



**VILLAGE OF BELCARRA
SPECIAL OFFICIAL COMMUNITY PLAN
REVIEW COMMITTEE MEETING MINUTES**

**Wednesday, November 15, 2023
5:00 pm to 7:00 pm**



*This meeting is live streamed and recorded by the Village of Belcarra
To view the meeting click: [Village of Belcarra - YouTube](#)*

Committee Members in Attendance

Ian Devlin, Chair
Ralph Drew, Vice Chair
Larry Carlsen
Jol Drake
Kevin Ferris (participated via Zoom)
Tracey McRae (participated via Zoom)
Mary-Ann Pope (participated via Zoom)
Sandra Rietchel

Committee Members Absent

Angela Yin

Staff in Attendance

Paula Richardson, Chief Administrative Officer
Amanda Seibert, Corporate Officer

Others in Attendance

Phil Chapman, Planning Consultant

1. CALL TO ORDER

Ian Devlin, Chair, called the meeting to order at 5:00 pm

2. APPROVAL OF THE AGENDA

2.1 OCP Review Committee meeting, November 15, 2023

It was moved and seconded:

That the Agenda for the OCP Review Committee meeting, November 15, 2023 be approved as circulated.

CARRIED

3. NEW AND UNFINISHED BUSINESS

3.1 Review of the 2023 Official Community Plan

The Committee Chair welcomed Phil Chapman, Planning Consultant. He listed topics of discussion as follows:

- Parcel lot sizes and zones
- Unused right of ways topics
- Farrer Cove issues
- Other topics as received from resident letters prior to the October 11, 2023 Public Hearing

The Planning Consultant advised on changes to the Official Community Plan between the 2022 and the 2023 versions, indicating that some of the changes resulted from Metro Vancouver's adoption of their 2050 Regional Growth Strategy, the new direction from the Provincial Government for housing in the province and from feedback received from Belcarra's legal counsel. He highlighted items such as moving policy statements in the 2022 version to descriptive text in the 2023 version, the softening of the language pertaining to direction to Council and the text around lot size and zoning and spoke on incorporating discussion items from the committee into the next version of the OCP.

The Planning Consultant responded to comments from committee members and advised on the correspondence received from Metro Vancouver, communication with the local First Nations and their future involvement with the Village of Belcarra and statements from the Port of Vancouver.

He also responded to questions related to opportunities for residents to provide further comment.

The Committee Chair raised the following as topics most prevalent in resident feedback:

- Parcel or lot sizes
- Zones identified in the 2022 OCP which included the Woodhaven Subdivision area, Farrer Cove South, Cozy Cove and Farrer Cove North
- Potential of a road to Farrer Cove
- Unused road right of ways or road ends
- Financial issues for the Village of Belcarra
- First Nations issues
- Vancouver Port Authority
- Home-based businesses

The Planning Consultant addressed each topic separately.

The Chief Administrative Officer advised the draft Official Community Plan policies that speak to the future use of road allowances have garnered a considerable amount of controversial feedback and therefore, the road allowance policies will be removed from the OCP and Council will consider future disposition of road allowances as a separate policy at a future date.

4. NEXT STEPS

The Chief Administrative Officer advised that the next meeting of the OCP Review Committee has been scheduled for Tuesday, November 28, 2023 at 5:00 pm. A report with a new bylaw and draft Official Community Plan will be provided to Council early in the New Year.

5. ADJOURNMENT

The meeting was adjourned at 6:49 pm