negative effect on health (e.g. www.nationalgeographic.org, May 19, 2022) and there is a problem in some areas of the Village. Belcarra already has a very

good noise bylaw, Bylaw number 40. Given that it seems relatively few vehicles are the greatest transgressors of this bylaw, it seems enforcement is what is missing.

Major Issue

p. 35.6 Recognize the inherent value of growth, which will increase the number of tax-paying residents, thereby minimizing the per household impact of tax increases expected to meet future financial obligations of the Village.

This statement seems to be in complete opposition to the vision statement. Where is there any evidence for such a comment? Belcarra is a finite size, restricted by forest and sea, and it defies logic that growth will benefit existing households or the public who are badly in need of more park space, as recognized in page 44.9 under Relationships with Neighbouring Jurisdictions. However 35.7 “**..being flexible with respect to lot size restrictions, while preserving the semi-rural character..**” might actually increase taxes under the ‘highest and best use’ criteria used by BC Assessment.

Likewise page 35.8. How will subdivisions “safeguard this special place”? If scarce and valuable space in Belcarra is to be used for subdivisions, why not just go to Port Moody where street lighting, cafes, grocery stores, etc. are all available. Also, the discussion of liquid waste, page 36, would seem to suggest that the ‘inherent value of growth’ may be very expensive for Belcarra, financially and ecologically.

Page 27. Climate Change

As climate change is probably the most important issue facing us all, a Climate Action Plan is a good idea, although there are suggestions to inform decision-making in several areas of the document, e.g. under greenhouse gas emissions.

Other Issues

Page 28. 6. Continue to encourage infill development through the construction of secondary suites and coach house.

Is this suggesting that new construction will decrease greenhouse gas emissions? Is there any evidence anywhere to suggest construction reduces greenhouse gas emissions?

Page 29. 1. Encourage the development of low impact alternative/renewable energy sources such e.g. heat pumps and solar panels.

An excellent idea but it’s not clear what ‘encourage’ means.

Page 29. 1. Investigate a commercial land use designation to provide necessities to residents, thereby reducing vehicle trips.

It is difficult to see how a change to a ‘commercial land designation’ would do anything to reduce greenhouse gas emissions. Most people can access commercial ‘necessities’ when they leave the village to participate in schools, sports, employment, lessons and

other interests, a 10 minute drive to Port Moody. This item seems quite out of place, especially under Greenhouse Gas Reduction Initiatives.

Page 32. 20. Implement traffic calming such as converting all pedestrian crosswalks to raised crosswalks.

One of the most important options for improving pedestrian safety on Bedwell Bay is to find ways to reduce the speed of vehicle drivers on this road. The current situation is extremely dangerous. Page 32.20 is one good idea.

Page 32.9 Encourage the City of Port Moody to re-establish the David Avenue road-right-of-way across Port Moody's north shore as a means to reduce regional traffic along Ioco Road with due consideration for the environmental protection of Mossom Creek and its hatchery.

Thank you for removing this item. Another item that could be problematic is 32.10 with respect to street lighting. While lighting over transit stops may be a good idea, street lighting, especially without consultation with those affected, is in opposition to our vision statement. Many of us value our dark skies.

Page 33.35. Support the use of private ride-hailing services.

Given the concern expressed in this document about emissions and vehicle traffic, I cannot think why this would be in our OCP. It should be removed.

Page 35.3 Promote the reduction of community water consumption through outdoor water use restrictions and water metering.

Water metering is very important to reduce municipal community water consumption and I had thought it was to be required when Metro water was brought in to the Village. Water metering has been shown to decrease water consumption by 15-30% (Oxford Economic Paper, Vol. 73, Issue 1, Jan.2021, pp.399-422, Alliance for Water Efficiency, ScienceDaily Feb. 25, 2015, etc.). And given the pressures on the Metro water system, preserving residential private wells is important.

38.1 Support the development of residential neighbourhoods and subdivisions within areas designated "Residential" and "Future Residential" on Figure 10 – Land Use Designations.

This item makes it sound as though there will be a great deal of housing construction over the next few years. In general, we all seem to agree "*we have a duty to remember and honour its history, to protect and conserve its natural beauty, and to care for and safeguard this special place for future generations*". Why are we talking about subdivisions and major reconstructions? We spent a long time reviewing zoning bylaws to allow for more diverse housing. The increased size of carriage houses was said to encourage more young people to move to the Village. I am told anecdotally that these

alternative housing options are very expensive, especially for a young family. Now we need a lot more for-profit housing subdivisions to accommodate elders?

Page 39. Future Residential

Many things have changed since 1983. Now, as acknowledged in several items, particularly page 44. 9., there is insufficient park space for the existing population and, as acknowledged, a need to reduce greenhouse gas emissions. This recommendation should encourage us to work with others to add this land to the park, not subdivide it. Destroying forests results in a loss of all the ecosystem services that forests provide, a loss of habitats and, may increase slope instability, and, as we know, results in negative “edge effects” that go well beyond the “minimum” loss of land to forest. To be consistent with the statement on page 44.9, and given “*the community’s desire to become a greener and more sustainable Village*” we should be supporting the idea that this land should be added to the park.

Page 44.9. is very important, we need more park land, not more subdivisions.

Page 39. Commercial

Belcarra is unique, a “*beautiful, quiet sanctuary*”. Adding commercial to the Village would require either the removal of existing housing or the alienation of more land. 700 residents will not support even small scale commercial retail, but adding commercial sites would increase traffic, greenhouse gases, noise, air pollution and parking problems. And Port Moody is only 10 minutes away. Don’t the amenities mentioned in 40.2 already exist to some extent? This section seems quite unlikely to support our vision statement.

Page 45. 1. Support an Official Community Plan planning process that is cyclical and repeated once every five years.

As we live in a peaceful, semi-rural community, do we need to spend municipal resources rewriting an OCP every 5 years, instead of 10? Do residents think we need to go through this process more quickly because the Village is changing so rapidly or is it because developers are impatient? There was no rationale given for the change suggested.

Some Figures referred to in the document that seem to be misidentified:

Page 20. Figure 7 – Metro Vancouver Environmentally Sensitive Areas (2020)

The Environmentally Sensitive Areas (2020) are on Figure 5 of my copy.

Figure 10 – Land Use Designations. Land use designations are on Figure 6 of my copy.

Figure 10 seems to be a missing transit stop on Bedwell Bay at the mailboxes just east of Kelly Road.

Page 30 The figure that identifies as transportation is Figure 7 in my copy.

From: OCP
Subject: FW: Draft OCP changes

From: Sy Rogers
Sent: Wednesday, August 24, 2022 2:49 PM
To: OCP <OCP@belcarra.ca>
Subject: Re: Draft OCP changes

On Wed, 13 Jul 2022 at 13:53, Sy Rogers wrote:

OCP committee

As you are aware ,I have previously written a letter with Brian Ashford and Lynda Spence requesting a change to the current OCP allowing one half acre lots for Subdivision with in the Farrer Cove South area . In that letter we explained how this change would greatly help the residents of Farrer Cove South and in turn be beneficial to the Village as a whole as a possible added tax base .

In this letter I would like to point out the areas in the Draft OCP that support Farrer Cove South request . As the following examples will show :

Page 4 What does a OCP include ? "The local government act requires municipalities to include :residential development to meet anticipated housing needs for the next 5 years . "

Page 16 table 1 Housing Needs Report Summary (2021) shows Anticipated "unit needs to 2026 (in4 years) one bedroom units 21 more and two bedroom units 110 units more . "

As there has not been one subdivision in the main Village for the past 11 years I do not see where these units are going to come from in this Draft . However Farrer Cove South has some possibilities for lot development.

Page 14 under Population and Growth shows " only 30% or 1.6 sq km is developable area . " It goes on to say "New development in Belcarra is constrained by the availability of developable lots with appropriate services required for construction . Innovative sewage disposal solutions,as approved by the Provincial Government and Fraser Health ,could expand options for development over the next 20 year period . "

Farrer Cove South although small does have some possibilities for lot development with 1/2 acre lots .

Page 35 under Financial Sustainability number 6 "Recognize the inherent value of growth,which will increase the number of tax paying residents,thereby minimizing the per household impact of tax increases expected to meet future financial obligations of the Village . " and number 7 " Facilitate future investment in the Village by being flexible with respect to lot size restrictions ,....."

In the past twenty plus years Farrer Cove South has had only one property subdivided . That subdivision went through approximately two years ago . Before the subdivision , the single property involved had one small cabin and the property taxes were approximately \$2500.00 per year . Two new homes were built on the lots and the current taxes for each home is now Approximately \$8000.00 each per year .

Page 38 under Residential number 1 " Support the development of residential neighborhoods and subdivisions with in areas designated Residential and Future Residential . and number 7 " Encourage newly created lots within residential areas to accommodate a variety of building types to encourage new housing development in a variety of housing forms . "

Yes Farrer Cove South is a distinct Residential Area with the ability to help .

Page 39 under Residential number 8 " Permit a higher housing density in new subdivisions subject to obtaining Sewage disposal permit from Fraser Health Authority. "

Again Farrer Cove South could meet this requirement under 1/2 acre lots .

Page 31 Under Road Network, Parking and Transit point 3 "Recognizing that the existing road through Belcarra Regional Park will continue as the access for this area until a new road is constructed . "

Farrer Cove South has had road access in excess of 50 years .Yes this is longer than Belcarra has been Incorporated.

Page 39 under Future Residential. " The Future Residential land use designation identifies areas of future development that were envisioned in the 1983 Village -GVRD Agreement Package . Once the two areas of PROVINCIAL CROWN LAND are identified....., the process would involve Council approaching the Ministry of Land ,Water and Resource Stewardship to seek their guidance regarding the Ministry's approval process ."

Similar to the 5 acre parcel of land above Senkler ,it is my understanding any Crown Land in all of BC is offered first to First Nations as a form of Reconciliation if it is being considered for release. If this is the case , then this land will most likely not become available to Belcarra for housing ,or be tied up for years and will not offer any possible building stock in the next 10 to 20 years .

In summary I have tried to show that the current Draft OCP in numerous sections points out " We need building lots . ". Now, can Farrer Cove South provide all these lots ? No we can not , but we can certainly help to provide some relief to the rest of the Village while at the same time helping the residents of Farrer Cove South .

I know this is a very long letter and as Volunteers to this OCP you must be getting tired of it all and wish the process to finish . This document will carry your names on it for the next 10 years so please spend the time to get it correct . Do not push it through just to meet forced deadlines . There is no rush . There is no deadline .

I can not overemphasize how important the Farrer Cove South issue is regarded here in Farrer Cove South . Farrer Cove South have been sending tax dollars to Belcarra for 26 years and have seen little return on investment . Residents are fed up, angry ,disillusioned and investigating all options for change .

Thank you

Sy Rodgers

From: OCP
Subject: FW: My Support for Half Acre Lots in Farrer Cove South

From: Jennifer Rodgers
Date: August 24, 2022 at 1:59:25 PM PDT
Subject: My Support for Half Acre Lots in Farrer Cove South

To All OCP Committee Members and Staff

I, with my husband have owned land here in Farrer Cove South for 22 years . For the first 10 years as summer use only and the last 12 years as full time residents . Over those 22 years we have joined our neighbors in maintaining and improving the road coming into to Farrer Cove . We have also helped all of our Farrer Cove South neighbors to maintain and improve our Farrer Cove Water System that serves all of Farrer Cove South . I am proud to point out that it is now fully licensed with Fraser Health and provides us with monthly tested Potable Water required and regulated by Fraser Health .

I know some of my Farrer Cove South neighbors really need the 1/2 acre lot change to help subdivide properties that have 2 houses on one lot with undivided interest . I fully support them , in getting 1/2 acre lots in Farrer Cove South . I also believe there are 7 lots in Farrer Cove South that are less than 2 acres . Therefore they currently have no ability to subdivide . To think a property could be 1.9 acres in size and could not be subdivided is hard to fathom . These lots are 15 minutes to Schools , Grocery stores , Eagle Ridge Hospital and Port Moody Skytrain Station .

In my case , I am fortunate and am not caught in one of these situations . However I am looking forward to passing on property to our extended family. With three children of our own and eight grandchildren whom spend many Summer and Fall days here in Farrer Cove , I can see complications where estate property might have to be sold in the future . Having the option to sell a smaller section (1/2 acre) , could possibly help our family keep property in Farrer Cove South for their future .

In the last OCP 11 years ago , the rest of the Village transitioned from one acre lots to half acre for subdivision . I strongly believe there is no valid reason why Farrer Cove South does not have the same regulations surrounding lot size for Subdivision as the rest of the Village . And for these reasons I request this new OCP change Farrer Cove South to allow one half acre lots .

Thank you
Jennifer Rodgers

From: OCP
Subject: FW: OCP Comments
Attachments: OCP NOTES my comments.docx

From: Colleen MacDonald
Sent: Wednesday, August 24, 2022 11:54 AM
To: OCP <OCP@belcarra.ca>
Subject: OCP Comments

To Members of the OCP Committee, Village of Belcarra

Thank you to the committee for all the work you have done on this important plan for the Village of Belcarra. I read through the recommendations with much interest and feel that the committee has been thorough and has addressed the key points to help us move forward and meet the needs of the village over the next five years.

