



COUNCIL REPORT

Date: February 20, 2024

From: Paula Richardson, Chief Administrative Officer and Phil Chapman, Chapman Planning & Consulting

Subject: **Official Community Plan Bylaw No. 621, 2024 – First Reading**

Recommendation

That Village of Belcarra Official Community Plan Bylaw No. 621, 2024 be read a first time; and
That Village of Belcarra Official Community Plan Bylaw No. 621, 2024 be forwarded to public hearing.

Purpose

To introduce Official Community Plan Bylaw No. 621, 2024 for first reading.

Background

On September 11, 2023, Official Community Plan Bylaw No. 615, 2023 and the Official Community Plan attachment was brought before Council for first reading and forwarding to public hearing.

The public hearing date chosen to present the draft Official Community Plan was October 11, 2023. Advertising for the public hearing through appropriate notifications was carried out and all incoming correspondence was catalogued and provided to Council. A package for inspection by the public was also prepared.

On the date of the scheduled public hearing, as a result of public feedback and a legal review, the decision was made to cancel the hearing and refer the matter back to Council for further consideration. The public feedback and Village staff identified concerns around the number of changes that were made to the original draft Official Community Plan, that was largely prepared by the Official Community Plan Review Committee. The Official Community Plan Review Committee was established by Council to provide recommendations to Council regarding revisions and updates to the Official Community Plan. The Official Community Plan Review Committee's work term was extended by Council until the Official Community Plan is adopted. At the time of the scheduled public hearing, the Official Community Plan Review Committee was not provided the opportunity to consider the revised draft Official Community Plan since the fall of 2022.

In response to these concerns, at the November 6, 2023, Council Meeting, the following resolution was passed by Council:

“That Schedule A of Official Community Plan Bylaw No. 615, 2023 presented at the September 11, 2023 Regular Council Meeting be referred back to the OCP Review Committee for review.”

Consequently, meetings for the Official Community Plan Review Committee were scheduled for November 15 and November 28, 2023, beginning at 6:00 pm. Both meetings were attended by the Chief Administrative Officer as well as the Planning Consultant.

At the first meeting held on November 15, 2023, topics of discussion included:

- Parcel or lot sizes
- Zones identified in the previous 2022 draft of the new OCP which included the Woodhaven Subdivision area, Farrer Cove South, Cozy Cove and Farrer Cove North
- Potential of a road to Farrer Cove
- Changing Farrer Cove to 2 Special Study Areas
- Unused road right of ways or road ends
- Metro 2050 requirements for inclusion in the Belcarra OCP
- Financial issues for the Village of Belcarra
- First Nations consultation
- Vancouver Port Authority recommended changes to text
- Home-based businesses

The Planning Consultant addressed the topics as brought forward.

At the second meeting held on November 28, 2023, the Planning Consultant reviewed the most recent Official Community Plan document which incorporated changes, as discussed by the Official Community Plan Review Committee and the Planning Consultant, including:

- The plan was updated to include 2 Special Study Areas in Farrer Cove, Special Study Area 2 – Farrer Cove Residential and Special Study Area 3 – Evangelical Layman's Church Lands.
- Clarified matters related to new road development for Farrer Cove and involvement of the Village in supporting residents' efforts to provide legal road access to the area.
- Allowing consideration of site-specific subdivision for boat access only for new lots (recognizing that Metro Parks is not expected to allow owners of the new lots use of the existing private restricted access road).
- Re-instating past policy to support continued use of existing location used to launch small boats for owners to access properties in Farrer Cove North.
- Added text to make approval of any Subdivision Master Plan dependent on new road access.
- Clarified that the Civic Institutional (CI-1) lands in Farrer Cove are exempted from Policy HCLU-15.
- Road ends policies were removed from the plan to be addressed in a separate policy document at a future date.
- Vancouver Port Authority changes to text to clarify VFPA jurisdiction and authority as well as not accepting new dock development in Bedwell Bay.
- Clarified the jurisdiction and responsibility for Sasamat Volunteer Fire Services.
- Update to better describe housing issues and potential solutions to local issues.

