



Village of Belcarra Official Community Plan

Public Hearing April 8th, 2024
Bylaw 621



CHAPMAN PLANNING & CONSULTING

What is an OCP & What has Changed?

An OCP describes the long-term vision of a community and includes strategic objectives and policies that guide planning and land use management. Prior to July, 2023 it was required to include:

- Location, amount, type + density of residential development to meet 5 years of housing need
- Location + phasing of major road and water system development
- Restrictions on hazardous or environmentally sensitive lands
- Housing policies to address affordability, rental and special needs housing and could designate areas for special treatment

The draft OCP bylaw complies with all these requirements.

New Provincial Requirements

Since July, 2023 new Provincial legislation requires local governments to have:

- A Housing Needs Report (HNR) that accounts for 20 year time period
- An OCP that accounts for that 20 year period of residential growth and housing need + is required to be reviewed + updated every 5 years
- Specific policies to address housing affordability, rental and special needs housing as identified in the HNR
- Changed all zoning to be in compliance with the OCP land use designations
- Allow a minimum of 2 units per residential lot in areas under 5000 people + outside the Urban Containment area
- Public hearings only for OCP adoption and amendments

Province also passed into law the Short Term Rental Accommodation Act to encourage the return of these types of units into long term tenancy, updated Development Cost Charges provisions and created a new Amenity Cost Charge provision to help pay capital costs for community facilities needed as a result of growth.

The draft OCP Bylaw complies with these requirements until December 2025.

How the OCP relates to other Plans...



The Metro 2050 RGS specifies five fundamental goals:

- create a compact urban area;
- support a sustainable economy;
- protect the environment, address climate change, and respond to natural hazards;
- provide diverse and affordable housing choices; and
- support sustainable transportation choices

Belcarra's Regional Context Statement

Supports the Goals of Metro 2050 Regional Growth Strategy by:

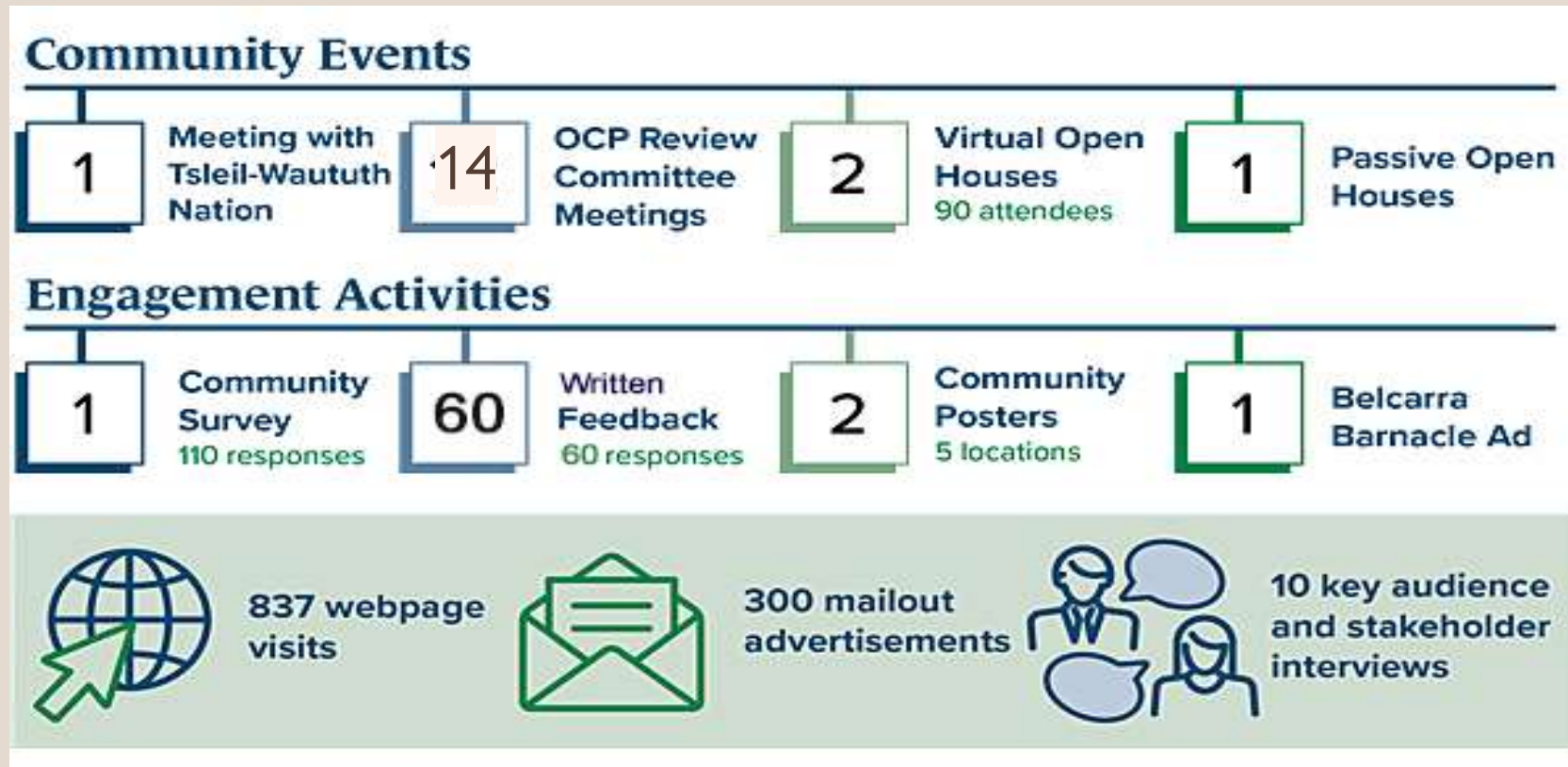
- Retaining its Rural land use designation and modest population growth
- Encouraging more types of home-based businesses and opportunities for local businesses
- Protecting regional Conservation + Recreation lands and municipal eco systems
- Addressing GHG emission reduction strategies and supporting BC Climate Action Charter
- Addressing emergency response planning and natural hazard protection
- Identifying ways to provide a wider range of housing types, increase both rental and affordable housing opportunities and provide special needs housing for community seniors
- Encouraging greater transit use, promoting development of an Active Transportation Plan and supporting expanding local trails and pathways to connect to the MV Greenway network

