



VILLAGE OF BELCARRA



PUBLIC HEARING

April 8, 2024

PUBLIC CORRESPONDENCE SUBMISSIONS

PACKAGE 4 OF 4

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

(Severed portions are shaded)

April 7, 2024

Dear Mayor and Council,



A general Road End policy for registration and disposal of a few unused road ends should be included in the OCP and then executed by Council.

Are we aware of the impact municipal tax and fee increases are going to have on our wallets?

What is the problem?

- Council has uncovered a 5.3 million dollar funding gap to replace existing infrastructure. (Note: in the 2024-28 Financial Plan (p52) the replacement value of the fire hall and the village hall is pegged at only \$1,400,000 combined).

What is Council's solution?

- To close that gap, Council is going to double the municipal tax rate from \$1.25 to \$2.52 per \$1000 value of your home. The biggest increases (10% approved by Council) will come in the first years and 4% will be added on each year thereafter to 2038 (if Council sticks to base case model of Financial Plan for 2026-28). As examples: On a 2.5 million dollar home the municipal tax portion will go up from \$3125 to \$6300 (water parcel tax not included). On a 5 million dollar home the municipal tax goes up from \$6300 to \$12600.
- Your water fee will go up from \$1082 to \$3083 and the recycle fee will go up from \$467 to \$1086, another increase of \$2620 per household per year (\$3706 if you have a suite or carriage home).

But there is an additional problem.

Fire Trustees have approved the construction of new fire halls. Both Belcarra and Anmore each need to pay 7.4 million (first estimate). This cost is not reflected in our current 2024-28 Financial Plan but we all know replacement is coming...

How to deal with that?

- We are not in a position to borrow because we still need to pay off 2.9 million on our water debt. With only 262 Belcarra households (Census 2021) to pay off this debt, we are not deemed a good risk to take on another multi-million dollar loan.
- Metro could borrow the money for us and we would have to pay back the principal plus interest directly to Metro. Paying back 7.4 million at a very favourable 4% rate over 25 years comes to a total cost of \$11,790,000 (principal + interest) for the new fire hall. This adds another minimum \$45000 extra in debt to every household. Of course this number is before inevitable inflation and cost overruns. (We can all remember the outcome of the water project..)

Are there other options than to just continue increasing debt, taxes and fees to our households?

Yes...

- The OCP identifies subdivision for Farrer Cove but that will remain a long game.
- The OCP identifies Crown land within our Village's boundaries that perhaps could be subdivided and sold. But we do not own this land and it is not yet certain how changes to the Land Act, where First Nations would get joint decision making authority over Crown land, will play out. So can we count on that Crown land as a source of new income?
- We do own road ends within our municipality and they can be a source of great income. The Revenue Generating Committee has done exhaustive research in how to generate substantial income from the sale of some of them. Of course existing community trails and paths on road ends should be preserved, no one should lose access to their property and existing driveways on road ends should be preserved. But some road ends do not have such encumbrances and can be sold and that would help offset the many millions in new debt awaiting us in the near future.

In 2 years 41% of us (Census 2021) will be retired and likely on a fixed budget. Our younger people are probably holding high mortgage debt. These big tax and fee increases and this new debt for the fire hall will be unwelcome news for most of us.

Every municipality around us is selling land to offset debt, why not we? How much more debt should Council pile onto our shoulders when we have an alternative available to us in selling a few lots for a few single family homes?

A Road end policy should go back into the OCP and should then be promptly acted upon. It is the only viable, strategic objective to achieving financial sustainability, also for our citizens. Criteria for disposal of unused road ends need to be developed and encroachment guidelines established to manage the use of road ends by private individuals.

I would like to thank Council for now looking into selling off some road ends. But the Pooni Group consultants and Council should perhaps not be so quick to dismiss all waterfront road ends for disposal until they have done their due diligence. The sale of these lots would give us real bang for their buck.

Section 75 of the Land Title Act and Section 41 of the Community Charter talk about the necessity of giving access to the body of water.

But why, when living in Belcarra with so much access to the water already, would access need to be 66 feet wide? We are never going to build a 2 lane highway with 2 shoulders and 2 sidewalks (comprising the need for 66 feet wide highways) on that road end to the body of water in question are we? A walking path to the water would already provide 'better benefit' than most existing situations where access is now virtually impossible.

