



VILLAGE OF BELCARRA



# PUBLIC HEARING

**April 8, 2024**

# PUBLIC CORRESPONDENCE SUBMISSIONS

**PACKAGE 3 OF 4**




I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I John Carlson  (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



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I JOHN WILLMS.....(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.

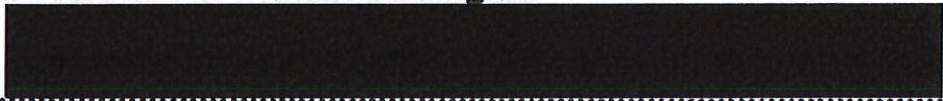
Signed.....*[Signature]*.....

Date.....April 3/24.....



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I Alyson Wall.....(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.....Alyson Wall.....

Date.....March 28 2024.....





I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I MICHAEL WALL.....(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.....29<sup>th</sup> MARCH 2024



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

I ..... MARY BEGG .....(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. J. Begg .....

Date..... March 28, 2024 .....



**I WANT MY VOICE HEARD.**

**TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)**

I ..... Rob BEGG .....(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..... Robert G. Bezz .....

Date..... Mar 28, 2024 .....

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

RECEIVED  
APR 05 2024  
a.s.p.m

I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I BRIAN HIRSCH.....(name) the undersigned,  
a resident of Belcarra living at

.....(address),

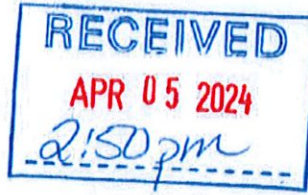
Favour including in the OCP provisions that permit Council to explore in good faith: The sale of surplus municipal land.

Signed .....

Date April 5, 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 .....CAROL HIRSCH.....(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.

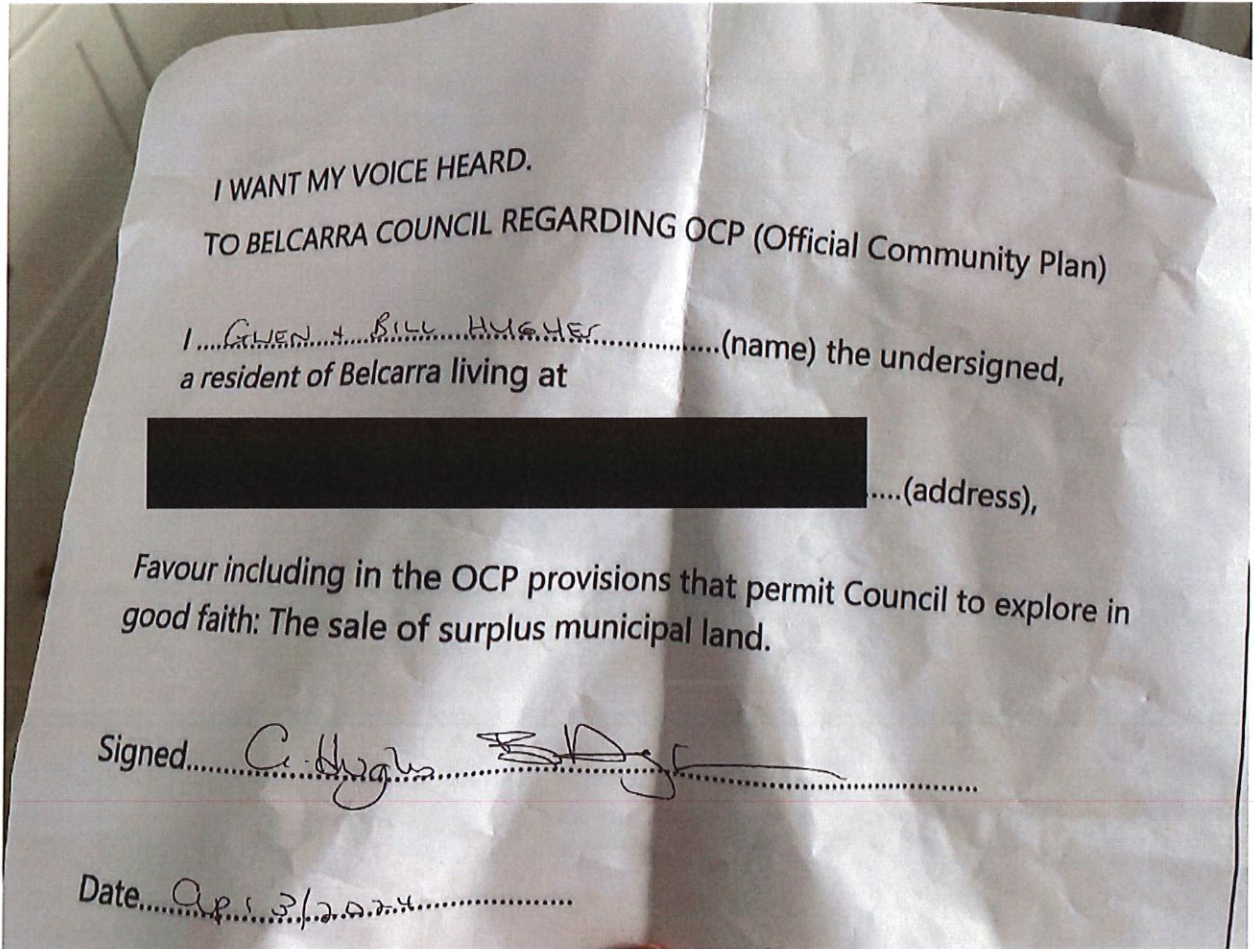
Signed..........

Date.....5<sup>th</sup> April 2024.....