Plan Development & Review



Plan Development & Review con't

Summary of Community Engagement Activities



Community Vision & Goals

Belcarra is a peaceful Village 'between forest and sea'.

"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, retain a village community feel, and to care for and safeguard this special place for future generations."

Strategic Goals- identified in no particular order:

- To be a municipality that evolves sustainably, pursuing better connections between all areas of the community.
- To be a steward of the natural environment.
- To ensure long-term financial sustainability.
- To advance indigenous reconciliation within the Belcarra community.
- To be prepared for naturally occurring emergencies.
- To be a Village that offers a range of housing options.
- To be a safe place for residents and visitors to explore.
- To be a community where residents feel engaged, informed, and heard.
- To be connected to the region through strong inter-governmental relationships.
- To develop a stronger sense of community by providing a place where residents can gather to socialize and enjoy activities.
- To meet the regional greenhouse gas reduction target.

Nine Key Policy Areas

- Natural Environment (NE)
- Hazard Lands (HL)
- Climate Change (CC)
- Mobility (M)
- Municipal Infrastructure (MI)
- Financial Sustainability (FS)
- Housing, Community & Land Use (HCLU)
- Communication, Collaboration & Reconciliation (CCR)
- Implementation (IM)

Key Natural Environmental Policies

- Support a “Dark Skies” policy
- Strive for net ecosystem gains (instead of “no net loss”)
- Support a balance between tree retention and view retention
- Develop an Invasive Species Management Plan
- Support conservation of the Rough-skinned Newt
- Promote Active Transportation measures + Transit usage
- Support efforts to clean water quality of Burrard Inlet and reduce emissions from municipal vehicles and equipment