- Text to add the Senkler parcel into the Special Study Area 1 and refine text.
- Text to clarify the intent of the Commercial land use designation and to support home based businesses.

The Planning Consultant noted that the Metro Vancouver Regional Context Statement has been adjusted to include the changes reflected above. Questions and concerns were addressed, and the members of the committee passed the following motion:

“That the Official Community Plan Review Committee support the Official Community Plan as revised and forward the plan back to Council for readings.”

The Planning Consultant has worked through the current version of the Official Community Plan and revisions, as supported by the Official Community Plan Review Committee, have been incorporated into the document. A new bylaw has been created for first reading.

Summary

Belcarra’s proposed Official Community Plan seeks to retain the semi-rural nature of the existing community while at the same time protecting the environment, addressing climate change, responding to natural hazards and providing housing options to better meet the changing needs of existing residents and to meet future housing demand.

The Official Community Plan provides direction for new development to strive to improve the environment, not just mitigate impacts; to reduce greenhouse gas emissions; to protect the natural environment from development on steep slopes and from wildfires; to support protection of conservation and recreation lands and to address emergency response planning issues.

The Official Community Plan provides several strategies to introduce diverse and comparatively affordable housing to meet both current housing needs and future demand. It also provides ways to support development of a sustainable economy by allowing home-based retail and commercial services for local use in order to build a more complete community which allows residents to remain in the Village to obtain everyday necessities. The Plan provides direction to develop a more resilient, healthy, connected and complete community by supporting transit, walking, cycling and rolling (mobility aid, stroller, skateboard, scooter, etc.) options as well as better management of traffic generated by regional attractions. It also seeks to strengthen the sense of community by restoring the multi-use court and providing a pathway to plan for new residential development on Crown land and at Farrer Cove.

The Official Community Plan supports active transportation planning by including requests for transit improvements and more frequent transit service to the community; promotes ride-sharing and ride-hailing opportunities; supports development of new trails and pathways and connecting to the regional greenway network; to require private development to pay for any required road access to subject properties or lands; to work with partners to better manage the parking and traffic flows generated by the provincial and regional parks.

The Official Community Plan supports the recent development of an Asset Management Plan to ensure the efficient operation of existing municipal infrastructure and the timely provision of new infrastructure as demand or need is identified; an Integrated Stormwater Management Plan to protect new development and the environment.

The Official Community Plan also provides direction to strengthen relationships with the Tsleil-Waututh Nation; work with other municipalities and jurisdictions on issues of mutual interest and to ensure local residents are kept fully informed and involved in the matters of local interest that come before Council.

The planning process to develop Belcarra's Official Community Plan Bylaw No. 621, 2024 has been a long and inclusive one. The Official Community Plan Review Committee met 12 times, 90 residents attended the virtual open houses, 110 responses to a community survey and 60 written feedback responses were received. 837 website visits were logged and 10 key audience and stakeholder interviews were conducted. In addition, the earlier drafts were circulated to neighbouring jurisdictions, the Tsleil-Waututh Nation and relevant government agencies.

More recently, the Plan was brought forward to Council in September 2023, and subsequently was referred back to the Official Community Plan Review Committee for two additional meetings in November 2023. The Official Community Plan was updated following consultation with the committee. The Official Community Plan Review Committee recommended that the revised plan be forwarded to Council for readings and public hearing.

All comments received were carefully considered in the writing of this document. In addition, the Official Community Plan was reviewed by the Village legal counsel for compliance with provincial legislation and by Metro Vancouver for the consistency of Belcarra's Regional Context Statement with the Metro 2050 Regional Growth Strategy. Village staff and Chapman Planning & Consulting believe the Official Community Plan is ready for further public review and support Council giving first reading to Bylaw No. 621, 2024 and forwarding the bylaw to public hearing as recommended.



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The following appendices are attached hereto:

- Appendix A Village of Belcarra Official Community Plan Bylaw No. 621, 2024
- Appendix B Official Community Plan Document