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

(Severed portions are shaded)

**From:** Brenda Hogg [REDACTED]  
**Sent:** Saturday, April 6, 2024 8:49 AM  
**To:** Connie Esposito <[cesposito@belcarra.ca](mailto:cesposito@belcarra.ca)>  
**Subject:** OCP inclusion





From: O Shane Lander [REDACTED]  
Sent: Saturday, April 6, 2024 9:00 AM  
To: Amanda Seibert <[ASEibert@belcarra.ca](mailto:ASEibert@belcarra.ca)>  
Subject: Official Community Bylaw No. 621, 2024

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

You don't often get email from [REDACTED] [Learn why this is important](#)

April 5, 2024

[aseibert@belcarra.ca](mailto:aseibert@belcarra.ca)

Dear Mayor Ross and Council,

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. 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 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.

Thank you.

Shane Lander resident [REDACTED]

From: Cathy MacDonald [REDACTED]  
Sent: Saturday, April 6, 2024 2:03 PM  
To: Amanda Seibert <[ASEibert@belcarra.ca](mailto:ASEibert@belcarra.ca)>  
Subject: OCP

You don't often get email from [REDACTED]. [Learn why this is important](#)

**Under the LAND USE DESIGNATIONS:**

We recommend the minimum lot sizes should be reduced to:

10,890 square feet ¼ acre in Belcarra Bay area,

21,780 square feet in the Bedwell Bay (or Woodhaven Subdivision) would be ½ acre

43,560 square feet in Farrar Cove would be 1 acre.

These changes will provide funds to assist with several significant and costly infrastructure projects . Village property owners could consider subdividing a section of their land to give to their children or sell to generate revenue to allow them to be able to afford to stay in Belcarra. These revisions will assist in giving the Belcarra Villagers the financial support they need to prosper in this rising cost environment.

The above changes were discussed by the OCP Review Committee in September 2022 .

Thank you for your consideration.

Fraser & Cathy MacDonald

Sent from [Outlook](#)



From: Ruth Foster [REDACTED]  
Sent: Saturday, April 6, 2024 3:06 PM  
To: Amanda Seibert <ASeibert@belcarra.ca>  
Subject: Re vacant lots

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 RUTH FOSTER, JOHN FOSTER.....(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 Ruth Foster John A. Foster.....

Date April 6, 2024.....

Freedom of Information &  
Protection of Privacy Act

*Section 22(1)*

(Severed portions are shaded)

**From:** [Shane Alfreds](#)  
**To:** [Amanda Seibert](#)  
**Subject:** Official Community Plan Bylaw No. 621, 2024  
**Date:** April 8, 2024 7:38:20 AM  
**Attachments:** [img20240408\\_07342038.pdf](#)

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You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

Please find attached the signed document stating that we favour including in the OCP provisions that permit Council to explore the sale of surplus municipal land.

Best regards,  
Shane Alfreds

[REDACTED]

I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I Slane Alfreds, Melissa Alfreds (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.

Freedom of Information &  
Protection of Privacy Act

Section 22(1)

(Severed portions are shaded)

Signed  

Date 2024-04-06

**From:** [Connie Esposito](#)  
**To:** [Amanda Seibert](#)  
**Subject:** FW: OCP - I want my voice heard.  
**Date:** April 8, 2024 8:13:48 AM  
**Attachments:** [image001.png](#)  
[OCP \(I want my voice heard\).pdf](#)

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**From:** Vicky Greig [REDACTED]  
**Sent:** Monday, April 8, 2024 7:43 AM  
**To:** Connie Esposito <cesposito@belcarra.ca>  
**Subject:** OCP - I want my voice heard.

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

You don't often get email from [REDACTED] [Learn why this is important](#)

Please forward the attachment to Mayor & Council.

Regards,

**Vicky Greig**





I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I VICKY CAZELG.....(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 .....

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

Date 7 APR 24.....

I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I STEVE CURR.....(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.....04/06/2024.....



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I Belle Bojanowski.....(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.....B. Bojanowski.....

Date.....April 5, 2024.....



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I Lynn Aarvold.....(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 Lynn Aarvold.....

Date April 4, 2024.....





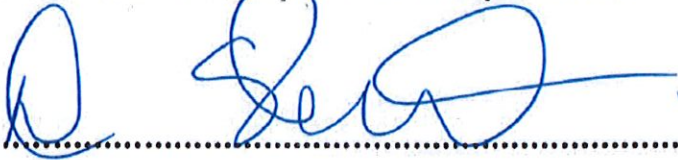
I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I Deborah Strick.....(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 April 2024

Surplus municipal land needs to be sold to gain revenue \$\$ not merely studied.

Thank you.

I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

LAI XIA ZHANG

I ... GUI ZHI LEI .....(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.....  .....

Date..... 2024. Apr. 05.....



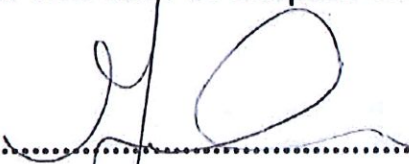
I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I Gary Cape.....(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 Hassan Ngobi.....(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 4<sup>th</sup> / 4 / 2024.....





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

I Tina Ngob.....(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 Tina Ngob.....

Date April 4, 2024.....



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I BETH BRESETT.....(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.....Beth Bressett.....

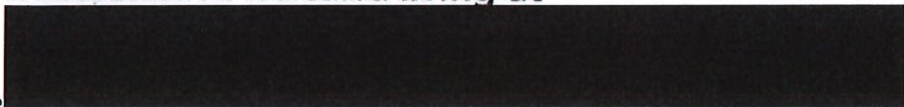
Date.....April 4, 2024.....





I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I Jan Marchese.....(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 Jan Marchese.....

Date 4/7/2024.....