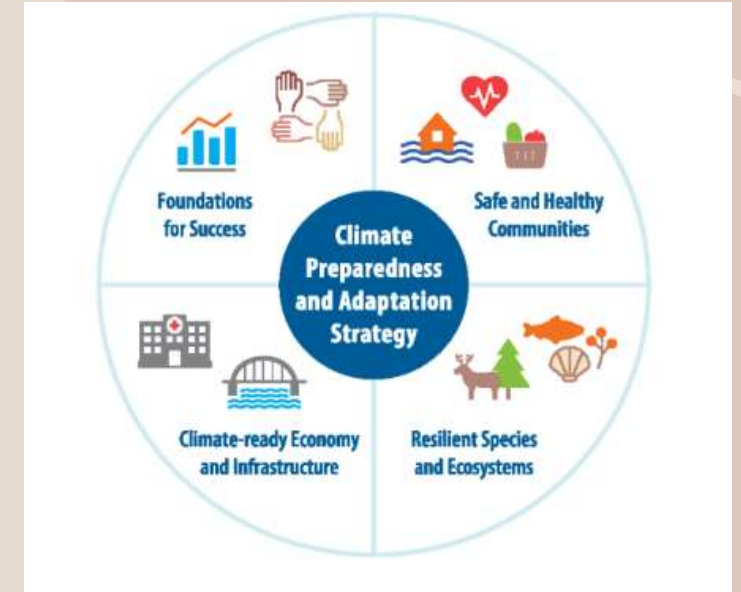
Key Hazard Lands Policies

- Collaborate with SVFD to develop a Belcarra Emergency Response Plan
- Support replacement of the Belcarra Fire Hall
- Continue to examine ways to increase water storage capacity
- Continue to manage development on steep slopes on a project basis + develop a Wildfire Interface Development Permit Area
- Encourage new development to minimize environmental impacts + not locate within the 200 year floodplain
- Participate in regional + provincial efforts to monitor rising sea level
- Continue to support community FireSmart initiatives
- Develop a municipal Wildfire Assessment + update the Community Wildfire Resiliency Plan



Key Climate Change Policies

- Develop a Climate Action Plan
- Support BC Step Code goal of net zero energy for new construction by 2032
- Continue to increase energy efficiency and GHG emission reductions in all municipal facilities, activities + equipment
- Advocate for increased transit service to the regional park
- Expand the Belcarra Active Transportation network
- Encourage alternative/renewable energy sources for new construction + major renovations
- Consider Zoning Bylaw changes to encourage compact neighbourhoods + better access to commercial goods
- Support residents' BC Climate Action initiatives



Key Mobility Policies

- Map municipal trails, identify gaps and fund improvements as a priority
- Work with MV to connect Belcarra to the future Regional Greenway
- Apply for funding + develop a Belcarra Active Transportation Plan
- Collaborate with the TWN to designate heritage trails and implement a way-finding signage program
- While Council will not fund any new road development to Farrer Cove it will however
 - Assist + participate in a planning process designed to provide legal road access to Farrer Cove (South) if the landowners initiate and pay for this initiative
 - May consider supporting smaller lot subdivisions once new legal access to Farrer Cove is developed + may consider supporting new subdivisions having boat access only recognizing the new owners will not be granted vehicle access through the MV park
- Encourage MV to prepare a “Visitor Use Management Strategy” + collaborate with others to improve parking and traffic issues caused by the Regional and BC parks
- Continue to support the use of the existing small boat launching point for residents of Farrer Cove North and beyond

Road Ends Policies

In response to form letters received by the Village in regard to the addition of Road Ends to the Official Community Plan, please be advised that a report was provided to Council at the Regular Council meeting on April 2, 2024. The following motion was passed:

“That staff be directed to determine the potential for the disposition of Road Ends #2, #10, #13, #20, and #21.”

The absence of Road Ends policies in the OCP will not preclude the Village from creating a stand alone Road Ends policy in the future, as per Council direction.

Key Municipal Infrastructure Policies

- Develop an “Asset Management Plan”
- Update the Fees and Charges Bylaw
- Ensure municipal assets and service delivery levels align with community goals and financial sustainability