And that access needs to be every 200 metres also seems superfluous for Belcarra (and other places). A quick scan of the coastline along the Lower Mainland certainly does not seem to provide highway access to the water every 200 metres in other municipalities. Road end 23 in Belcarra for instance has entirely disappeared and has anyone had a problem with that? The spirit of 75 and 41 seems to be that there is access to water for the public and we already have that in spades in Belcarra and the adjacent park.

Section 41 of the Community Charter also seems to give Council sole authority to decide what they would consider will give access of 'equal or better benefit' to the same body of water.

Absent any case law there could very well be room for creative interpretation and we should explore that with an expert on land use matters before dismissing this out of hand.

And wouldn't it be nice to get road ends sold before we would need to take on debt for the fire hall? That way we can save ourselves over 4 million dollar in interest.

Sincerely,

Irene VanderSpek



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



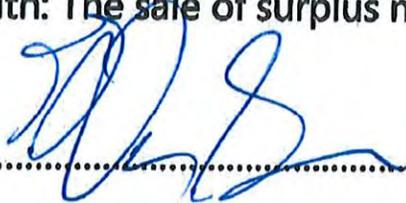
I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I Erne VanderSpek.....(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 07 2024.....



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I Steve 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 Steve Marchese.....

Date 4/7/2024.....

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

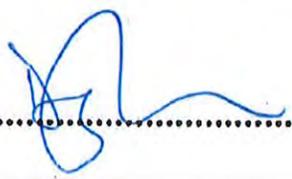
RECEIVED
APR 08 2024
9:20 am

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

I DIEGO 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.....

Date.....April 7, 2024.....

I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I WILLIAM PAPOVE.....(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 6, 2024.....

RECEIVED
APR 08 2024
10:16 am

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

I CHERYL PAPOVE.....(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.....CPAPOVE.....

Date.....April 6 / 2024.....

RECEIVED
APR 08 2024
10:16am

April 8, 2024

aseibert@belcarra.ca



This letter is in response to the recent 2024 Draft OCP. Once again, there is major concern by many Farrer Cove (South) residents that our Community concerns are not being heard and addressed.

Through long and thorough discussions, a long list of Farrer Cove wants and needs was narrowed down to **two major requests** for change to be included in the current OCP. These are:

- 1. Farrer Cove (South) residents are requesting to continue on as Zone RM2 (residential), NOT to be turned into a Special Study Area requiring Farrer Cove (South) residents to develop and pay for a Subdivision Masterplan for the whole Community. We have always been, and want to continue as, a purely residential neighbourhood. In addition, we are requesting to change the subdivision requirements in Farrer Cove (South) from 1 acre to .5 acres in keeping with subdivision rights granted to the rest of the Village. Moving to .5 acres would allow for undivided properties with two houses in Farrer Cove to become stand alone lots.**

Many Farrer Cove residents wrote previously to the OCP Committee and Council explaining the significant financial difficulties as a result of multiple situations where there are two homes on one lot. Potential home buyers cannot secure bank mortgages on undivided lots. Residents felt that this proposed change had been granted in the October 2023 OCP Draft, Land Use Designations, number 2, section C, R3 zone - Farrer Cove South:

"The minimum lot size shall be 0.5 acres subject to Belcarra Council consulting with Metro Vancouver regarding road access prior to allowing half-acre subdivision, and subject to domestic water and sewage disposal approval by Fraser Health Authority."

In contrast, the 2024 Draft OCP reads:

"Once the road access issue is addressed:" Farrer Cove residents and the ELC are to develop (at their expense) a Subdivision Master Plan for Farrer Cove (Policy M25), and:

"In the absence of a Subdivision Master Plan *consider supporting* reducing the minimum lot size to 0.5 acres (0.2 ha) subject to domestic water and sewage disposal approval by Fraser Health Authority". Housing, Community, and Land use Designation, Future Residential, (HCLU12).

Why this change in language, particularly in regards to the high needs of increased housing in Belcarra? And, why do we not have the same rights of subdivision awarded to the rest of the Village as long as we meet water and sewage requirements? Many Farrer Cove residents see this new wording as a step backwards rather than forwards in terms of meeting our Community's needs.

2. Farrer Cove residents are requesting that statements that leave the impression that Metro Vancouver Parks is directing future zoning and developments in Belcarra be removed from the OCP.