I am particularly pleased with the Active Transportation items and strongly encourage the committee to keep all these important and well-said points strong in the document as they are in line with the Regional Plans and will greatly benefit the future residents of Belcarra.

I have attached a word document with my detailed comments and suggestions. Should you wish any further clarification, I would be happy to provide.

Sincerely,

Colleen MacDonald
Robson Road
Belcarra

To Members of the OCP Committee, Village of Belcarra

Thank you to the committee for all the work you have done on this important plan for the Village of Belcarra. I read through the recommendations with much interest and feel that the committee has been thorough and has addressed the key points to help us move forward and meet the needs of the village over the next five years.

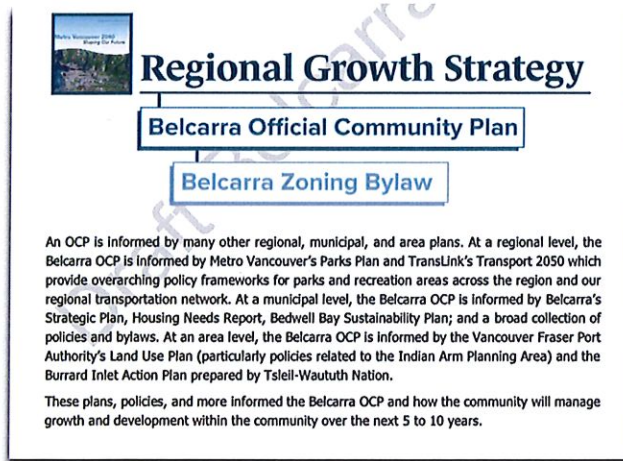
I have a few comments, questions and suggestions on specific sections.

Sincerely,
Colleen MacDonald
Robson Road, Belcarra

COMMENTS, QUESTIONS, SUGGESTIONS:

1. REGIONAL GROWTH STRATEGY

- I am pleased that the committee is working with the guidelines of the region as they address the needs of the greater community. I feel this is important as it keeps an open mind for the future. I have found that some villagers have other needs and priorities that may not be in line with the way the world is moving forward for active transportation and community development. Some want to keep the world at bay and keep things as they used to be 'in the old days.' I feel that we can learn from the forward moving communities around us and around the world and create a better Village of Belcarra that suits the needs of the future.



Regional Growth Strategy

Belcarra Official Community Plan

Belcarra Zoning Bylaw

An OCP is informed by many other regional, municipal, and area plans. At a regional level, the Belcarra OCP is informed by Metro Vancouver's Parks Plan and TransLink's Transport 2050 which provide overarching policy frameworks for parks and recreation areas across the region and our regional transportation network. At a municipal level, the Belcarra OCP is informed by Belcarra's Strategic Plan, Housing Needs Report, Bedwell Bay Sustainability Plan; and a broad collection of policies and bylaws. At an area level, the Belcarra OCP is informed by the Vancouver Fraser Port Authority's Land Use Plan (particularly policies related to the Indian Arm Planning Area) and the Burrard Inlet Action Plan prepared by Tsleil-Waututh Nation.

These plans, policies, and more informed the Belcarra OCP and how the community will manage growth and development within the community over the next 5 to 10 years.

2. **HOUSING NEEDS ASSESSMENT:** OCP: "we need more diverse (and smaller units) Belcarra is an aging community with minimal available housing stock to accommodate its changing demographics. As residents age, there is a growing demand for smaller spaces that are easier to maintain and provide more opportunities for community building. In general, there is a need to expand housing diversity and affordability within the community to reflect the needs of anticipated regional population growth."

Belcarra has a number of older residents who have lived in the community for several decades. There is a growing demand for housing options that enable residents to age within the community. At the same time, Belcarra also has young families who are looking for more affordable housing options to establish themselves within the community. Overall, Belcarra's housing stock must diversify to provide options that meet a growing variety of space, mobility and special needs.

It is the policy of Council to:

1. Support the development of residential neighbourhoods and subdivisions within areas designated "Residential" and "Future Residential" on Figure 10 – Land Use Designations.
2. Permit the following housing forms in residential areas:
 - a. Single detached homes;
 - b. Duplex homes;
 - c. Triplexes;
 - d. Fourplexes;
 - e. Accessory suites within single detached homes; and
 - f. Carriage Houses.
3. Permit a range of housing options to support current and future residents.
4. Encourage the development of adaptive housing that allows residents to age in place.
5. Permit the development of detached suites and carriage houses (suites above detached garages) where lot sizes are appropriate, and sufficient parking is provided to meet the needs of the uses on the property, subject to obtaining a sewage disposal permit from the FHA.
6. Permit triplexes and fourplexes where lot sizes are appropriate, the proposed building is similar in height and scale to the surrounding homes, sufficient parking is provided to meet the needs of the uses on the property, and the character of the village is maintained.
7. Encourage newly created lots within residential areas to accommodate a variety of building types to encourage new housing development in a variety of housing forms.

Prepared by the Village of Belcarra with the input and guidance of the OCP Review Committee.

38

8. Permit a higher housing density in new subdivisions subject to obtaining a sewage disposal permit from the FHA.
9. Support alternative subdivision design principles that facilitate active living and social interaction, including but not limited to:
 - a. Trail networks;
 - b. Parks and spaces for play; and
 - c. Clustered housing (e.g., courtyard housing, co-housing, cottage housing, etc.) with shared parking areas and common areas to accommodate the necessary engineered sewage disposal systems required by the Fraser Health Authority.
10. Ensure new housing is designed to preserve and enhance the semi-rural character of Belcarra.
11. Continue to ensure residential development provides adequate space for parking to avoid the need for on-street parking.
12. Continue to permit home-based businesses.

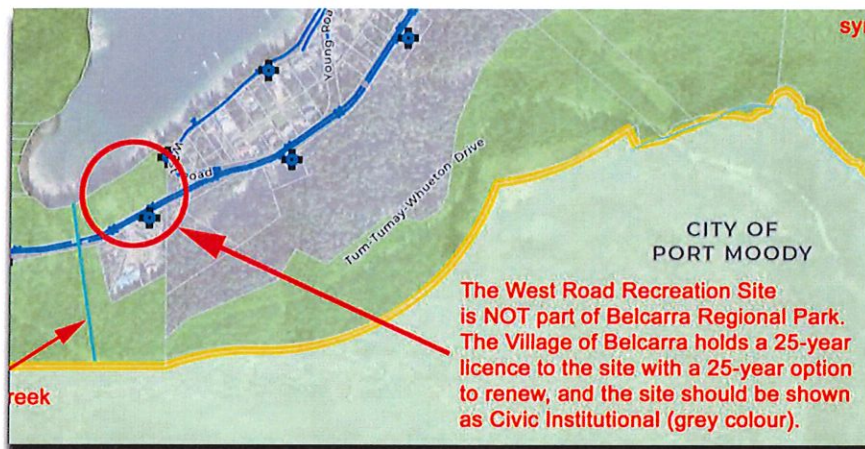
• I strongly agree with these all these points, except #10 which states we should preserve the status quo and style. Why do we want to preserve the style of buildings that Belcarra has now? Many of them are huge single family 'boxes' on overly large properties. The world has moved forward and I feel we should also. How about new and exciting small homes?

- I would like the committee to add wording that allows for a variety of creative housing options. Proper OCP wording will provide opportunities to help our neighbours age in place and to address the need for smaller housing units and creative solutions so that people don't have to sell their homes in order to live out their senior years.
- Carriage houses are one solution, but they have limitations for older people who have difficulty on stairs and for people who want access to a ground level yard.
- I strongly encourage the committee to include language that allows for exploration of many housing options. *I will give an example; our son has a house in East Vancouver and recently added a laneway house at the back of the property. This is an exciting home, it has a small footprint – only 300 square feet, but has everything a person needs – a main floor room and kitchen, an upstairs bathroom and two bedrooms and it has a ground level patio. Inside, it feels like a European vacation home with its exciting layout, small appliances and facilities. Small homes such as this laneway house would be a great addition to our neighbourhood, and I feel would provide the diversity we need to keep seniors in our community and add opportunities for young families to be able to afford to live here. This small laneway home was built by Smallworks. I encourage the committee to visit their website to see the other creative solutions that I feel would work for our neighbourhood. (smallworks.com)*



3. WEST ROAD RECREATION SITE:

- I was surprised to read that the Village has this lease and need some more information. Exactly what are the boundaries of what the village 'lease' here? I am wondering if our lease extends from the tennis courts to the yellow gate at West Road? If it does, this could provide a great benefit for villagers access. Currently there are 'no biking' signs on the path from the yellow gate to the tennis court and beyond to Belcarra Park. I feel this restriction limits mobility access for seniors and families and forces a person riding a bike to go up to Bedwell Bay Road. I feel that this trail is suitable for a cyclist and am at a loss to understand why it is signed 'no cycling'. I am hoping that if our village has this land then we can solve this problem.



4. EMERGING PRIORITIES:

- I agree with these emerging priorities and feel that the OCP has done a good job of including these five important issues. It is important for us to remember that each one is as important as the other and we need to look at all five as a whole.

EMERGING PRIORITIES

The community engagement process identified policy areas residents and the OCP Review Committee members consider emerging priorities for Belcarra. The community provided feedback on emerging priorities through a community-wide survey, a public open house, and a visioning workshop with the OCP Review Committee. In all forums, the community was asked: "What emerging priorities should Belcarra be planning for?". All feedback was themed, analyzed and reported. The top five (5) themes from the three (3) engagement activities were as follows:

Table 2 Emerging Priorities

Rank	Survey	Open House	Committee
1	Emergency Preparedness	Infrastructure & Servicing	Environmental Management & Climate Action
2	Infrastructure & Servicing	Emergency Preparedness	Infrastructure & Servicing
3	Financial Sustainability	Community Building & Engagement	Preservation of Rural Character
4	Housing & Population	Financial Sustainability	Financial Sustainability
5	Active Transportation	Active Transportation	Housing & Population

The community generally agrees on the emerging priorities for which Belcarra should be planning for through the strategic objectives and policies of the OCP.

5. STRATEGIC GOALS:

- I agree with these well said and well laid out points:

Strategic Goals

1. To advance indigenous reconciliation within the Belcarra community.
2. To ensure long-term financial sustainability.
3. To be a steward of the natural environment.
4. To be prepared for emergencies.
5. To meet the regional greenhouse gas reduction target.
6. To be a safe place for residents and visitors to explore.
7. To be a Village that offers a range of housing options.
8. To be a municipality that evolves progressively and sustainably.
9. To be a community where residents feel engaged, informed, and heard.
10. To be a connected neighbour with strong inter-governmental relationships.

6. KEY POLICY AREAS:

- I agree and particularly like that they are meant to be read together as a whole.

KEY POLICY AREAS

The OCP has nine (9) key policy areas: 1) Natural Environment; 2) Financial Sustainability; 3) Hazard Lands; 4) Climate Change; 5) Mobility; 6) Municipal Infrastructure; 7) Land Use Designations; 8) Communication, Collaboration, and Reconciliation; and 9) Implementation. The OCP is intended to be read as a whole. The key policy areas, when read together, form a comprehensive policy framework that will guide land use planning, growth, and development in Belcarra for the next 5 to 10 years.

7. TREES

- Trees have long been a topic of discussion in Belcarra. I feel we need to look at our aging trees from a safety aspect and do some creative pruning. I feel there can be a balance of trees and views, and this should be addressed quite clearly in the OCP. Personally I feel it is important not to block a neighbour's view and we have made it a priority to maintain a view corridor for our neighbours across the street. However, should we move, how can their view be protected?

2. Support a balance between tree retention and view retention with regard to the policy pertaining to tree management on municipal land except where environmentally sensitive areas (ESAs) are involved such as riparian zones.

8. DISCHARGE OF SEWAGE:

- Discharge of Sewage: I am shocked that this has not been solved. Certainly in our day and age we know enough to require and enforce holding tanks on boats? How can I take my grandkids swimming in Bedwell Bay now that I know this. I would like stronger OCP language to ensure this moves forward.

2. Advocate that the VFPA prohibit the discharge of sewage from all boats and marine craft into Bedwell Bay. (Note: Belcarra has advocated for sewage discharge regulations for many years, but Bedwell Bay is Federal jurisdiction and the Federal government has not supported Belcarra's initiatives.)
3. Support local initiatives to clean municipal beaches and shorelines.

9. AIR QUALITY:

- Air Quality: I agree with the two recommendations.

Air Quality

Air quality is a measure of how much pollution is in the air we breathe. Outdoor air quality depends on the type, and quantity, of pollutants in the air and weather (wind, precipitation, temperature). Belcarra is a coastal community surrounded by parks and conservation areas that contribute to good air quality. At the same time, Belcarra's semi-rural character and remote location compromise air quality as vehicle trips are made to access necessities, employment, and schools.

It is a policy of Council to:

1. Promote active transportation to eliminate short vehicle trips to reduce transportation emissions.
2. Advocate additional public transit service to reduce vehicle trips to tām̓tām̓x̓'tan (Belcarra Regional Park) and Say Nuth Khaw Yum (Indian Arm) Provincial Park.