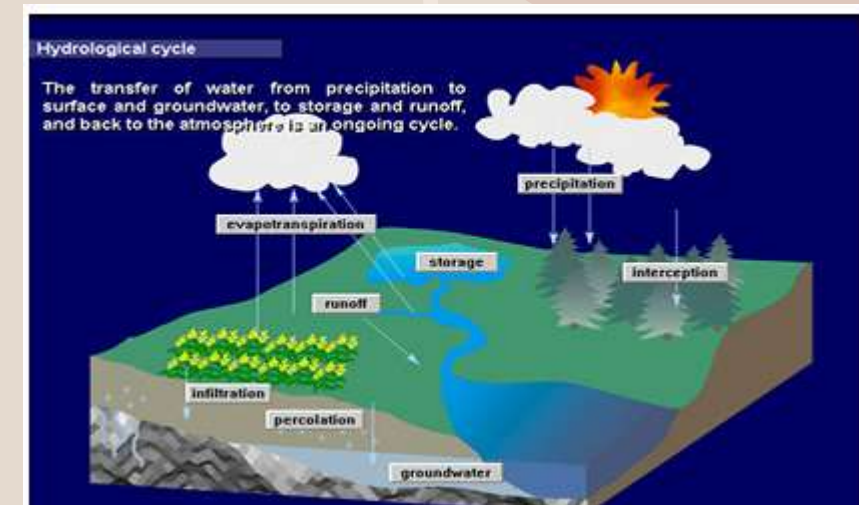


Key Financial Sustainability Policies

- Coordinate Asset Management planning with the 25 Year Financial Plan
- Continue to fund the Capital Asset Reserve Fund
- Ensure new community amenities and services align with financial resources
- Consider allowing modest residential growth to increase the municipal tax base
- Support future replacement of the Belcarra Fire Hall + MV's effort to budget for this facility
- Continue to allow private wells, community water systems and use of surface water for residential purposes
- Promote water conservation through restrictions, fees, metering + education
- Adopt an Integrated Stormwater Management Plan
- Work with Federal + Provincial levels to protect Belcarra's fresh and salt water from liquid waste contamination
- Promote becoming a zero-waste community by 2040



GROWING COMMUNITIES FUND (GCF) Frequently Asked Questions (FAQ's) - Municipalities	
Program Description	
Question	Answer
What is the purpose of the Growing Communities Fund for local governments?	The GCF will provide a one-time grant to all 188 of B.C.'s municipalities and regional districts, which they can use to address their community's unique infrastructure and amenity demands.
Belcarra	759,000



Key Housing, Community + Land Use Policies

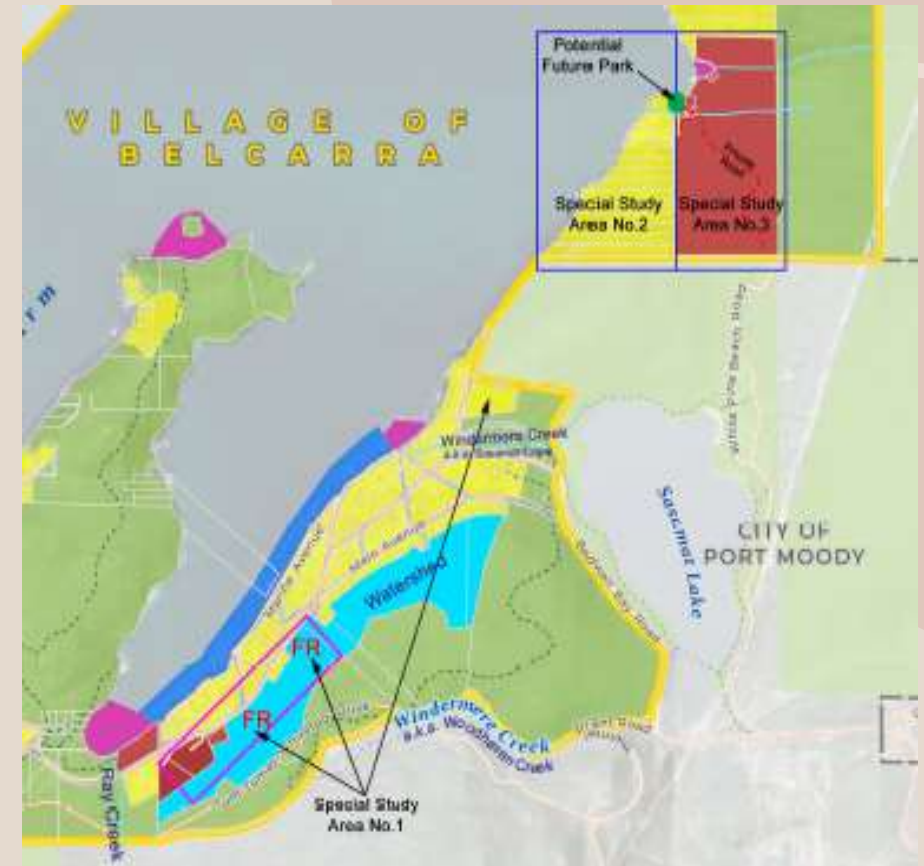
- Review the Zoning Bylaw requirements for lot + house size
- Consider relaxations + floor space exemptions to improve accessibility
- Consider allowing additional coach houses or secondary suites
- Consider allowing duplex, triplex or fourplex housing in RS1 where Village character is maintained
- Consider supporting a rezoning for seniors independent living
- Exercise Council's discretion to accept land or money from subdivisions creating three or more lots
- Continue to ensure residential development provides adequate on-site parking



