



VILLAGE OF BELCARRA



PUBLIC HEARING

April 8, 2024

PUBLIC CORRESPONDENCE SUBMISSIONS

PACKAGE 2 OF 4



I WANT MY VOICE HEARD,
TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I K.D. WARREN.....(name) the undersigned,
a resident of Belcarra living at

[Redacted].....(address),

Favour including in the OCP provisions that permit Council to explore in
good faith: The sale of surplus municipal land.

Signed.....[Signature]

Date 2024 04 02

Freedom of Information &
Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)



I WANT MY VOICE HEARD.
TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I MAURBEN JAMIESON (name) the undersigned,
a resident of Belcarra living at

[Redacted Address] (address),

Favour including in the OCP provisions that permit Council to explore in good faith: The sale of surplus municipal land.

Signed Maurben Jamieson

Date April 2/2024

Freedom of Information &
Protection of Privacy Act
Section 22(1)
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From: Mary Ann Pope [REDACTED]
Sent: Friday, March 22, 2024 11:36 AM
To: Amanda Seibert <ASeibert@belcarra.ca>
Subject: Additional feedback on the Official Community Plan

Freedom of Information &
Protection of Privacy Act
Section 22(1)
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Dear Mayor Ross and Council Members,

As I now understand it, the original public meeting to review the new OCP was cancelled because there was not adequate opportunity for review and input by the official OCP committee, of which I was a member. As a result, two meetings were scheduled for the committee to meet with the planning consultant, Mr. Chapman. I was unable to attend the first meeting in person. I did request a change of date for the meeting so that I could attend, but since a majority of the committee was available, my request was not accommodated. Please note that I had attended and actively participated in every previous OCP meeting. I did attempt to attend by zoom but missed most of the meeting because I was in transit. I have read the minutes of that meeting and they are not detailed enough for me to understand the rationale for some of the changes that Mr. Chapman made to the draft OCP.

In December, at the end of the last meeting of the OCP committee, the committee was asked to vote on the draft OCP prepared by Phil Chapman. As there was no detailed agenda for this meeting, there was no prior indication or notification that a vote would be taken. I was surprised - perhaps 'blind-sided' might be more accurate. The meeting conditions were not ideal, as Mr. Chapman had to attend by zoom, on his phone. I need time to deliberate after listening to information provided. Frankly, I felt a certain amount of 'peer pressure' to 'go along to get along'. After additional consideration, I want to inform you that if I could, I would withdraw my vote. My reasons are as follows:

I believe that a community plan should truly reflect community consensus, and that consensus can only be reached if there are *ample* opportunities for the community to meet and discuss their varying points of view and priorities with one another and listen, *in-person* to the planners who are guiding the process. There were no in-person public meetings because of Covid restrictions and possibly also due to budgetary restrictions.

This draft of the OCP was basically written by Mr. Chapman with the Village Chief Administrative Officer - it is substantially different from the version submitted to you in September, 2022. It is a very professional, well-written document; however I think that the language has been 'softened' to such an extent that it provides no clear direction in a number of areas.

Several areas in particular that are of concern to many residents are:

- the softening of the language on zoning
-
- Our current OCP is clear and specific about lot sizes:
- **"3.1 LAND USE POLICIES 3.1.1 Residential**

1. a) Residential development will be limited to those areas designated Residential (R) on Schedule A - Generalized Land Use Map.

2. b) For the purpose of new subdivision activity, within the Zoning Bylaw the minimum lot size regulations for single family lots shall be 0.5 acres (0.2 ha). For areas where there is no public road access (Farrar Cove, Twin Islands, and Cosy Cove), the minimum lot size shall be 1 acre (0.4 ha) for water access only subdivisions. "

The version of the OCP presented to Council in September, 2022 provided similar clarity, and I believe, more closely represented the consensus of the various *neighbourhoods* in Belcarra.

- the wording that places Farrar Cove in a 'Special Study Area', and again without any specifics about future lot size. If additional residences could be built in Farrar Cove, that could go a long way toward providing ongoing tax revenue that many in the Village believe will be necessary. It would also make it possible for current Farrar Cove residents to be able to sub-divide very large properties - which a number of residents have indicated they would like to be able to do. I am not confident at this point that our neighbours in Farrar Cove have been heard.

I think the adoption of this version of the OCP is premature. We should get together with one another and come to a real consensus. We won't all agree on what that is, but the Village is small enough that a couple of open, public meetings where the Farrar Cove residents and the Woodhaven Subdivision residents and the Belcarra Bay neighbours talk to each other and listen to one another in small groups by could go a long way toward resolving outstanding issues.

Thank you for your attention to these concerns,

--

Mary Ann Pope

There are no passengers on spaceship Earth. We are all crew.

-Marshall McLuhan

I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

IISA Hosein.....(name) the undersigned,
a resident of Belcarra living at



.....(address),

Favour including in the OCP provisions that permit Council to explore in good faith: The sale of surplus municipal land.

Signed..........

Date.....MARCH 28 / 2024.....