10. EMERGENCY RESPONSE PLANNING and EGRESS

- I agree with the OCP statement but recommend including a change of wording to address the need to plan for better egress. Currently there are two ways out of Belcarra: Bedwell Bay Road and Tumtumaywheuton Drive (*if the gate is opened*).
- In past emergencies, the trail connecting Marine Drive west and east has been used and I would like to see this trail continue as emergency egress for active transportation and small cars.
- Bowzer Road is another important egress route; however it is currently in very rough and rocky condition. I feel that people walking, or cycling would have a difficult time trying to escape on its rough surface. I recommend that Bowzer Road be upgraded with crushed rock to provide a good surface for people walking or cycling. This would benefit all now and would provide a safe option for egress.
- David Way – This is an important egress corridor for Belcarra. I would like to see stronger OCP words conveying the importance to our Village of building the David Way connection to Anmore.
- Additionally, I feel we can offer egress with the creation of a safe walking path on Bedwell Bay Road and would like to see words to this effect included in the OCP.

Emergency Response Planning

Emergency preparedness is a priority for Belcarra residents. The community wants to be ready to act when faced with an emergency situation, whether it be an earthquake, flood, wildfire or some other natural or man-made disaster. Municipalities across British Columbia are developing *Emergency Response Plans* (ERPs) to prepare for, respond to, and recover from disasters. These plans identify potential hazards and priority actions to be taken in the event of a disaster. These plans also articulate roles and responsibilities for municipal staff and emergency response agencies like the *Sasamat Volunteer Fire Department* (SVFD).

8. Educate residents on emergency evacuation routes in the event of a wildfire.

11. STEEP SLOPES and STORM WATER

- I agree with the 'Steep Slopes' statement that we need to address the risk of steep slopes and drainage.

Steep Slopes

Much of Belcarra is built on hillsides which contribute to the community's natural beauty. While scenic, steep slopes pose geotechnical risks such as landslides and subsidence which can cause damage to structures and infrastructure thus risking public safety. Steep slopes are identified as those having a natural slope greater than 30 percent for more than 1.5 metres and/or pose a potential for landslides or geotechnical hazards.

Stormwater

Many areas of Belcarra are serviced by an open drainage system of ditches that convey stormwater to local creeks and streams. The drainage system allows stormwater to infiltrate the ground, thus slowing the flow of stormwater. Belcarra's open drainage system is an asset as it provides habitat for a variety of aquatic life and serves to filter contaminants out of stormwater runoff.

It is a policy of Council to:

1. Adopt an Integrated Stormwater Management Plan to guide growth, development, and construction of drainage infrastructure in the municipality, including ditches.

- I disagree with this statement: *"open drainage system is an asset as it provides a habitat for a variety of aquatic life"*. I feel that it is an incorrect assumption, may be opinion based rather than fact checked, and it is misleading.
- Open ditches are being replaced world-wide with better stormwater management such as bioswales and rainwater gardens. Bioswales are a more efficient alternative to open ditches as they manage water better and are safer and more aesthetically pleasing than an open ditch. I feel this solution would help with the runoff that we see along Bedwell Bay Road. Without a proper drainage study I also feel that we need to reconsider TransLink's drainage study offer for our stormwater needs.
- I suggest the OCP change that wording to reflect the need for a proper study to determine what is our best drainage management for the future. I suggest replacing the wording to this effect: *"Many areas of Belcarra are serviced by an open drainage system of ditches that convey stormwater to local creeks and streams. Some of these ditches seem to be effective, whereas others fail to keep water off the roadway. The OCP recommends a drainage study to determine the best way to move stormwater."*

- For more information on this important topic, these websites explain bioswales and how they work better than an open ditch:

- <https://vancouver.ca/home-property-development/green-infrastructure.aspx>
- https://sustain.ubc.ca/sites/default/files/2016-08_Green%20Stormwater%20Infrastructure%20on%20City%20Streets_Jin.pdf
- <https://www.bloomberg.com/news/articles/2013-06-12/this-bike-path-also-helps-prevent-flooded-sewers>
- Good informational video here: <https://vimeo.com/66131674>

12. VEHICLE ENERGY EFFICIENCIES:

- I agree with this is important part of the plan and well said.

Vehicle Energy Efficiencies

1. Promote low carbon forms of transportation such as walking, rolling, cycling, and public transit.
2. Work with Metro Vancouver to develop the Regional Greenways Network through Belcarra.
3. Advocate TransLink provide more frequent transit service in the summer months to reduce local emissions.
4. Expand the active transportation network, making it the most convenient option for short trips within the community that is safe for all users.

Prepared by the Village of Belcarra with the
input and guidance of the OCP Review Committee.

13. MOBILITY – ACTIVE TRANSPORTATION AND TRAILS:

- Active Transportation plays a huge part in the greater regional plan and for the future will be an integral need for our community. We need to move forward on this. I feel the following images from the OCP document are well said and I agree on all points. I encourage the committee to keep these points strong in the document. My personal feeling is that we need to move forward on this as soon as possible.

Mobility

Belcarra's many trails and pathways enable residents to connect with nature. The community's compact form allows residents (and visitors) to explore on foot, bicycle, transit, or with the use of mobility aids. Belcarra residents want walking, cycling, and rolling to be more inclusive and safer for all ages and abilities throughout the community.

Active transportation refers to any form of human-powered transportation. Active transportation includes walking, rolling, cycling, jogging, and the use of mobility devices such as wheelchairs, walkers, and strollers. A well-developed active transportation network can help reduce reliance on motor vehicles, thereby reducing traffic and congestion and increasing community health and well-being. Such a network can also improve ageing in place and access to recreational opportunities. It is important that active transportation infrastructure (e.g., pathways, trails, bicycle lanes) be safe and comfortable, so people of all ages and abilities access these benefits. It is equally important that a well-developed active transportation network have multiple connections within a community to support walking, rolling, cycling and the recreational use of trails.

Prepared by the Village of Belcarra with the input and guidance of the OCP Review Committee.

29

Active Transportation and Trails

The OCP document must include a map of Belcarra's municipal trails and pedestrian corridors that currently exist within the municipality. It is a policy of Council to:

1. Document the existing municipal trails as part of this OCP, and undertake a study to identify additional pathway connections on undeveloped road right-of-ways.
2. Establish a process for prioritizing how and where money would be spent on development of new municipal trails.
3. Maintain the existing municipal trail network to ensure public safety and environmental protection.
4. Investigate options to improve pedestrian safety on Bedwell Bay Road.
5. Collaborate with Metro Vancouver to implement the '2050 Greenway Vision' by designing and constructing a new multi-use pathway through Belcarra.
6. Pursue funding to develop an 'Active Transportation Plan'.
7. Develop an 'Active Transportation Plan' that identifies new pedestrian and cycling routes and required upgrades to existing infrastructure. The Plan should provide residents (and visitors) with more transportation choices.
8. Provide end-of-trip facilities for cyclists, such as bicycle storage/racks at key destinations in the community.
9. Advocate Metro Vancouver provide end-of-trip facilities for cyclists in təmtəmx̌·tan (Belcarra Regional Park).
10. Incorporate universal access design when replacing or upgrading road infrastructure to support ageing in place.
11. Integrate trails (e.g., adjacent, separated bicycle lanes) when replacing or upgrading road infrastructure where possible.
12. Collaborate with the Tsleil-Waututh to designate heritage trails such as the trail from the Belcarra picnic grounds (ancestral Indigenous village site) along the shore of Bedwell Bay and along Sasamat Creek to Sasamat Lake and over to the Indigenous village site at Ioco.

7. Collaborate with Metro Vancouver, BC Parks, and TransLink to find solutions to Belcarra's traffic, congestion, and parking problems caused by visitors to təmtəmx̌·tan (Belcarra Regional Park) and Say Nuth Khaw Yum (Indian Arm) Provincial Park.

Prepared by the Village of Belcarra with the input and guidance of the OCP Review Committee.

31

8. Collaborate with the City of Port Moody and TransLink to optimize transit service to Belcarra and Belcarra Regional Park.
9. Encourage the City of Port Moody to re-establish the David Avenue road-right-of-way across Port Moody's north shore as a means to reduce regional traffic along loco Road with due consideration for the environmental protection of Mossom Creek and its hatchery.

14. PARKING

- Parking has been an issue since the road came to Belcarra and as the region is growing, it will continue to need solutions. I would like to see more parking spaces in the Village that are not 'resident permit only'.
- I agree with these OCP statements:

23. Install welcoming signage such as: 'transit, bicycles and pedestrians welcome'.

25. Express concern to MV Parks regarding the impact of over-flow parking on the safety of bicyclists using Tum-Tumay-Whueton Drive.

33. Support efforts on prioritizing rideshare, transit, and bicycle (including electric bikes) access to Belcarra Regional Park.

27. Consider making limited, designated parking available for scuba divers at Whiskey Cove — possibly a permit system — if administered and policed by MV Parks personnel.

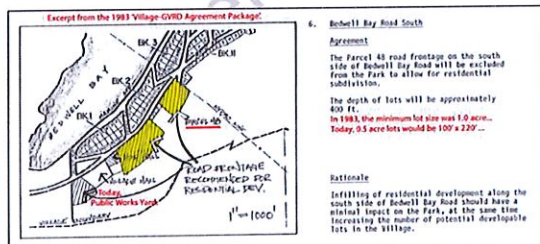
36. Support temporary resident visitor parking exemptions for weddings, graduations, and community events, etc.

15. FUTURE RESIDENTIAL

- I agree with the future residential statement in the OCP.
- Are there no other areas that would offer more future residential development?
- I suggest the OCP add wording that states developers need to build the section of active transportation in front of the properties (*and trail connections to the park.*) Note that this is done with all new developments in our neighbouring communities (*and all over the world*). • •
- Design guidelines: <https://www2.gov.bc.ca/assets/gov/driving-and-transportation/transportation-infrastructure/engineering-standards-and-guidelines/traffic-engineering-and-safety/traffic-engineering/active-transportation/bcat-tod-design-guide-mobile.pdf>
- Coquitlam Developer guidelines:
<https://www.coquitlam.ca/DocumentCenter/View/5281/Transportation-Demand-Management-Guidelines-for-New-Development-PDF>

Future Residential

The "Future Residential" land use designation identifies areas of future development that were envisioned in the 1983 Village-GVRD Agreement Package. Once the two areas of Provincial Crown Land are identified on Figure 10 – Land Use Designations map of the adopted OCP, the process would involve Council approaching the 'Ministry of Land, Water and Resource Stewardship' to seek their guidance regarding the Ministry's approval process.



16. COMMERCIAL

• When the village was incorporated in 1979, people wanted to keep Belcarra as a small rural community. One of the thoughts at the time was to disallow any commercial activity within the village. I feel that this was a mistake and that it must change. I feel it would be a benefit to all to have a small local grocery store and perhaps a coffee shop or café. I would like to be able to pick up milk and eggs without driving out of the village. The past two years have shown us the opportunity of working at home and the life style flexibility of creating job opportunities in homes and within our community. I welcome diversity be it a commercial opportunity, a vacation rental or a home business. I agree with these goals of the OCP:

Commercial

The 'Commercial' land use designation is new, and no lands have been identified for commercial uses on **Figure 9 – OCP Land Use Designations**. The new Commercial land use designation reflects the community's desire to become a greener and more sustainable Village.

Prepared by the Village of Belcarra with the input and guidance of the OCP Review Committee.

39

The community supports small-scale community-oriented commercial uses in Belcarra. Residents support small-scale retail, and low-impact tourism uses that provide services to residents and visitors. Examples of small-scale retail and low-impact tourism uses include cafes, small neighbourhood corner stores, and/or specialty grocery stores. The new commercial land use designation encourages businesses that serve the needs of the community.

It is the policy of Council to:

1. Update the Zoning Bylaw to provide guidelines for potential Commercial uses.
2. Support small-scale commercial development in parks, such as kayak rentals, concession stands, and food trucks.
3. Explore appropriately designated areas for potential commercial development.
4. Explore small-scale retail and low-impact commercial uses including cafes, small neighbourhood corner stores, specialty grocery stores, and artist studios in the commercial designation.
5. Support commercial uses that provide services to local residences.
6. Support commercial uses that reduce vehicle trips for necessities.
7. Assess the commercial designation to diversify the municipal tax base.
8. Permit home-based businesses to alter the outward appearance of the dwellings they are located within to facilitate small-scale retail businesses so long as the character of the village is maintained.
9. Support commercial opportunities that provide local employment.

It is the policy of Council to:

1. Permit the development (or redevelopment) of civic uses within areas designated 'Civic Institutional' on **Figure 10 – OCP Land Use Designations**.
2. Assess the Village's need for additional space to accommodate new civic uses as the community grows.
3. Pursue opportunities to acquire land to accommodate new civic uses as required.
4. Consult the Sasamat Volunteer Fire Department about their existing and anticipated space needs.
5. Work with utility providers to accommodate new services as required.

Conservation and Recreation

The Conservation and Recreation designation is intended to protect environmentally sensitive areas and guide recreation in Belcarra's regional and provincial parks.