Key Housing, Community + Land Use Policies

Special Study Areas

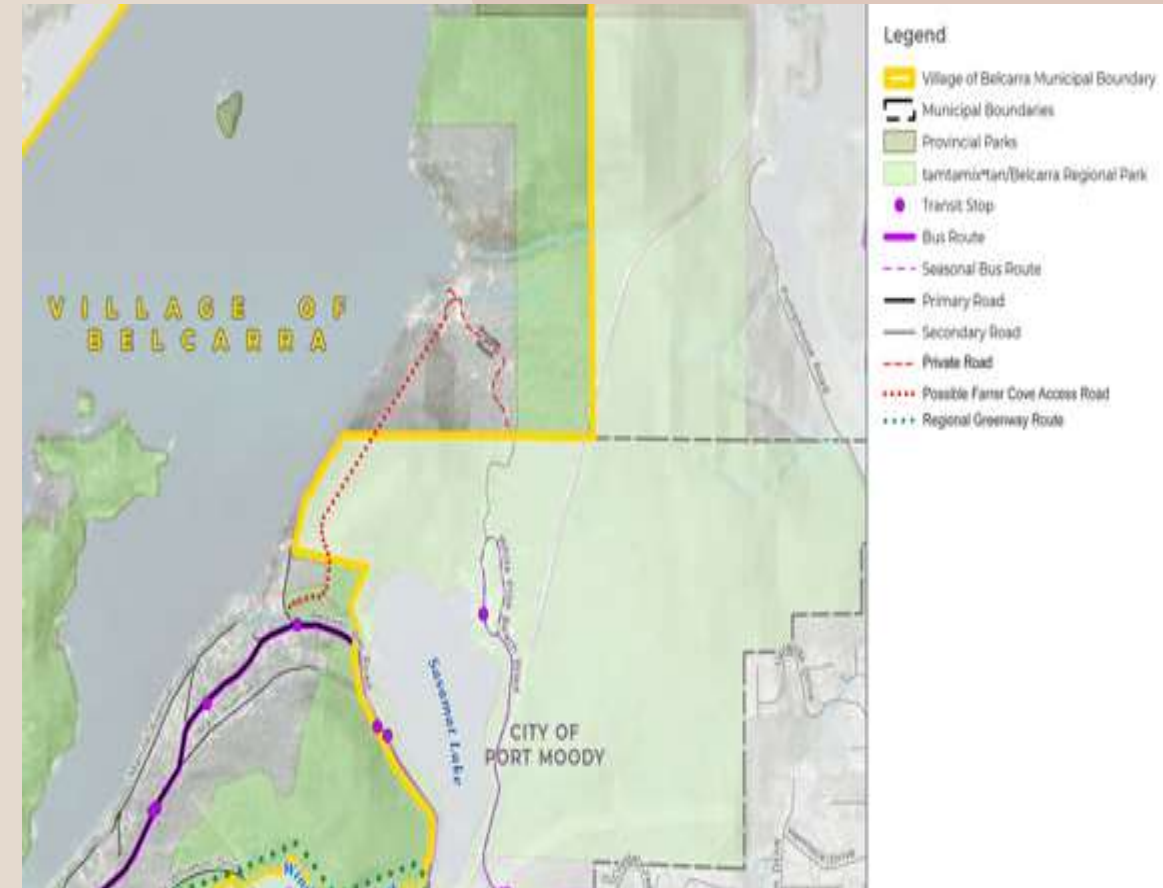
- Initiate negotiations with MV, Province + TWN to determine if any land is available to meet future housing needs of the Village in Special Study Area #1 (Crown Land/Parcel 48)
- Consider reducing lot size and allowing alternative housing forms in Farrer Cove if a Subdivision Master Plan is approved **once the road access issue is resolved** in Special Study Area #2 (Farrer Cove South)
- With a new road access but without a Subdivision Master Plan, consider approving minimum 1/2 acre lots in Farrer Cove South