Freedom of Information &
Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

IROBERT D. WILSON.....(name) the undersigned,
a resident of Belcarra living at

.....[REDACTED].....(address),

Favour including in the OCP provisions that permit Council to explore in
good faith: The sale of surplus municipal land.

Signed.....[Signature].....

Date.....April 2/24.....





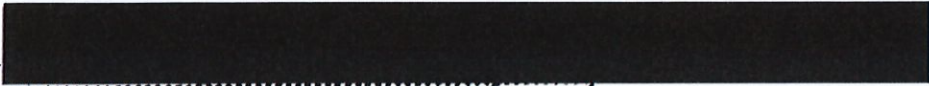
I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

Mary Van Osd *

I ~~John Andruschak~~.....(name) the undersigned,

a resident of Belcarra living at



.....(address),

Favour including in the OCP provisions that permit Council to explore in good faith: The sale of surplus municipal land.

Signed.....*M. Marshall*.....

Date...*March 27, 2024*.....

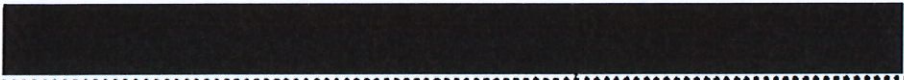
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I WANT MY VOICE HEARD.

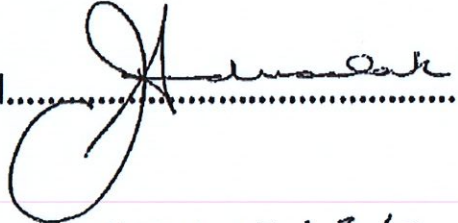
TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I JOHN ANDRUSCHAK(name) the undersigned,
a resident of Belcarra living at



.....(address),

Favour including in the OCP provisions that permit Council to explore in good faith: The sale of surplus municipal land.

Signed..... 

Date..... 2024.03.26

Freedom of Information & Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

From: Innocenza Tuason [REDACTED] >
Sent: Wednesday, April 3, 2024 11:18 AM
To: Connie Esposito <cesposito@belcarra.ca>
Subject: In favour of the sale of surplus land

Freedom of Information &
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Please see attached.

Thank you

Innocenza Tuason
[REDACTED]

I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I Innocenza Tuason (name) the undersigned,
a resident of Belcarra living at

[REDACTED] (address),

Favour including in the OCP provisions that permit Council to explore in
good faith: The sale of surplus municipal land.

Signed [Signature]

Date Mar 26/24

I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I AN MACDONALD (name) the undersigned,
a resident of Belcarra living at
..... (address),

Favour including in the OCP provisions that permit Council to explore in
good faith: The sale of surplus municipal land.

Signed..... [Signature]

Date..... APR 3/24

From: Alex Augustyniak <[REDACTED]>
Sent: Wednesday, April 3, 2024 5:18 PM
To: Jamie Ross <jross@belcarra.ca>; Carolina Clark <cclark@belcarra.ca>; Joe Elworthy <jelworthy@belcarra.ca>; Janet Ruzycski <jruzycki@belcarra.ca>; Liisa Wilder <lwilder@belcarra.ca>
Cc: Paula Richardson <prichardson@belcarra.ca>
Subject: OCP input for meeting

Howdy,

I want my voice heard.

To Belcarra council regarding the OCP.

I, Alex Augustyniak the undersigned, a Resident of Belcarra, living at [REDACTED]

Strongly favour including in the OCP provisions that permit Council to explore and implement in good faith. The sale of surplus municipal land.
If not immediately.

Alex Augustyniak

April 3, 2024

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I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I DANA HERBERTS(name) the undersigned,
a resident of Belcarra living at

..... (address),

Favour including in the OCP provisions that permit Council to explore in
good faith: The sale of surplus municipal land.

Signed..... D. Herberts

Date..... April 3/24



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I SUSSIE CHRISTENSEN.....(name) the undersigned,
a resident of Belcarra living at

.....(address),

Favour including in the OCP provisions that permit Council to explore in
good faith: The sale of surplus municipal land.


Signed.....Sussie Christensen.....

Date.....April 4, 2024.....



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I EARL MASSE.....(name) the undersigned,
a resident of Belcarra living at
.....(address),

Favour including in the OCP provisions that permit Council to explore in good faith: The sale of surplus municipal land.

Signed Emasse.....

Date April 4/24.....



APR 05 2024

Freedom of Information &
Protection of Privacy Act
Section 22(1)

(Severed portions are shaded)

I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I David Hagg.....(name) the undersigned,
a resident of Belcarra living at

.....(address),

Favour including in the OCP provisions that permit Council to explore in good faith: The sale of surplus municipal land.

Signed.....

Date Apr. 4/24.....



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I BRENDA L. HOGG.....(name) the undersigned,
a resident of Belcarra living at

.....(address),

Favour including in the OCP provisions that permit Council to explore in
good faith: The sale of surplus municipal land.

Signed Brenda L. Hogg.....

Date April 4/2024.....





I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I DONALD WIGHTMAN.....(name) the undersigned,
a resident of Belcarra living at



.....(address),

Favour including in the OCP provisions that permit Council to explore in good faith: The sale of surplus municipal land.