The statement that no new houses or coach houses should be built in Farrer Cove (South), until a new road is built into the area should be setting off alarm bells throughout the Village. Some of this wording attributed to Metro Parks has been included in the 2024 Draft (page 37) as if this idea was discussed with Farrer Cove (South) residents, and fully debated, moved forward, and supported by the OCP Committee. This is not the case. Indeed, there are a number of statements or policies made in several sections of the 2024 Draft OCP with regard to Farrer Cove (South) that are wholly untrue or inaccurate.

Farrer Cove (South) residents find it difficult to believe that Council feels zero growth on all of the privately held land in Farrer Cove (South), which comprises 35 plus acres, is in the best interest of Farrer Cove residents and the best vision for the future of the Village of Belcarra? Residents recognize that Metro Vancouver Parks have some possible concerns but we also believe that Belcarra has an obligation to make the best decisions on behalf of all Belcarra residents, including Farrer Cove (South) residents. We feel that *Belcarra Council should act first and foremost on behalf of residents rather than outside parties.* As Phil Chapman noted, **"Not every comment from (outside) Agencies necessitates a change."** Why would Belcarra give up their autonomy to manage their own growth and future when they do not have to accept all requests from outside agencies such as Metro Parks?

Farrer Cove (South) residents would like to note that none of the OCP Consultants/Planners agreed to meet with the Farrer Cove residents in Farrer Cove to see first hand the challenging terrain or to discuss our collective vision for the future of the area.

As a Community Committee, encouraged and backed by an overwhelming majority of concerned Farrer Cove (South) residents, we ask once again that our community's concerns are fully heard and addressed in the 2024 OCP.

Respectfully submitted.

Brian Ashford
Sy Rodgers
Lynda Spence



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

April 5, 2024

aseibert@belcarra.ca

Freedom of Information &

Protection of Privacy Act

Section 22(1)

(Severed portions are shaded)

Dear Mayor Ross and Council,

I am a Farrer Cove (South) resident writing in response to the 2023 Draft OCP.

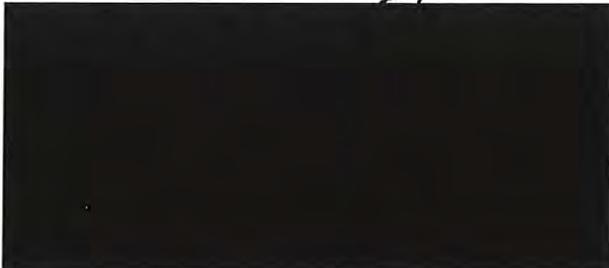
I feel strongly that there are two major issues that need to be addressed in the upcoming 2024 OCP:

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,
Diyal Singh



April 5, 2024

Elizabeth Mizener



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

(Severed portions are shaded)

Dear Mayor Ross and Council,

In addition to my original letter written in August 2022, I am once again voicing my concerns. As a resident of Farrer Cove for now 23 years, I am frustrated by the lack of action of the Belcarra Council to address our issues regarding a permanent access road to our properties. This is not an investment for me, it is my home and in all these years the Council has done literally nothing to support our repeated actions to move forward with a road.

In addition, I believe it unjust that Farrer Cove not be extended the same benefits under the OCP as the rest of Belcarra and be allowed the designation of one-half acre lot sizes. I co-own my property, which due to the Undivided Interest status, makes financing impossible, restricting my ability to sell, or borrow funds against my home for retirement. Also, Metro Vancouver should have no say in the policies governing Farrer Cove.

I appreciate the Council seriously looking into these matters and advocating on our behalf.

Thank you,

Elizabeth Mizener

A handwritten signature in black ink that reads "Elizabeth Mizener".



April 5, 2024

aselbert@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.

R. D. Wilson



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

(Severed portions are shaded)

April 5, 2024



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.

Roberta Wilson



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

(Severed portions are shaded)

April 8, 2024



Dear Mayor Ross and Council,

We believe the Draft 2024 OCP should be amended to allow subdivision in Farrer Cove (South) down to one half acre, as in the rest of Belcarra Village and as suggested in earlier drafts of the OCP.

As long as the sewage and water requirements are met, whether or not Metro Vancouver Parks would allow access to the property should not be relevant, given that the properties in Farrer Cove (South) have water access which is currently sufficient for Subdivision.