It is the policy of Council to:

1. Collaborate with Metro Vancouver and BC Parks on park planning initiatives within tām̓tām̓x̓tan (Belcarra Regional Park and Say Nuth Khaw Yum (Indian Arm) Provincial Park).
2. Revitalize the multi-sport court. (Note: The West Road Recreation Site is under a 25-year licence to the Village from Metro Vancouver (with an option for another 25 years) and it is not a Metro Vancouver facility.)
3. Connect existing Village community trails to regional park trail networks.
4. Advocate preservation of lands designated Conservation and Recreation by Metro Vancouver within Belcarra Regional Park.

17. NEIGHBOURHOOD RELATIONSHIPS

- We are part of a greater world than our tiny Village and I agree with each of these statements.

Relationships with Neighbouring Jurisdictions and Government Agencies

1. Strengthen relationships with municipalities within the Northeast sub-region (Anmore, Port Moody, Coquitlam, and Port Coquitlam) by meeting with their Chief Administrative Officers and Directors of Planning on a regular basis.
2. Work with neighbouring jurisdictions and government agencies on matters such as land use, servicing, transportation, transit, and affordable housing for the betterment of the Northeast sub-area.
3. Collaborate with the neighbouring communities of Port Moody and Anmore to develop protocols for inter-municipal communication and referral processes for land use planning applications.
4. Attend Regional Planning Advisory Committee meetings to stay informed of regional planning research and initiatives.
5. Maintain relationships with Metro Vancouver and the provincial government to collectively address the impacts of recreational park users on the community (e.g., traffic congestion, parking, etc.).
6. Communicate Belcarra's interests to Metro Vancouver and TransLink regarding transit service levels.
7. Maintain positive relationships with all agencies that provide services to Belcarra.

Prepared by the Village of Belcarra with the
input and guidance of the OCP Review Committee.

43

8. Participate in conversations between private landowners, Metro Vancouver, and Port Moody regarding potential road access to Farrer Cove.
9. Support additional park land acquisition for the Tri-Cities sub-region to reduce the pressure on Belcarra Regional Park. The Tri-Cities sub-region has experienced very strong population growth and insufficient park land has been set aside.
10. Support Provincial development of Burke Mountain Provincial Park as a means of increasing recreational opportunities in the Tri-Cities area.
11. Encourage MV Parks to provide safe bicycle parking and/or storage at Belcarra Regional Park high activity areas such as Sasamat Lake and Belcarra picnic grounds.

From: OCP
Subject: FW: letter to the Belcarra OCP Committee

From: RON DAVIS
Sent: Wednesday, August 24, 2022 10:27 AM
To: OCP <OCP@belcarra.ca>
Subject: letter to the Belcarra OCP Committee

To: OCP Committee members, Mayor Ross , and the 4 Councillors

I am including with this letter a submission I made October 25th, 2010 to the then ocp committee. My submission was noted and discussed but not advanced to a draft. The draft and final outcome was to change the ocp for subdivision approval from one acre lots to half acre lots. As I had pointed out in my 2010 letter "I feel going to half acre lots would have minimal effect on creating new lots". My question now is after 12 years, how many new lots through subdivision have been applied for and how many have been approved? I'm interested in your answer.

In reading the municipal act, chapter 20 part 29-management of development,content of community plans 945 sections 1 and 2 and 2 (a). If as I suspect the answer to the amount of lots created by subdivision is perhaps 1 or 2 then I think the committee has a legal responsibility to have a very in-depth public discussion around growth and revisit 1/8 to 1/4 minimum lot sizes for Belcarra which is consistent with the already established lot sizes. I don't understand where the new residential development is to come from in the next 5 years, as is required under the Act.

I look forward to following your discussions. Please call or email me anytime.

Respectfully ,
Ron Davis
Turtlehead Road

Paula Richardson

From: OCP
Subject: FW: 2010 Ron Davis letter to the OCP Committee

From: RON DAVIS
Sent: Wednesday, August 24, 2022 11:24 AM
To: OCP <OCP@belcarra.ca>
Subject: Fwd: 2010 Ron Davis letter to the OCP Committee

To: Ocp review committee, Mayor Ross, and Councilors

Please attach this letter to the letter and email I sent today at 10.27 to the OCP Committee.
Thank You very much.
Ron Davis

From: "ron davis"
To: "ron davis"
Sent: Wednesday, August 24, 2022 11:18:21 AM
Subject: 2010 Ron Davis letter to the OCP Committee

October 25,2010

cc. Belcarra Council

Dear members of the Official Community Plan Review Committee

Having read the minutes of the OCP Committee meeting of May 6, 2010 I have concerns regarding the consensus to reduce the minimum building lot size to only 1/2 acre. Moving to 1/2 acre building lots would have a minimal effect on creating new lots in the Village of Belcarra and have virtually no effect on Turtlehead and Belcarra Bay Road areas. I would like to see building lots that are more consistent with the already established sizes of 1/8 to 1/4 acre or perhaps minimum sizes based on viability and sustainability.

A nearby waterfront home currently list for sale on Robson Road stands on a 5500 square foot lot. The 1/2 acre minimum proposed is 4 times the amount of this particular lot. A waterfront lot currently for sale on Belcarra Bay Road is just over 9000 square feet.

Potentially the OCP could create separate zones throughout Belcarra with guideline that are more site specific. The combined parameters of the B.C. building code bylaws, the standard setbacks of a home within its property lines and the strict engineered septic system guidelines would ultimately determine whether or not a property could be developed . Perhaps this could eliminate the need to have a fixed minimum lot size.

I realize that creating separate zones with a mixture of lot sizes would require more planning and add more work but I feel the long term results would be a more reasonable and flexible solution to the "one size fits all" . Allowing for property sizes considerably less than 1/2 acre would increase the supply of more affordable lots and smaller homes. Managed appropriately the additional property tax revenue from higher density housing would more than offset the increased administration costs and minimize property tax increases.

Respectfully,
Ron Davis
Turtlehead Road.

From: OCP
Subject: FW: 1/2 acre lots Farrer Cove

From: Shane Lander
Sent: Wednesday, August 24, 2022 10:26 AM
Subject: 1/2 acre lots Farrer Cove

Dear OCP Committee members and Mayor Ross and Councillors,

My name is Shane Lander and I am the owner of Farrer Cove Rd here in Belcarra for approx. 10 years.

I am in support of the letter you received August 16th, 2022 from Brian Ashford, Sy Rodgers and Lynda Spence. The letter does address many of my common thoughts about the ½ acre subdivision in our community.

Thank you for your time and efforts.

Shane Lander

From: OCP
Subject: FW: Belcarra OCP

From: Robert Wilson
Sent: Wednesday, August 24, 2022 8:57 AM
Subject: Belcarra OCP

August 24, 2022

Dear OCP Committee members and Council,

I am a full-time resident for the last 25 years and have owned my property for over 45 years, originally as a summer home. Over these years I have witnessed many changes and development in Belcarra and almost none in my Farrer Cove area. Farrer Cove is one of the only areas with potential to allow Belcarra to grow and be supported as a vibrant community.

Originally reviewing the draft OCP I was concerned that there was very little consideration for the future enhancement of Farrer Cove to be part and parcel of the village. Potential considerations for the future development of Farrer Cove and its contributions to the Village were omitted or changed from the previous OCP. Now, I am in receipt of a letter prepared by 3 of my neighbours and delivered to Council and the OCP Committee. This letter also addresses my concerns and I am in full support of the comments and recommendations outlined in this letter. I hope that Council will give serious consideration to the content in this letter and reflect this in the new OCP.

Sincerely,

Bob Wilson

From: OCP
Subject: FW: OCP Letter

From: Zachary Kyra-Derksen
Sent: Monday, August 22, 2022 7:13 PM
Subject: OCP Letter

Dear OCP members, Mayor Ross and Councillors,

I want to add my support to the letter sent by Brian Ashford, Sy Rodgers, and Lynda Spence regarding the OCP.

In particular, I don't understand why Belcarra proper has a .5 minimum lot size and Farrer Cove South has a 1 acre minimum lot size. It is a discrepancy which has been very costly to my family, and potentially very costly to me in the future.

We are currently designated as undivided, which means we are unable to get a traditional mortgage from a bank. Bringing Farrer Cove South in line with the Belcarra minimum lot size of .5 acres would allow us to subdivide our 1.3 acre property.

The impact of this would be huge.

My mom would be able to sell a portion of the property to me or someone else if needed to support her retirement. It would also give me a chance to build my own future here.

I have lived here since 1998, and there is nowhere else I'd like to live. There is a potential for me to buy a .5 acre lot if ever available in Farrer Cove. However, buying a full acre is unlikely due to the cost. More broadly greater Vancouver faces an affordability crisis, especially for my generation. Moving to .5 acre lots is the ethical thing to do. If someone wants a piece of the paradise we live in, they shouldn't be priced out to the degree they are now.

Mostly, I feel horrible about the financial difficulty that our undivided property status has inflicted on my mom. When my parents divorced 8 years ago she was unable to get a traditional mortgage from any bank or credit union. I remember going to countless meetings with her to see mortgage brokers. None understood what an undivided property is, and why we were classified as such when we had clear boundaries recognized by Lands Title.

Instead my mom sought out private financing where she pays a high rate over a condensed period of time. The result is an extremely high monthly payment. If she was able to get a traditional mortgage, over say a 20 year term, the monthly payments would be much more manageable.

It would be a tremendous benefit for her and I if the minimum lot size was reduced to .5 acres in Farrer Cove South.

Thank you very much for your attention to this matter.

Sincerely,
Zachary Kyra-Derksen

From: OCP
Subject: FW: OCP Feedback

From: Suzanne Kyra
Sent: Monday, August 22, 2022 7:17 PM
Subject: OCP Feedback

Dear OCP members, Mayor Ross and Councillors,

I am writing to echo my support of the letter sent by Brian Ashford, Sy Rodgers, and Lynda Spence regarding the OCP.

I have lived in Farrer Cove since 1998. It is our forever home, and I love living here.

However living here has brought significant challenges. While we have clear boundaries with our neighbours as recognized by Land Titles, we are unable to get a mortgage due to our undivided property.

This has been very difficult on us financially. When my husband and I divorced 8 years ago I was forced to seek private financing from multiple sources in order to buy his share of the property. It was a very difficult process, and costly as I have had to pay well above the rate that banks offered.

I have gone to many banks and credit unions in search of financing, and every mortgage broker I've spoken with is confused by our situation. They stated that they have no idea what undivided property means, and why it exists.

I view this as a financial penalty that I've had to face because the minimum lot size is one acre. I own 1.3 acres. I find it very disappointing that the Village has a .5 acre minimum, while Farrer Cove South has a 1 acre minimum.

I strongly suggest the change to .5 acre lots in Farrer Cove South. This would allow me to subdivide and get a traditional mortgage from a bank. I could then possibly sell a portion of my property if needed to support my retirement, instead of being forced to move.

Thank you for your care in this matter.

Sincerely,
Suzanne Kyra

From: OCP
Subject: FW: OCP draft

From: tony spence
Sent: Saturday, August 20, 2022 1:30 PM
To: OCP <OCP@belcarra.ca>
Subject: OCP draft

I am a long time resident of Farrer Cove and am writing with respect to the draft OCP.

I have read the response dated August 16, 2022, sent to the OCP Committee by Sy Rodgers, Brian Ashford, and Lynda Spence, and wish to state that I am in full agreement with what they said.

I would like to add that in the draft, no articulable reason is given as to why Farrer Cove should be treated differently from the rest of the Village with respect to minimum lot size, water and sewage requirements for subdivision. If the Fraser Health Authority approve of a water source and sewage system, that should be sufficient for the Village.

Tony Spence

Paula Richardson

From: OCP
Subject: FW: Response to OCP draft dated August 2, 2022

From: lynda spence
Sent: Wednesday, August 17, 2022 5:46 PM
To: OCP <OCP@belcarra.ca>
Subject: Response to OCP draft dated August 2, 2022

To the OCP Committee,
Thank you for your continued work on the Belcarra OCP. I know participation on this Committee has been involved and time consuming.

I am writing a letter in support of the proposed initiative to change the allowed lot size for subdivision in Farrer Cove South to one half acre from one acre. My reasons are twofold:

First, I am one of several residents who reside on an undivided interest of less than one acre and am unable to subdivide and;

Second, I am co-owner with three other family members of a property which has been in the family since 1944. I would like to pass a portion of this property on to my grandchildren, the original purchaser's great, great, great grandchildren. Given the number of shareholders, this will only be possible if lot sizes of less than one acre are allowed.

Both properties are served by Potable Water and have had road access for more than 50 years as well as water access.

A request for one half acre lot size was discussed with Belcarra in 2011 and denied. I feel very strongly that it is past time that Farrer Cove South is recognized as an equal partner in the Village and treated accordingly. I join my support with other Farrer Cove residents who no longer want to be treated as second class Belcarra citizens when it comes to subdivision possibilities.

I strongly encourage you to support this initiative.