Key Housing , Community + Land Use Policies

Special Study Areas continued-

- Continue consideration of ELC's current development proposal for part of their land in Special Study Area #3 (Evangelical Laymen's Church)
- Encourage ELC to work with other Farrer Cove owners to create a Subdivision Master Plan and contribute to the cost of a new road access to Study Areas #2 + 3



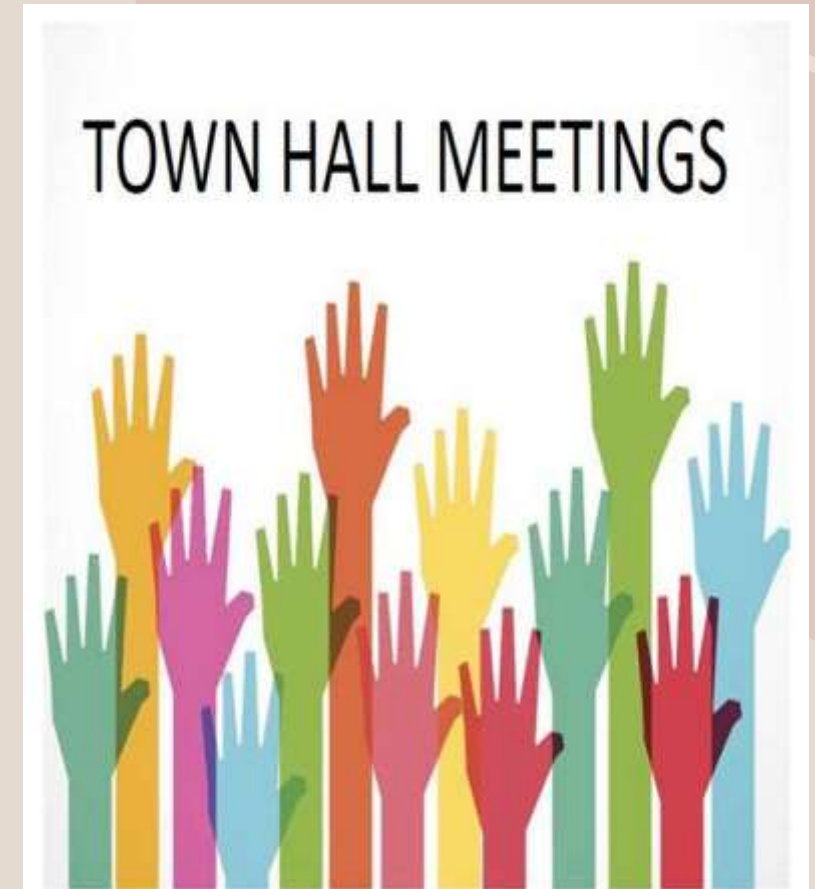
Key Housing, Community + Land Use Policies

- Approach a business school to do a Commercial Viability Study
- Review + amend definitions and regulations for home based businesses
- Consider using a Temporary Use Permit to support local serving retail
- Renovate the existing multi-sport court + assess need for additional space for new civic uses
- Develop a public education program about Bedwell Bay marine ecosystem
- Identify and improve designated public waterfront access points



Key Communication, Collaboration and Reconciliation Policies

- Strengthen relationships with the Tsleil-Waututh Nation by meeting government-to-government on a regular basis
- Work with the Tsleil-Waututh to develop protocols for communication, to identify and protect places of cultural and historical significance + to identify place-making and wayfinding projects
- Consider referring OCP updates, major land use and development proposals to the Tsleil-Waututh
- Meet regularly with Northeast sub-region governments and agencies
- Use Village website, email distribution lists and community message boards to provide information on bylaw changes, development proposals etc.
- Continue to encourage public participation at Council meetings and hearings



Key Implementation Policies

- Review the OCP every 5 years & update Housing Needs Assessment
- Link the OCP to the Strategic Plan, Work Priorities and Budget processes
- Develop an OCP monitoring and evaluation program
- Provide periodic implementation updates
- Consider Plan amendments if situations change or opportunities arise



Maps & Appendices

- 10 maps and 2 Appendices are also part of Bylaw No. 621, 2024
- Appendix A is a bit more detail on the history of the Tsleil-Waututh
- Appendix B provides the details pertaining to Belcarra's Regional Context Statement

Thank You !



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