There are 8 families in Farrer Cove (South) who have undivided properties. It is extremely difficult to sell such interests given that a purchaser could not obtain financing. If these properties were allowed to subdivide, they would potentially resolve this difficulty.

We also disagree with there being any reference to Metro Vancouver Parks limiting current road access to the properties in Farrer Cove (South). Metro Parks and others have made statements and suggested that access for the residents of Farrer Cove is "unauthorized". This is misleading and incorrect. On January 28, 1981, the GVRD Board voted as follows thereby authorizing access to our properties:

"That the Board approve the provision of keys to Farrer Cove residents for the gates on the Sasamat Lake Access road, Belcarra Regional Park, at such time as the GVRD Park Department assumes jurisdiction."

Sincerely,
Tony and Lynda Spence

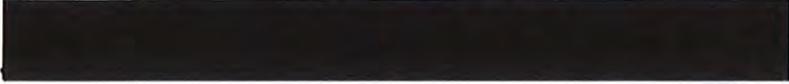




I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I JENS LINDE.....(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.....Jens Linde.....

Date.....April 8/24.....

RECEIVED
APR 08 2024
12:15pm

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 ... Maria Laube(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... Maria Laube

Date... April 6, 2024



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I Sherry Chisholm.....(name) the undersigned,
a resident of Belcarra living at



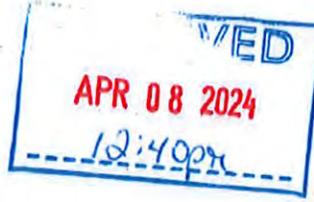
.....(address),

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

Signed S Chish.....

Date April 3, 2024.....

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



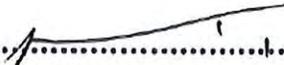
I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I Jim Chisholm.....(name) the undersigned,
a resident of Belcarra living at

.....(address),
Belcarra V3H4P5

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

Signed.....

Date April 3, 2024.....

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

RECEIVED
APR 08 2024
1:33 pm

I RON DAVIS.....(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 [Signature].....

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

Date APRIL 5/2024.....

From: [Mary Ann Pope](#)
To: [Amanda Seibert](#)
Subject: Official Community Plan Bylaw No. 621, 2024
Date: April 8, 2024 1:47:51 PM

Hello again Amanda,

I have just read the letter submitted by several residents of Farrer Cove regarding the OCP and I want to express my support for their point of view in the strongest possible terms. Farrer Cove is part of our community. I think that those of us fortunate enough to live in Belcarra owe it to our neighbours and fellow Belcarrans in Farrer Cove to listen to their voices and take their expressed wishes into account in the Official Community Plan for our village.

Secondly, the current version of the OCP offers the suggestion that secondary suites and carriage homes are a solution to the future housing needs in the village. However, these do not offer a path to home ownership - and I have heard from multiple families who would like to be able to subdivide a large lot in order to allow younger family members to actually own a home in our Village. Also, by allowing smaller lots than 1/2 acre we also reduce the size of the homes allowed on those smaller lots - an objective that our planner, Mr. Chapman spoke in favour of. I believe that we should provide this opportunity. Furthermore, there is no requirement that carriage homes or secondary suites be offered as rental accommodation. They do not have a separate address and therefore it is my understanding, confirmed by Village staff, that they are not subject to the federal and provincial 'empty homes tax' and therefore may not provide additional housing at all. Allowing smaller lot sizes, provided that the requirements for sewage treatment are met, which can be done with the newer systems, will allow us to slightly increase density and allow for some less expensive, smaller homes that may be affordable for some younger families.

Thank you for your attention and consideration of my comments.

--

Mary Ann

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)

I Simon Rodgers.....(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 Simon Rodgers.....

Date April 8 2024.....



Official Community Plan
Bylaw No 621, 2024

April 8 2024.

To

MAYOR and Council

This is a letter I wrote & sent
to Phil Chapman regarding the
current OCP Draft.

I feel it would be informative
for all Council & Mayor to
read this letter.

Sy Rodgers



November 24, 2023

Phil Chapman, Consultant chapman1416@shaw.ca
Paula Richardson, CAO, Village of Belcarra prichardson@belcarra.ca
Ian Devlin, Chairperson, OCP Committee [REDACTED]

cc Carolina Clark, OCP Member cclark@belcarra.ca
Brian Ashford, Farrer Cove resident. [REDACTED]
Lynda Spence, Farrer Cove resident [REDACTED]

Dear Mr. Chapman,

At the last OCP meeting a very short and very concerning discussion was held surrounding letters sent to the OCP Committee from either Metro Parks or Metro Vancouver regarding Farrer Cove South.