Thank you for your consideration.
Lynda Spence

August 16, 2022

To:

OCP@belcarra.ca

All OCP Members

cc

jross@belcarra.ca

cclark@belcarra.ca

bdrake@belcarra.ca

jsnell@belcarra.ca

lwilder@belcarra.bc

prichardson@belcarra.ca

Response to OCP dated August 2, 2022

Dear OCP Committee members and Mayor Ross and Councillors,

Before setting out our comments in detail, we wish to stress first that it is misleading to state in the latest Draft OCP under *Road Network, Parking and Transit*, page 39, paragraph 4, that the Land Titles Act, “requires public road access as a prerequisite to subdivision”. Under the Land Title Regulation, BC Reg 334/79 Section 8, water access only properties can be subdivided without access to a public road. Indeed, subdivision was recently granted to Farrer Cove South Lot 3. We suggest that this statement be removed. (Delete “which requires public road access as a prerequisite to subdivision”).

Second, under *Liquid Waste*, page 43, paragraph 2, which states, “Support the requirement that rural property owners wanting to subdivide parcels smaller than 2 hectares (4.94 acres) obtain the requisite regulatory approval of subdivision proposals from the Fraser Health Authority as required by the Provincial Government Guide to Rural Subdivision Approvals (February 2021).” That guide is not applicable to land within a municipality as noted in the document under section 1, Subdividing in BC, the first sentence. This information was confirmed by the Minister of Transport Approving Officer, Jeffrey Moore.

Submissions with respect to the Draft OCP:

Please note that while we, the undersigned, are writing this response under our own names, the three of us have for the past 2-1/2 years been acting as an unofficial committee within the Farrer Cove community. As such, we have spoken with the majority of residents, who have all expressed numerous

concerns regarding the disparity between the Village and Farrer Cove South regarding subdivision regulations.

Under the current OCP requirements for subdivision, the main Village area is set at a half acre minimum lot size for subdivision. Farrer Cove South minimum lot size for subdivision is set at one acre. We, in Farrer Cove South feel very strongly that the minimum lot size for subdivision requirements in Farrer Cove South should be the same as those granted to the main Village, namely one half acre and would therefore like to see the following change to the final OCP 2022 under "*Residential*, paragraph 4",

"The Village supports consistent zoning of one half acre lots across the Village and for those properties in Farrer Cove South, RM-2 zone, which are currently accessed by road, have a Fraser Health approved Community Potable Water system, and meet Fraser Health sewage requirements."

DISCUSSION

Background:

As you are aware, Farrer Cove is made of four distinct and separate areas.

Twin Islands, the northernmost section of Farrer Cove is made up of 18 private properties.

The north side of Farrer Cove Bay is known as Farrer Cove North and is made up of 6 private properties. Both Twin Island and Farrer Cove North are water access only properties.

The ELC, formally known as Camp Howdy, which is made up of 6 private parcels of land. This area has had road access for more than 50 years.

Farrer Cove South (RM-2 zone) is the residential area made up of 13 private properties which house 12 full time dwellings, 4 part-time dwellings, and 3 vacant lots. This area has had road access for more than 50 years and a reliable Community Water System since 1987.

These 4 distinct areas of Farrer Cove together make up approximately 40-45% of all the private land mass in Belcarra. As the OCP Committee is aware, the Province, including David Eby, is very concerned with OCP documents that show little or no growth strategy. The areas of growth outlined in the current draft suggest possible Crown Land as growth. Our understanding is that First

Nations have Right of First Refusal on any Crown Land in BC. As the Tsilil-Waututh Nation called Belcarra home for many years, we would assume they will have a great interest in this Crown Land - similar to the hold up regarding the five acre parcel at Senkler Road and Bowser Avenue. It could be many years before Belcarra might acquire Crown Land. We feel that by granting Farrer Cove South the ability to subdivide to one half acre lots it will be shown that Belcarra is taking a positive step forward in its growth strategy.

Longstanding issues:

A major problem currently facing Farrer Cove South residents results from many years ago, prior to zoning regulations, when property owners built 2 dwellings on individual lots. In the 1970s, the GVRD gained jurisdiction over the Farrer Cove area and introduced zoning regulations which resulted in these dwellings becoming 'non-conforming'. When Farrer Cove joined Belcarra in 1993, zoning was set at 2 existing dwellings for properties, so these dwellings became "conforming". However, the overall problem is complicated as these home owners bought undivided interests in properties and 2 homes were previously built on undivided parcels. There are 8 dwellings in Farrer Cove South in this position.

Banks no longer provide mortgages on undivided interests. Current property owners in this situation must find buyers who can purchase property without a bank mortgage. This limits the number of prospective buyers and thereby devalues the property. It particularly excludes many young buyers who do not have the means to pay cash for a house. With one half acre lots, a much smaller piece of land can be subdivided and sold in the conventional manner as a stand alone property.

Clearly, we do not want to jeopardize, in anyway, the existing designation of "conforming" for these dwellings. While some residents may choose to subdivide, others may not be in a position to do so. No one should be forced to subdivide in order to protect the hitherto legitimacy of their home as "conforming". Therefore, we are only requesting to change the minimum lot size in the RM-2 zone to one half acre from one acre.

The majority of owners in Farrer Cove have lived here for well over 25 years. Owners bought not for a quick profit but because they love the area and hope to pass the property onto their children and grandchildren. In two cases, property has been in the family for over 65 years and, if grandchildren were to inherit, they would be the 5th generation of family living on the property. In going to half acre lots, it would be possible to share the land with family who could sell a small parcel of the property if necessary, rather than be forced to sell an entire

piece due to estate issues. One of the properties in Farrer Cove South with a full-time dwelling has been in the family for more than 50 years and is only 1.2 acres.

Farrer Cove residents live here because they love the natural beauty of the area and appreciate the peaceful lifestyle. Many want to pass that lifestyle onto their children and grandchildren. We foresee *gentle growth* in the area over a number of years, not high density development.

Potable water:

Farrer Cove has a reliable source of Potable Water. In 2012, residents formed the Farrer Cove Water Users' Community, which was incorporated under sections 51 and 53 of the Water Act under #77740/20. The Water Management Committee consists of Larry Carlsen, Sy Rodgers, Tony Spence, and Bob Wilson. The water system crosses and/or meets all 13 properties and currently services 13 full time residences, 3 seasonal residences, and 2 vacant properties. The system meets Potable Water standards as set out by the Province and is monitored monthly by the Fraser Health Authority.

We are happy with the requirement that is stated in the current OCP, page 42, paragraph 2, which reads, "Continue to allow residential private wells and community water systems that are subject to approval and permit by the Fraser Health Authority (FHA)."

We do not understand why connection to a Municipal water system should be added as a condition of subdivision when a Community Potable Water system, approved by Fraser Health Authority, already exists. Regardless of the water source, as long as it is potable water approved by Fraser Health, this should be sufficient for the approval of subdivisions within Belcarra.

Road access:

We are aware that numerous partners will be able to comment on the draft OCP, including Metro Parks. Our committee has had discussions with Parks regarding the possibility of a future road to Farrer Cove South. In those discussions, Parks reminded us that they supported the 2005 YMCA proposal that envisioned 80 homes being added to Farrer Cove and a new road that would have opened up all of Farrer Cove to residential growth. That road would have fallen within Park boundaries.

In terms of increased traffic, when the YMCA was running their camps they had 5000 visitors annually with no complaints from Parks. The ELC has upwards of

200 parishioners visit each week to attend church services, meetings, and social gatherings. In addition, both the YMCA and now the ELC regularly rent out their land to the movie industry, which is accepted by Parks. The ELC has opened up a Tea House which regularly sells out to capacity and there is a plan to open an onsite bakery soon. Again, Parks allows this to take place with no complaint.

As Port Moody and Coquitlam continue to build multiple high-rises and condos, Belcarra Parks are overrun with their residents seeking green space. Has Parks challenged their OCPs suggesting no more growth in the TriCities? We think not.

We are asking for a minimum lot size of one half acre in the RM-2 zone on only the 13 private lots making up Farrer Cove South. Residents have had road access for over 50 years and a Potable Water system.. We believe that the intent of the Belcarra OCP 2022 is to benefit residents of our Village, not Metro Parks.

Future alternative road access:

The current OCP and the draft OCP clearly supports a future road to Farrer Cove South. As has been stated in the current draft OCP, the cost of such a road will be entirely borne by Farrer Cove South residents. If the ELC decide that they do not want a public road in order to remain off the grid and self sufficient, then the full cost of a road could fall on the 13 land owners of Farrer Cove South. The cost to each property owner could be as much as \$350,000. If half acre lots were to be allowed, it would make it much more viable for each home owner to finance the road.

Precedents in other BC communities regarding subdivision options and diversity:

1. **Anmore** has numerous areas designated within the community allowing lot sizes smaller than one half acre. They have identified 5 Comprehensive Development areas with varying lot size requirements; eg. Bella Terra (26 dwellings on one half acre or less), Crystal Creek (10 lots, each on less than one third of an acre). All areas are on septic. See Anmore Zoning Map, Schedule A).
2. **Bowen Island** has 20 Comprehensive Development areas spread throughout the Island. Some of these areas allow dwellings on one half acre or less, eg. Arbutus Ridge (lots 7,8,9 are less than one half acre). All are on septic. Like Belcarra, there are many dwellings in the main village area of Bowen Island that are situated on lots that are one half or quarter of an acre.

3. **Lions Bay** is very similar to Belcarra in that the village is mostly built out with no new building lots evident at this time. However, a sampling of houses currently for sale indicates lot sizes of less than one third of an acre; eg. 425 Mountain Drive, 55 Tide Water Way, 130 Ocean View, 195 Ocean View Place, and 150 Seaview. These are all 5 bedroom, 3 bathroom homes and all are on septic.
4. **Village of Belcarra** currently has 184 properties less than one half acre which rely on individual private sewage systems which require Fraser Health approval (58% of all Village lots).

Conclusion:

We, in Farrer Cove, requested half acre lots in the last OCP discussions in 2011 and were denied. Since those talks, Farrer Cove South residents have fully upgraded our community water system to meet all health requirements by Fraser Health. Septic systems have improved exponentially over the past 11 years and two such differing systems have recently been approved for subdivision of lot 3 here in Farrer Cove South.

In 2022, we feel very strongly that our half acre lot request is entirely credible and there is no reason to be denied this request. Further, that any subdivision should not be conditional on public road access and connection to a Municipal water system. We cannot overemphasize the importance of your actions on this and the message that you are sending to Farrer Cove South residents with your decision.

Respectfully submitted,
Brian Ashford
Sy Rodgers
Lynda Spence

From: OCP
Subject: FW: OCP resident comments

From: Deborah Struk
Sent: Thursday, August 11, 2022 9:18 PM
To: OCP <OCP@belcarra.ca>
Subject: OCP resident comments

OCP

Thank you, it is so refreshing to see what the OCP Committee has put forth with the first bit of changes, it is now looking more like a made in Belcarra OCP, rather than one made by overpaid, outside consultants.

Thank you to each of you for your hard work and a special thank you to the chair and co-chair for their history and diligence in guiding this document forward.

Thank you for listening to residents and removing the need for atonement. That was a huge concern. There were other aspects, docks etc being another, so thank you. We are a Village, a very small village with not much to gain, in worldly terms, but a lot to lose. Prior to incorporation as a village, we were not valued or honored by MetroVan(then GVRD). In fact they wanted to expropriate us. I am not convinced they still have the best interests of residents and homeowners at heart. As we progress with the OCP much wisdom needs to be used. We can not allow outside entities to severely influence our village.

My first, is a question, out of curiosity, why was TWN the first involved with the process? I understand that it is important as part of the reconciliation, but was it wise to first go to them? Over the last several years we have seen the park take the traditional name of Tum Tumay Whueton. I have yet to be able to write it in the traditional manner, and my pronunciation is to be desired.

The following is specific concerns with page references corresponding with the latest draft.

Page 17 of the Timeline, there is no reference to the first OCP that was diligently created by resident volunteers. That should be mentioned in the Timeline.

Page 23 under Existing Community Services it lists Muti court facility. It is currently a run down piece of broken down pavement, it is NOT a multi court use that provides an 'existing community service', although it should be.

Page 24 Thank you for listing the priorities as residents had in fact ranked them, rather than as the consultants had ranked them. Consultants had placed environment and climate action as priority when they were NOT mentioned in resident survey results or from the Open House.

Page 25 The strategic goals should have some sort of ranking as fits with the sentiments of residents and council

Page 27 We need to be very careful and diligent with any references to the VPA and docks etc. paying attention to what has happened to the residents of Pender Harbour and how they lost all of their docks. It was a lengthy process started by First Nations so, if anything can be done to save any and all foreshore licenses, docks ad such of residents, council needs to be doing what they can to protect these from outside governing bodies. Our OCP needs to reflect this rather than leaving us open to having something similar happen.

Page 30 Having been a member of the Tree Committee we had agreed although we LOVE our trees and forested community/tree canopy, we need to be very mindful of the density, types and health of trees (evergreens are actually highly flammable) this all with regards to fire safety in our Village.

Page 32 Item 1 is a concern if TWN deems residents septic systems are contaminating Burrard Inlet. Hopefully, this could never be a possibility. Otherwise this could present huge problems homeowners in the Village.