Signed .....

Date APR 4/2024.....



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I SHANNON WIGHTMAN.....(name) the undersigned,
a resident of Belcarra living at
.....(address),

Favour including in the OCP provisions that permit Council to explore in good faith: The sale of surplus municipal land.

Signed.....

Date.....APR 4/2024.....



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I AND SNEH(name) the undersigned,
a resident of Belcarra living at

(address),

Favour including in the OCP provisions that permit Council to explore in good faith: The sale of surplus municipal land.

Signed..... .....

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(Severed portions are shaded)

Date..... APRIL 05 2024.....



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I JOHN SNELL.....(name) the undersigned,
a resident of Belcarra living at

.....(address),

Favour including in the OCP provisions that permit Council to explore in good faith: The sale of surplus municipal land.

Signed.....J.A. Sub.....

Date.....April 4th 2024.....

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Section 22(1)
(Severed portions are shaded)

April 5, 2024

aseibert@belcarra.ca

Dear Mayor Ross and Council,

In August 2022 I submitted a letter in response to the first OCP draft. I would like it to be noted that my points made in that letter still stand, and that my views have not changed.

I am a Farrer Cove (South) resident writing in response to the 2023 Draft OCP. I feel strongly that there are two major issues that need to be addressed in the upcoming 2024 OCP:

1. Farrer Cove South subdivision requirements should be changed from 1 acre to .5 acres in accordance with those requirements allowed in the Village. The current 1 acre subdivision requirement is imposing significant financial difficulties on some Farrer Cove residents as a result of multiple situations where there are two houses on one lot.

For example, three owners are listed as undivided interests on our title even though we have a formal decades old survey which outlines each owner's boundaries. If the minimum lot size were reduced to a half acre, then we could legally subdivide in such a way that reflects our survey.

The inability to subdivide below 1 acre is highly punitive, as banks will not grant mortgages on undivided properties. This means that some residents wanting to sell their homes must rely on cash only buyers, which results in a much smaller pool of potential buyers and thereby devaluates property values.

2. Statements in the OCP that suggest that Metro Vancouver Parks is in charge of Belcarra planning, growth, and future should be removed from the OCP. I do not want Metro Vancouver dictating to my local government that I must reach my home via water access only, nor for Metro Vancouver to be the deciding body on whether I can put a Coach House or build a new home on my property. I appreciate that Metro Vancouver may have some concerns regarding the Farrer Cove (South) Community but I feel that the Mayor and Council of Belcarra should be leading and determining the future of Belcarra as a whole and advocating for residents accordingly.

Farrer Cove (South) residents need strong leadership and committed support and action from the Belcarra Mayor and Council to actively advocate on behalf of the needs of Farrer Cove (South) and an OCP that acknowledges and addresses my Community needs.

On a personal note, we are extremely troubled by the lack of transparency and unilateral manner in which Metro Vancouver is able to act. Especially in regards to access to our homes in Farrer Cove.

We had a buyer contracted to purchase our home, and walked away after she was told false and misleading information by Parks regarding road access.

She was told by Metro Vancouver that commercial vehicles are prohibited, and that the road was in the process of being decommissioned. In our 25 years of living here, hearing this was a complete shock.

The reason we view this as false and misleading is because Metro Vancouver has never made a public statement regarding this, and has never informed residents of these plans.

It is unacceptable for Metro Vancouver, which we did not elect and has not conducted public hearings or made public statements about road use, to make such aggressive statements. We question their authority to restrict access to homes that have had unlimited access for decades, including construction, particularly when this access predates the park's establishment.

To resolve this, we wish that the OCP language concerning our road be reverted to its original designation as an access road, not a service road as in the current draft.

Additionally, the OCP must state that we are allowed commercial vehicles in addition to residential use. If the Village Bylaw states that a home can be built, how is Parks able to have authority to over ride this historical right of residents?

This is what caused our sale to collapse, and was beyond stressful to learn from our buyer that she was told Parks would not allow her commercial vehicle access to build a home. Especially as the Village bylaws allow it, and two new homes have been built on the lot next to us within the past few years.

Furthermore, if only residential vehicles are allowed, how else are we to clean septic tanks, fill propane tanks, and make general repairs, etc.

We urge the Village to defend its residents against Metro Vancouver's apparent eagerness to restrict access to our homes and violate historical road use.

The relevant passage in the draft OCP to which this pertains is as follows:

“Currently limited vehicular access to properties located in Farrer Cove (South) and the Evangelical Laymen’s Church (ELC) site is provided via a gated, private, gravel service road off the parking lot for White Pine Beach in tæmtæmíx*ʔtæn/ Belcarra Regional Park. Residential vehicle access to the current properties is grandfathered but Metro Parks have advised that this road cannot be used to support future subdivision or any other new residential development at Farrer Cove, or for commercial uses (either on the ELC property or any other Farrer Cove property).”

Lastly, the only long term solution is for a new road to be built to Farrer Cove. We fully support its inclusion in the OCP, and are immensely grateful to the Farrer Cove residents who have championed it.

Sincerely,
Suzanne Kyra