It was not made fully clear whom the letter had come from. Either way, I'm surprised these letters are not part of the public domain. I would have thought a suggestion by either Metro Parks or Metro Vancouver that a road access that had been in place in excess of 50 years was in jeopardy because of wording in our OCP, would have immediately been brought to the attention to 1) Farrer Cove residents, 2) the Mayor and Council, 3) Village staff, 4) the Village Planner and, 5) Village legal Counsel for input.

If Turtlehead Road was the road Metro Parks wanted declassified, with all history removed, I am sure the response would have been much different. The implication that no new houses or Coach Houses should be built in Farrer Cove South until a new road is built into the area should be setting off alarm bells throughout the Village. Some of this requested verbiage from Metro Parks has been included in the 2023 Draft as if this idea was fully debated, moved forward, and supported by the Committee. I find it difficult to believe that the Committee feels zero growth on all of the privately held land in Farrer Cove and that "water access only" is in the best interest of Farrer Cove residents and the best vision for the Village of Belcarra.

Committee member, Ralph Drew, raised the point that Metro Parks had put this request in writing, thus implying that it must be acted on. He also suggested that the Committee had an obligation to Metro to, "Tip our hat, participate, and acknowledge". I agree with some of those comments, however, I would have thought that he would have added, "We recognize Metro Vancouver and Metro Parks concerns but we also have an obligation to make the best decisions on behalf of all Farrer Cove residents". Earlier in the evening it was noted again by Committee member, Ralph Drew, that the Vancouver Port Authority had requested, in writing, verbiage to be included in the 2023 Draft, and was wondering if that had been followed up? Mr. Chapman pointed out, "Yes, I did not pursue that. Not every comment from Agencies necessitates a change".

This raises a question that I have not heard discussed in anyway in any of the OCP discussions. When we send the OCP Draft out to Metro Vancouver, Metro Parks, Port Moody, Anmore, the Vancouver Port Authority, the Province of BC, and First Nations, are we required by a statute of law to make all or any of the changes they request? eg. Port Moody wants no additional traffic on Ioco Road and thus requests that, "Belcarra not develop the Crown Lands set aside for further growth"? The Province who is pressuring every municipality to build mixed use housing requests that, "All road ends should be built out as six plex mixed use housing"? Or perhaps, First Nations, whom are restoring Indian Arm requests that, "Belcarra must tie into the Metro Vancouver Sewer System to help protect Indian Arm"?

Yes, these are all valid requests, however, I do not think that any Committee would put these requests in a future OCP without major consultations and negotiations taking place? Now, we are here with the September 2023 Draft and Metro Parks suggests that there were over one million visitors to Belcarra last year and therefore, "We request that there be no more new growth in Farrer Cove and that the existing 15 home owners should consider water access in the future as the roads cannot handle 50 more cars and please remove any verbiage regarding the current road access that has been in Belcarra's OCP since 1993, including changing any references to the "Access Road" to "Service Road"?"

This 2023 OCP Draft acted on every single request suggested by Metro Parks. All the historic wording surrounding the Farrer Cove access which has been on record since 1993 has been removed as if Farrer Cove never existed.

As Committee member, Ralph Drew, suggested, the Committee should acknowledge the concerns of Metro Parks. In recognizing Parks concerns, the Village can then try to provide a compromise which addresses Metro Parks concerns such as traffic and, at the same time, recognize the serious issues facing Farrer Cove South - access and lot size and subdivision. And, there needs to be recognition that Farrer Cove issues are also issues for Belcarra as a whole.