Page 38 Active Transportation item 5, hopefully this is not going to be a priority or come at a huge cost. As I have said before, and now particularly, after watching roads being ripped up in Coquitlam and Port Moody with the disruption and amount of carbon output. In creating these MUPs they certainly will NOT decrease our GHG and carbon output in our tiny village of Belcarra. Never mind the covering of ditches, moving of roadways etc. If anything a MUP should be put through Tum Tumay Wheuton. One only also look at the horrid work done near 300 loco Rd approaching the rink, the road is much narrower and parking for residents has been taken away. There is also a section where cyclists must dismount and walk their bikes. In principle a MUP is an amazing idea but there needs to be a real need, space and funds. We do not have a real need, in that the number of residents that use bikes to commute or shop. We do not have the space. We do not have the funds.

Page 34 item 11 mentions Port Moody water mains going to Burrard Thermal Plant, would it not be possible to not only pursue fire protection resources along Tum Tumay Whueton, but also to possibly bring more water into Belcarra via that route?

Page 36 Building Improvement item 5 should also include triplexes and four plexus as mentioned earlier and later in the draft OCP document and these should be added to the building bylaw.

The entire Greenhouse Gas Reductions reads as something from a document created for the larger municipalities with the name Belcarra simply plugged in. Much of this is not really feasible for our tiny village. Most Belcarra residents try to be responsible regardless of pathways and such. Most of us still need to use our vehicles to get our waste to the WARD. Instead, should there not be a real effort to set up a Ride Share webpage for Belcarra residents. Further, even if we have an aging in place facility, residents still need to leave the village to shop, we have no indoor recreation facility for fitness, nor library, doctors, hairdressers and the like.

Page 37 Active transportation and Trails

Item 5 should not be in this OCP but wait until the next one.

Item 6,7,8 No, they need to go

Item 9 end of trip facilities and transportation need to be provided in Belcarra park, not the Village of Belcarra.

Item 13 hopefully all costs to such signage would come from Federal or Provincial funding

Page 39 Item 14 seems preposterous, 'New roads and upgrades to be funded by landowners'. Should this not be worded 'may be' instead of 'to be'?

Item 15 add duplexes, triplexes and fourplexes

Item 17 do we really need more bus shelters, they often end up being targets for vandalism, littering or hideouts for night time imbibing

Item 18 There is new signage but it fails to add Picnic AND 'Hiking Trails'

Item 20 we have been told by in the past by Works Superintendent we can not have such crosswalks in Belcarra because of snow removal equipment. IF we sent the money on these crosswalks how much would we have to spend to change or upgrade snow removal content?

Item 21 needs to be removed, if we are committing to be a 'Dark Zone' this totally negates that An electric speed warning sign will not work, the worst speeders want to speed and will not be deterred by a flashing sign

Item 22 is vague, what does it mean? Is it meant to say ensure picnic parking all within Belcarra Park boundaries?

Item 23 not necessary and an added cost

Item 26 why is this something we need to address? This is for MetroVan is it not? It should be removed.

Page 42 Item 3 re water metering, this should start soon, at very least Metro Van should be being charged for usage, or issue credit towards Belcarra in lieu of MetroVan fees. The number of users per day, especially in the summer is huge. They are using our 'limited' water. The park may even use more than all residents combined on a busy summer day.

Page 44 Solid Waste Item 3 "Reuse Days" is an excellent idea

Page 47 Civic Marine Item 5 support VFPA enhancement, where would these boulder cluster and cobble beds be and who would pay for them?

Page 47/48 Where are these Natural Tidal zones? How does this impact current dock owners? As previously said, the Village needs to do all it can to protect residents wharfs and docks within and beyond tidal zones.

Page 49 Relationship with Belcarra Residents Item 4 should say 'Provide residents with at least 3 or 4 weeks notice of public engagement sessions'. Two weeks is too short notice to be able to reschedule something.

OCP Planning Process

Item 1...The OCP planning Process does NOT have to be every 5 years in a small village like ours. We are small and not much changes, it should read once every 5-10 years

Thank you for taking the time to consider my points. A HUGE thank you to all of the OCP committee for all their hard work. We know you have the best interests of our Village at heart, so we trust yours with council to be the 'gatekeepers' in protecting our Village as you can, yet allow for development to maintain sustainability. Thank you.

Sincerely,
Mrs. Deborah Struk

From: OCP
Subject: FW: draft OCP document

From: John Stubbs
Sent: Thursday, August 11, 2022 3:51 PM
To: OCP <OCP@belcarra.ca>
Subject: draft OCP document

First let me say that, as a member of the the committee that developed the 2011 OCP, how very much I appreciate, understand and applaud the time and effort that went into developing this draft document with its excellent maps. Widespread community consultation, a willingness to think hard about our future as a Village, while also reflecting on our past, has led to creation of a vision and goals that should serve Belcarra well in the next years.

Thank you.

John Stubbs.

Some specific comments, observations and questions.

1. I welcome and support the many references to working with the Tsleil-Waututh Nation in moving forward on many parts of the OCP. This is needed and long overdue and I hope that the referral process will be soon completed as part of the process of future reconciliation and collaboration.

2. Yes..we are indeed an "aging community in a growing region" (p.4) and this presents both challenges and opportunities.

3. In line with the Village's Housing Needs Assessment of 2021, I strongly support the need to expand housing diversity and affordability, and especially the need for smaller houses for both our aging population who wish to remain in the Village and also to attract smaller younger families. (pp. 16-17 and p. 40 [alternative subdivision design principles]). These issues were highlighted in the 2011 OCP and in the letter of transmittal to the Council that year. There has been good progress on carriage houses but I am unaware of progress on other kinds of housing diversity.

4. Linked to #3 above, I would certainly urge Council to commit to periodic progress reports on the implementation of the OCP. This will reinforce the view that the OCP is a "living document". And the new five year requirement for new OCPs is welcome. Too much can change over 10 years.

5. It is good to be reminded again that, thanks to the wisdom of the early Village founders, there are potential sites for further housing developments on the East side of Bedwell Bay Road, north of the Firehall.

6. I would support the idea of small scale commercial development in the Village. Where might such development take place? If it is possibly along Bedwell Bay Road, then I very much hope Council would revisit the need to ensure that walking and cycling [Active Transportation] along that road can be made both safe and pleasant for all.

7. Building a proper road to Belcarra North/Ferrer Cove has long been an issue involving both local/regional politics and costs. (p.32). Assuming the latter issues can be resolved among all the parties, the capital costs of such a road should rest with owners and developers of properties in this area. In principle, I agree with this approach but I would urge

further reflection. The residents of those properties are part of the Belcarra community and our friends and neighbours who have served on Council and other Village committees for many years. They are contributors to the life of our Village and, although I have no obvious alternatives to suggest for covering the costs, I would urge Council to explore whether the Village can make some limited financial commitment to the capital costs of the road.

8. I support the current moratorium on further dock/wharf development in Bedwell Bay until all the noted studies have been completed to ensure the environmental security/vitality of the Bay.

Thanks again for all the work that has gone into this exercise.

From: OCP
Subject: FW: OCP 2022 Draft – Comments II

From: Brian Hirsch
Sent: Tuesday, August 9, 2022 6:11 PM
To: OCP <OCP@belcarra.ca>
Subject: OCP 2022 Draft – Comments II

To: OCP Review Committee
From: Brian & Carol Hirsch
 Belcarra Bay Road.
 Belcarra, BC

Tuesday, August 9, 2022

OCP 2022 Draft – Comments II *

1. Key Policy Areas (page 19) Notwithstanding "... The key policy areas, when read together, form a comprehensive policy framework... ", **Financial Sustainability** must be "Front and centre!" together with **Land Use** (Designations) – i.e. Item 1 (& 2) of the OCP document. Without a financially viable municipality, there will be no (independent) Village of Belcarra municipality, and the OCP itself would just be "blah blah blah!"

Simply increasing property taxes year-on-year in our view, is unacceptable when there are other means of eliminating debt, accumulating reserves and financing infrastructure replacements and improvements as and when needed.

The Village is a residential community – there are no industrial, commercial (other than a few home-based businesses), or retail enterprises that could form a solid tax base. [Small scale commercial &/or retail businesses (page 39-40) would/will provide a small contribution towards the Village's coffers]

The Village could and must optimize the land within its boundaries.

Under Financial Sustainability, Items 6, 7, & 8 (page 35) & Land Use Designations (pages 37-39) & in particular Item 7 (page 38) recognize the potential of such optimization.

The expectation is that Council will adopt these recommendations at face value (& not overridden or severely restricted by other clauses (buried) within the draft OCP or existing Village bylaws or policies, or vetoed by (a) Councillor/s for personal reasons or because of intimidation by vocal special interest groups).

Future Residential (page 39)

- In addition to the (potential) future development of Bedwell Bay South, consideration should be given to the parcel East along Senkler Road.
- **The infilling process** (rationale for the Bedwell Bay South) **must commence with the registration of Road Ends as freehold saleable lots** (where feasible & in accordance with due process). This project has been attempted on two occasions in the past and was dropped in

response to very-very vocal individuals in collaboration with special interest groups & in some instances (water front lots) under the pretext of (mis-) interpretation of the Community Charter. **It is the registration and sale of selected Road Ends** – without compromising access to existing properties, emergency exits, storm water drainage, utility easements etc.- that **will provide in the short-term, a solid foundation for Financial Sustainability for the Village.**

2. Relationship with the Belcarra Community (page 44).

- Items 1 & 2: Village communication, "...via the municipal website, email distribution list, and community message boards...." should be reworded to encompass those media channels effective and appropriate for the Village and its residents at a particular period in time. E.g. Facebook, &/or Twitter.

A quick review of the Village's Community Bulletin Board on the website, suggests it is not currently accessed by residents, nor is it maintained by Village staff. (Last entry apparently 2021 02 11).

- Minutes from July 11, 2022, Reports, 5.1 refers to investigation into a "Village of Belcarra Geography Information System (GIS)". As far as we can determine no specific reference has been made to Village record keeping.

Thus, we suggest the OCP include a statement covering converting (?), updating and maintaining VoB digital records transparent (except restricted by law) easily accessed by Village staff & residents alike.

- Item 12. Suggest rewording to include text stating Village bylaws, policies & regulations will be applied consistently and equally to ALL residents. Existing "transgressions/violations" will be addressed and rectified on a case-by-case basis.

*Apologies for some repetition of our earlier submission of July28.

signed

Brian & Carol Hirsch

From: OCP
Subject: FW: OCP 2022 Draft -Comments

From: Brian Hirsch
Sent: Thursday, July 28, 2022 12:34 PM
To: OCP <OCP@belcarra.ca>
Subject: OCP 2022 Draft -Comments

To: OCP Review Committee
From: Brian & Carol Hirsch
 Belcarra Bay Road.
 Belcarra, BC

Thursday, July 28, 2022

OCP 2022 Draft -Comments

The OCP should in our view, be a concise, unambiguous, easily understood document that specifically provides the vision, and foundation & principles upon which our policies and bylaws are written and no more.

Although the 2022 OCP Draft Report does cover the required elements, it fails in its presentation and **needs to be overhauled and redrafted so that it can be an easy-to-read reference document** specifically written for Belcarra residents, Belcarra Councillors (elected officials) and Village administration.

Whilst the (Cambridge Dictionary) definition of "Plan" is "*a set of decisions about how to do something in the future*", the Provincial Government's definition of an Official Community Plan is much broader. To this end the OCP Review Committee has conformed to creating "*..an official community plan, as outlined in the Local Government Act section 875, (which) describes the long-term vision of communities...*"

Suggested Revision

- **The first 18 pages should be removed** and included in an Appendices section of the OCP document if deemed really (really) essential; or as a separate document (so that those interested can be enlightened about the process, consultations, history, acknowledgements, thanks & praises etc. etc.)
- The **Introduction** should simply be as per the last paragraph on Page 3 of the Draft, namely: -

This Plan embodies the vision of Belcarra residents and presents a land use framework designed to guide community development over the next 5 to 10 years. The OCP provides a balanced approach and direction for land use development and other key policies that will shape how Belcarra will respond in the face of a dynamic future.

To which add this reference, "The OCP complies with the Local Government Act, Part 14, Division 4 — Official community plans "

- **Contents.** Is it not feasible to combine the "Strategic Goals" and "Key Policy Areas" (last half of Page 19) into one so-called Master List or in essence, a Table of Contents?

Such listing to be in the order of relevance to the sustained (day-to-day) "operation" of the Village, e.g.: -

1. Financial Sustainability
2. Municipal Infrastructure¹
3. Land Use Designations
4. Emergency Preparedness
5. Environmental Stewardship²
6. Collaboration & reconciliation (TRC) with First Nations³

1. Either as a separate line item, or included in "2. Municipal Infrastructure" should include Village Administration and Communication.

2. Belcarra is a small community with no commercial nor industrial businesses, save for a few home-based enterprises. The OCP needs to "set the stage" to the extent that all policies and bylaws will comply with Federal, Provincial & Metro Vancouver regulations concerning environmental stewardship, and no more.

It is my view the OCP draft places excessive emphasis on this topic, important as it is. E.g. There is not much this Village can do about greenhouse gases that is not covered by our building codes. [Residents are unlikely to sell off their pickup trucks, and only a few hardy soles will cycle to work or to grocery shop!!]

3. At this point in time (July 2022) emotions are running high regarding First Nations/Indigenous Peoples relationships- implementation of TRC recommendations, residential school revelations, Pope's visit....

It is my view that the Draft OCP document places undue emphasis on this topic. Of course the Village needs to establish & maintain positive and cordial relationships with local (& all) first Nation groups.

The Village of Belcarra is a relatively young municipality. It has no history of gross abuse nor exploitation. I'm personally puzzled about just what transgressions for which reconciliation needs to take place with First Nations?

In pursuit of a civil society, everyone must be treated with respect.

From: OCP
Subject: FW: Media Coverage - Pender Harbour Dock Management Plan Working Group

From: Deborah Struk
Sent: Tuesday, July 19, 2022 1:55 PM
To: OCP <OCP@belcarra.ca>
Subject: Media Coverage - Pender Harbour Dock Management Plan Working Group

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.penderharbourdockplan.com%2Fmedia-coverage.html&data=05%7C01%7COCP%40belcarra.ca%7C3b7a022fced428d90fb08da69c8e99f%7C3cd5afd687754485abc1dfcd802a6784%7C0%7C0%7C637938611120814091%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=%2BjFZPOSNEc7AV6uQCakzr6PRZoc5p6bTzJgY2ijjldk%3D&reserved=0>

The above list of links and stories are why we should NOT have ANYTHING pertaining to docks, or linking TWNation in our OCP.

It is far too dangerous and we could ALL lose our dock/water access as per the 'atonement' or 'reconciliation' clauses.

Sincerely,

Mrs. Deborah Struk

From: OCP
Subject: FW: OCP Feedback

From: Nancy Johnston
Sent: Tuesday, July 19, 2022 1:42 PM
To: OCP <OCP@belcarra.ca>
Subject: OCP Feedback

Thank you for the ability to provide input. Please find below a bit of high level feedback re the OCP Vision and Goals:

1. The vision is a bit disappointing as it reads more as a statement of current fact (Belcarra is beautiful) followed by some value statements (we need to honour that by...). It does not really capture any of the forward thinking aspirations I heard discussed, and reads very much as a maintaining of the status quo. I would argue as to just how much intended "direction" it actually provides for several of the goals and policies that do imply change.
2. To that point, goals 2 (financial stability), 7 (range of housing options), 9 (residents are engaged and heard) and 10 (good neighbour) are not informed much by the proposed vision and in fact are not explicitly a part of that vision. The visioning exercises in which I participated identified goals 2 and 9 as high priorities.

I would therefore suggest a slight tweaking of the Vision to better embrace and inform all the strategic Goals that have been suggested. Perhaps something like:

Currently Proposed

"Belcarra is a beautiful, quiet sanctuary 'between forest and sea'. We have a duty to remember and honour its history, to protect and conserve its natural beauty, and to care for and safeguard this special place for future generations."

Newly Proposed

"Belcarra is a beautiful, quiet sanctuary 'between forest and sea' committed to environmental and financial sustainability, and visibly respectful of its indigenous history. It retains a village community feel and approach while working in partnership with appropriate others to progress its agendas."

Finally I think in the strategic goal section that Goal 5 may be better as a specific objective of Goal 3 vs as a separate goal.

Cheers,

Nancy Johnston, Marine Ave

From: OCP
Subject: FW: OCP Draft Comments

From: Don Babineau
Sent: Friday, July 15, 2022 6:30 PM
Subject: OCP Draft Comments

I am not sure who I am to send this into, but I was told today is the deadline so here are my comments...

Hi,

Let me begin by thanking you for volunteering to be on this committee and being selected... I too put my name in to be on the committee. Thank you for your time and the effort you put in up to this point to arrive at this draft. I feel that there is more to do. I believe that the process has been rushed and that the committee was not adequately supplied with critical information like a financial sustainability study from which you would be better prepared to make informed decisions on Belcarra's future vision plan. You were also saddled with Urban Systems that looking from the outside in was a gong show. Lastly, the community engagement has been a 2 out of 10 given no in person meetings and the ones we did have were dominated by the junior ranks of Urban Systems that droned on and left little time for residents to get involved.

Comments on the OCP Draft

- Too long – 56 pages! Most of it reads as Urban Systems boiler plate material. Too much fluff.
- Emerging Priorities page – see print screen below – Emergency Preparedness was #1 from the survey, #2 from the Open House and didn't even make the list by the committee. The committee ranked Environmental Management and Climate Action as #1 on their list and #3 Preservation of Rural Character – neither was a priority for the residents as this did not even make their list – yet the sentence below this table says the "community generally agrees" – I do not agree with this conclusion at all. How could they arrive at this conclusion? I interpret Emergency Preparedness as our ability to fight fires as this has to be the number one concern for our village in regards to emergency preparedness. Councils over the past 10 years have made very little substantive progress on this important priority. Why does this not make the list by the OCP Committee? On page 19 under **Strategic Goals**, emergency preparedness shows up under point #4. On page 25 under **Emergency Response Planning** it shows up - Continue to examine cost-effective ways of increasing water capacity for fire-fighting to the existing municipal water system – but it is point #11 – the very last point! On page 27 under **Wildfire Management** water flows to fight fires isn't even listed. This seems very disjointed to me... out of sync.
- Why is Environmental Management and Climate Action #1 for the OCP Committee. If all of Canada was carbon neutral it would make a positive contribution to the world we live in, but only 1.2% or some small number like that. What is a community of less than 700 people with no industry going to do that will make a pinch of difference to Canada let alone the world? We recycle our garbage, we are under all sorts of regulations be it Fraser Health, the Port Authority, water restrictions, we pay a carbon tax, etc, etc. We are Canadians and overall we do a good job. This should not be within the top five priorities for Belcarra.

EMERGING PRIORITIES

The community engagement process identified policy areas residents and the OCP Review Committee members consider emerging priorities for Belcarra. The community provided feedback on emerging priorities through a community-wide survey, a public open house, and a visioning workshop with the OCP Review Committee. In all forums, the community was asked: "What emerging priorities should Belcarra be planning for?". All feedback was themed, analyzed and reported. The top five (5) themes from the three (3) engagement activities were as follows:

Table 2 Emerging Priorities

Rank	Survey	Open House	Committee
1	Emergency Preparedness	Infrastructure & Servicing	Environmental Management & Climate Action
2	Infrastructure & Servicing	Emergency Preparedness	Infrastructure & Servicing
3	Financial Sustainability	Community Building & Engagement	Preservation of Rural Character
4	Housing & Population	Financial Sustainability	Financial Sustainability
5	Active Transportation	Active Transportation	Housing & Population

The community generally agrees on the emerging priorities for which Belcarra should be planning for through the strategic objectives and policies of the OCP.

VISION AND STRATEGIC GOALS

The vision and strategic goals of the plan are based on feedback provided through a community-wide survey, a public open house, and a visioning workshop with the OCP Review Committee. The purpose of the community survey was twofold: 1) to better understand the community's aspirations; and 2) to better understand the community's priorities. A total of 111 residents completed the survey representing 16 percent of the population. Residents were asked ten (10) questions in the survey including the following:

- What do you love most about your community?
- In 20 years, Belcarra will be ... (finish the sentence).
- What three (3) emerging priorities should Belcarra be planning for?

➤ Page 19 – Strategic Goals – again, I feel this list is out of sync with what the residents think should be or goals and some of these shouldn't even be on the list. At the very least this list should be rejigged and put in the correct order that reflects what the residents believe are our strategic goals. Why isn't getting a road into Farrer Cove on this list? Farrer Cove is a part of Belcarra without a proper road. They do not have adequate access for emergency vehicles. They rely on wells and ground water to drink. It represents opportunities for development,

more so than any other area of Belcarra to my knowledge. I have heard that there will be no cost to Belcarra residents to put this road in. I know there are obstacles to get approval to build this road – Port Moody – Metro Vancouver – but it should be a key initiative or strategic goal for us. We need additional revenue for our village. Couldn't Farrer Cove be a strategic development opportunity for Belcarra?

- Page 38 - #4 age in place – adaptive housing – not sure what this is? In talking to a lot of residents in the village many who are at the age where it is difficult to maintain their properties, all are in favour of this initiative. I think we should plan for this and I think it should be one of our strategic goals. In the same facility we could provide affordable accommodation for volunteer firefighters.
- Page 39 – Commercial – ELP submitted a letter to the OCP Committee outlining their plan / request to have 15 acres of their land zoned commercial for a development they want to undertake. This letter never made it to the committee, and I still have not heard why. I encourage you to read it.
- Page 41 – Revitalize our dilapidated tennis courts into a multi-use sports facility – I am in favour of this and it should be a priority for our village so the kids have another option where they can play and meet other kids in the village and make room for a couple of pickleball courts for all ages to play – the fastest growing sport in the world 😊
- May have missed it but there is no reference to lot size. As this draft has jumped onto the climate change, environmental and reconciliation band wagon, given the current needs and future needs for housing in the lower mainland, we should plan for expansion in our community. Again, I think Farrer Cove represents the greatest opportunity for us to develop but there are also opportunities elsewhere through sub-division and the sale of road ends. I would like to see the lot size requirement be reduced from the current .5 acre to .2 or .25 acre to allow for more development. A great percentage of the lots in Belcarra are already less than .5 acres so what is the big deal about making this change?? Septic is not an issue for all those homes already in place and the septic technology today is far superior to what most of us have today.

Final Comments

At the risk of repeating myself, this draft is too long. It lacks coordination between what the resident input has been and what this draft reflects. On that note, the community engagement in this process sucks. We need a series of in person meetings. This draft lacks consistency between what has been labeled emerging priorities and strategic goals. This draft lists priorities that do not need to be included or should be farther down the list than they are. We are a small village. We have changed from cottages to very expensive homes. We have become a very high-priced neighbourhood. Our infrastructure should reflect what we have become. We cannot turn back the clock.

I think our designation is rural. When I think of rural I think of the farm in Saskatchewan that my Mother was born on and we visited every summer when I was growing up. They farmed nine sections of land. That was rural. We are an upscale suburb / bedroom community where residents generally commute into the nearby city to work or since Covid, work from their homes. I am not sure of the implications of changing our designation but we shouldn't hide behind a designation that really does not define what we really are or what we have become.

I do not feel there is enough in this draft that will bring back the unity in our village.

Now that Urban Systems and I hear Richard White are out of the picture as consultants, I highly encourage us to take the time to get this right – without further use of consultants. If we hit a roadblock and need some expertise, have a consultant on standby. We do not have to be in a rush. With proper community input and adequate time, we can get this most important vision right.

Thanks,
Don

From: OCP
Subject: FW: OCP Comment

From: Cathy MacDonald
Sent: Thursday, July 14, 2022 8:57 AM
To: OCP <OCP@belcarra.ca>
Subject: OCP Comment

Hi OCP ,

To encourage multi units on a lot the Village has to allow stratification. This process gives individual title to each unit within the property and enables each owner to apply for a mortgage. Otherwise, the construction of duplexes , triplexes, and quadraplexes leads to a landlord tenant relationship either by an individual or corporation. Bare Land stratification should also be allowed as this would enable a small house or coach house to have a separate title for finance purposes allowing flexibility in the future if the small family complex breaks up.

Stratification will support the development of residential neighbourhoods in Belcarra.

Fraser & Cathy MacDonald

From: OCP
Subject: FW: Proposed OCP

From: Kate Spence
Sent: Sunday, July 10, 2022 7:21 AM
To: OCP <OCP@belcarra.ca>
Subject: Proposed OCP

To whom it may concern,

We are writing in support of the proposed OCP initiative to change the allowed lot size for subdivision in Farrer Cove to 1/2 acre from 1 acre.

Our great, great grandmother purchased property in Farrer Cove in 1944. Since that time, the property has been passed from one generation to another. The original purchasers great, great, great grandchildren are now being introduced to the beauty of Indian Arm.

It is both our parents' and our wish that the property continue to be passed on from one generation to the next.

Currently, the property is owned by our mother and 3 other extended family members. All have undivided and unequal interests in the property. An allowance of one half acre lots would go far to simplify and legitimize these undivided interests.

We urge you to support the proposal change to Belcarra's OCP which would allow subdivision to one half acre lots in Farrer Cove South, bringing the Farrer Cove South community in line with the subdivision allowances of the Village. Thank you for your consideration.

Peter Spence

Kate Spence

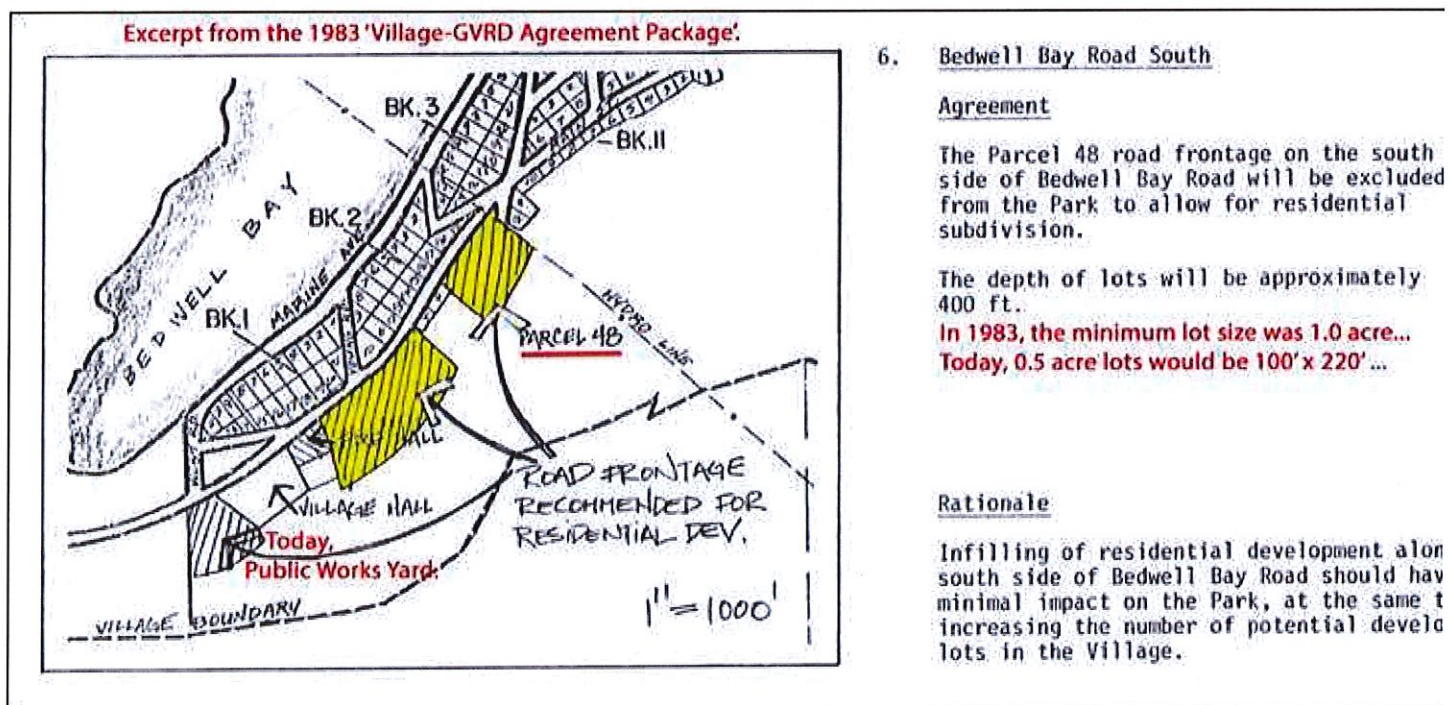
From: OCP
Subject: FW: OCP draft

From: sandra rietchel
Sent: Sunday, July 3, 2022 8:43 PM
To: OCP <OCP@belcarra.ca>
Subject: OCP draft

Hi,
 I am writing in regards to the future residential section in the OCP (see below).

Future Residential

The "Future Residential" land use designation identifies areas of future development that were envisioned in the [1983 Village-GVRD Agreement Package](#). Once the two areas of Provincial Crown Land are identified on **Figure 10 – Land Use Designations** map of the adopted OCP, the process would involve Council approaching the 'Ministry of Land, Water and Resource Stewardship' to seek their guidance regarding the Ministry's approval process.



After careful reading there are a couple of concerns that I would like to address.

First It is the policy of Council to: (is it or does it require public consultation)

Second The parcel 48 will have a direct (negative impact on our property and neighbours) . Our driveway is on road access and could potentially be used as a major road to access the properties. The impact would be enormous (not to mention constant noise etc).

Third I feel we should support development of neighbourhoods and subdivision within Farrer Cove (they would support it and it covers a large area of Belcarra)

Thanks very much

Sandra Rietchel

From: OCP
Subject: FW: Response to Community plan
Attachments: OCP-Review-Message-Draft-Plan-Attached.pdf

From: Laurie Fraser
Sent: Wednesday, June 29, 2022 3:46 PM
Subject: Response to Community plan

Hello Ladies,

This is a wonderful plan that protects our very special corner of Vancouver. I would like to add two thoughts if it's not too late for input.

1- Heat Pumps - as these seem to be the recommended heating system of the future I am wondering if there is any plans for sound attenuation to go along with their efficiency? They work very well but noise is a polluting force as a result of them running. Noise does not fit into our community plan of Nature forest sea and birds.

Some residences have their heat pumps outside and they are noisy in the neighborhood, others as us have our heat pumps in an out building making no noise for the neighborhood. This is an easy fix and with more being installed you might want to consider something along these lines to dampen the sound. Noise pollution does not fit into our neighborhood.

2- Dark Sky Program - we need to not only live with nature but also respect nature with making our imprint on the environment as small as possible. Dark Sky means to use very little light at night to not disturb the environment. The use of amber lights, the use of lights that shine down not up or sideways allows animals and insects at night to retain their normal life cycles without interruption. This is a program that parts of Florida use in the turtle hatching areas has adopted. Arizona has followed suite and have enjoyed the benefit of being able to see the stars in the night sky. Something that is not achievable in cities of normal light.

Belcarra has an upper hand here with achieving Dark Sky. Belcarra does not have any street lights. If there are a few it would be easy to put in amber lighting. This is a huge benefit and if this Dark Sky program was achieved it would mean residence would only have to buy yellow or amber lights for their evening outdoor lighting. Eventually the lighting could be swapped out to down directional lighting. Perhaps a phased in approach would work well. New builds would have to comply immediately and existing housing could be phased in over time.

When we built 5 years ago we put in dark sky lighting and amber and red outdoor lighting. These lights are easily available now at Home Depot for example. It's much easier on the eyes and it helps wildlife adapt to us living in the same forest. It doesn't interfere with their circadian rhythms which will effect nesting, egg production, hunting patterns etc. it's so easy to put in a yellow bug light into your outdoor lights instead of the harsh 2700k - 3000k normal lights.

I hope these two items will be seriously considered.

Regards

Laurie Fraser

From: OCP
Subject: FW: Resident/Owner Email Notification - Official Community Plan Review - Draft Report

From: David Barwin
Sent: Tuesday, June 28, 2022 1:59 PM
To: OCP <OCP@belcarra.ca>
Subject: Fwd: Resident/Owner Email Notification - Official Community Plan Review - Draft Report

Good afternoon,

I am pleased to see the progression of the community plan and am supportive of the draft.

Comment or feedback would be on creek naming, and making sure they correspond to BC Government repositories. Specifically, I've never heard of a "Twin Island Creek" and the one highlighted on the map I believe is called Kitty Creek. There are about half a dozen unlisted creeks in that area of Belcarra due to the terrain.

Cheers,

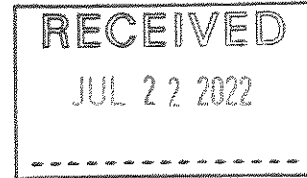
David Barwin
Twin Island

July 21, 2022

To: Mayor and council

FILE NO. 61480-07

From: Sherry Chisholm



Regarding the recent OCP my priorities are as follows:

1. Financial stability (build up reserves)
2. Address the fire department (new building and possible continuing sharing with Anmore with some full time fire personnel being considered.
3. Get on a 60 liter per second water source as we need more water to fight home fires (not forest fires)
4. Open up permits for new docks to be built
5. Sell upland road ends (these properties are too valuable for trails and we are too small a Village to not persue the revenue from additional homes being built). Our present tax base will not keep up with Village needs
6. Approach Municipal Affairs in Victoria to try to get help in getting some much needed expansion land for addition housing.
7. Continue to support the Ferrer Cove folks in the quest for a new road at their expense.
8. Consider the possibility of sewer connection.

I believe that we are in very poor financial position and the fire department possible changes will break us. There is a requirement for a new fire hall to be built in Belcarra and Anmore and this will cost millions as our 50% contribution is part of the present agreement.

We have plenty of potable water, however, we are short of water for house fires.

Selling road ends (upland only) will immediately fix us up financially and it is the only revenue resource we have at present.

We really need expansion land to take us into the long term future as an independent Village or we will be forced to amalgamate.

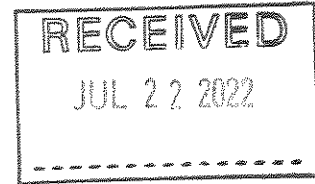
If we are able to obtain so expansion land it will mean more homes and more septic requirements and it seems to me that at some time in the future we will need a proper sewer system. Possible this will also be brought on by an increased water supply.

Continue support for the tennis court/pickle ball court. I am sure the Village will allow any interested group to have access. The group would be responsible for all cleanup and work expenses and insurance and it could operate as a club with annual fees to cover costs.

July 21, 2022

To: Mayor and council
From: Sherry Chisholm

File NO. 6480-07



I am writing this letter with regard to the Official Community Plan (OCP)

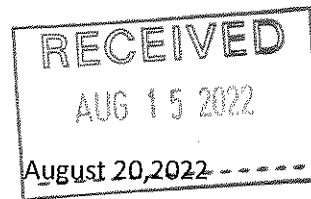
I am not anti native Indian bands and recognize that they were treated very badly, however, I personally do not feel responsible. The government and some churches did the damage not me. I do recognize the terrible judgment by government in the past and dreadful damage that was done to the native families. We in Belcarra cannot undo it.

"Belcarra is committed to advancing reconciliation within the community and working towards developing a stronger working relationship with Tsleil-Waututh" I strongly disagree with this statement and I feel that our Village is our (the tax payers) interest and concern and it is the villagers that need to be satisfied with the final OCP not neighbouring municipalities or native indians.

I believe that Belcarra was a summer, seasonal camp for the native Indians and in calling it an ancestral village it implies that they lived here permanently which I believe is incorrect. They were certainly here for part of the year. I do not feel that because the native indians camped for part of the year at Belcarra that gives them ownership of the Village of Belcarra and certainly not my deeded land. I am not grateful for the native indian input and do not see them as a stakeholder in our village. We have had many OCP documents and never before have we asked native indians to have input into our Village OCP. In acknowledgement of harm, and atonement for the causes is in my opinion improper and insulting to me as a land owner and a tax paying resident. If this document goes forward as it is the negotiators will have a printed document stating that we are responsible for their abuse and that this is their land.

Under the title Strategic Goals 1. To advance indigenous reconciliation within the Belcarra community. Is this really what our OCP is about?

Many of the folks in the Village may feel differently than I do and that is fine ..at least speak or write your opinion. We have a lot to lose as I see it we are inviting the native Indians into our Village and saying that it is theirs. Why? Is this really an OCP topic or is this the agenda being pushed by Metro Vancouver. Maybe we should get out of Metro Vancouver as we are the smallest community and are greatly out voted by the other municipalities. Let the large municipalities fight their own battles and let little Belcarra with approximately 330 homes take care of its own needs as a rural village. There are always grants available so there is no need to rely on Metro for grants.



44.

To: Mayor, Council and OCP members From: Sherry Chisholm

In my opinion the Official Community Plan (OCP) for Belcarra is not representative of the people of the Village or the urgent financial needs that we are facing.

I believe the OCP is about the future plans for the Village and not all about ancient history. If history of the Village is mandated by the Province then let's tell the history of how the Village was formed in 1979 as we were not a Village before that. The Village was incorporated in 1979, In the early nineteen hundreds Judge Bole (or Irish decent) had a property in the area an called the area Belcarra. Much earlier in time the native Indians were in this area in one of the seasonal camps as they were hunter gatherers and moved around with the seasons. That is enough history for me.

I believe that the OCP members should have been chosen from the folks that attend council meetings and are more involved in our community. Many of the present members of the OCP have had no prior involvement in the Village and are therefore possibly are unable to see clearly the needs of the past and then to see the urgent needs now that will take the Village into the future.

There is no question that in order for our Village to survive financially we must sell road ends to pay for a new fire hall. We are talking millions of dollars. We do not have any choice.. a new fire hall MUST be built. This is not a Village choice. I believe this may be a mandate from Workmans Safety regarding earthquake building safety

There are other expenses looming .. a new Village Hall and a direct water supply from a neighboring Community is also a priority for our Village. Our present water supply is perfectly adequate as a potable water supply to Village homes, however, the supply is not adequate as a household firefighting source. The Village will never fight forest fires. WHY HAS THERE BEEN NO DISCUSSION ABOUT THE ABSOLUTE NEEDFOR ROAD END SALES. I do believe some road ends (not all) would be needed for sale to take us out of debt and pay for our immediate, urgent needs.

There is talk about tennis/pickleball court, trails/paths, ageing in place, etc. These are all good things to discuss, however, the OCP members should give greater priority to our urgent, costly needs (firehall, water, safety) Regarding the tennis/pickleball court that is really not a Village OCP subject and should be left to a sport group/club to make a presentation to council to propose how the group could pay for and maintain/manage the private club. No trails should join up to the park trails as it could encourage the park users into the residential area and will cause constant friction to the peaceful enjoyment for home owners along the pathways.

THE OCP IS ABOUT THE VILLAGEPLANNING INTO THE FUTURE....NOT THE PAST.