Points which need to be discussed with Metro Parks:

- 1) Belcarra is very limited in growth potential as Belcarra Regional Park already takes up 70% of Belcarra's landmass.
- 2) Belcarra has a very small (270 homes) tax base with no commercial tax base except in Farrer Cove.
- 3) Belcarra Village is built out other than the Crown Land which may become available, but likely not. Therefore, the privately held land in Farrer Cove South is very important to Belcarra to protect.
- 4) Belcarra has stated in every OCP since 1996 that the Village will work with all parties, especially Metro Vancouver, to provide a new public road into the Farrer Cove area and away from the White Pine Beach access. This will become a priority in 2024.
- 5) Belcarra has several very large funding commitments coming forward in 2024/2025. There are proposals for a new firehall, upgrades to the water system, an aging City Hall, new road infrastructure - the list goes on. Many Belcarra residents are very nervous as to where this money is going to come from?
- 6) To suggest that an extra 30 cars travelling to Farrer Cove in light of the existing one million plus visitors to the Park, sounds very much like "Not in my backyard".
- 7) As the largest Land Developers in the Lower Mainland are First Nations, it is a very real possibility that the Farrer Cove area and issues could be dealt with through a First Nations development consortium and Belcarra would lose both the tax base and the private land.
- 8) The Provincial Government under Housing has named Belcarra as one of the 40 municipalities that must step forward with a housing plan. Removing 35 acres of residential land and threatening to close the FC access road will surely raise a response and alarms in Victoria.

Possible compromises on the OCP wording:

- 1) Farrer Cove South becomes it's own Zone as a Residential Only Area and will stay that way until a new road is built.
- 2) Farrer Cove will be the only Zone in the Farrer Cove area to be designated as one half acre lots, prior to a road being built into the area.
- 3) Farrer Cove properties will be limited to a maximum of 4 one half acre lots per property until a new road is built.
- 4) The Village will open discussions in 2024 with the ELC regarding their plans going forward.

In conclusion, this OCP Committee must relook at all the Farrer Cove verbiage that has been removed in the 2022/2023 Drafts. To sign off on a document that is damaging to the future of both Farrer Cove and the Village of Belcarra, and will not be reopened for the next 10 years, should not be rushed. Take time and get it right.

Respectfully submitted,

Sy Rodgers



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(Severed portions are shaded)

Village of Belcarra
4084 Beowell Bay Road
Belcarra, BC V3H 4P8

Attention:
Corporate
Officer.

I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I SHARILYN SWEET (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..... Sharon Sweet

Date..... April 8, 2024

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(Severed portions are shaded)

RECEIVED
APR 08 2024
3:40 pm

Village of Belcarra
4084 Bedwell Bay Road
Belcarra, BC V3H 4R8

Attention:
Corporate Officer

I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I BRIAN ASHFORD.....(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 B. P. Ashford.....

Date April 8, 2024.....

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RECEIVED
APR 08 2024
3:40 pm

ATTN: CORPORATE OFFICER

Freedom of Information &
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(Severed portions are shaded)

April 8, 2024

aselbert@belcarra.ca (PG 1 OF 2)

This letter is in response to the recent 2024 Draft OCP. Once again, there is major concern by many Farrer Cove (South) residents that our Community concerns are not being heard and addressed.

Through long and thorough discussions, a long list of Farrer Cove wants and needs was narrowed down to **two major requests** for change to be included in the current OCP. These are:

- 1. Farrer Cove (South) residents are requesting to continue on as Zone RM2 (residential), NOT to be turned into a Special Study Area requiring Farrer Cove (South) residents to develop and pay for a Subdivision Masterplan for the whole Community. We have always been, and want to continue as, a purely residential neighbourhood. In addition, we are requesting to change the subdivision requirements in Farrer Cove (South) from 1 acre to .5 acres in keeping with subdivision rights granted to the rest of the Village. Moving to .5 acres would allow for undivided properties with two houses in Farrer Cove to become stand alone lots.**

Many Farrer Cove residents wrote previously to the OCP Committee and Council explaining the significant financial difficulties as a result of multiple situations where there are two homes on one lot. Potential home buyers cannot secure bank mortgages on undivided lots. Residents felt that this proposed change had been granted in the October 2023 OCP Draft, Land Use Designations, number 2, section C, R3 zone - Farrer Cove South:

"The minimum lot size shall be 0.5 acres subject to Belcarra Council consulting with Metro Vancouver regarding road access prior to allowing half-acre subdivision, and subject to domestic water and sewage disposal approval by Fraser Health Authority."

In contrast, the 2024 Draft OCP reads:

"Once the road access issue is addressed:" Farrer Cove residents and the ELC are to develop (at their expense) a Subdivision Master Plan for Farrer Cove (Policy M25), and:

"In the absence of a Subdivision Master Plan *consider supporting* reducing the minimum lot size to 0.5 acres (0.2 ha) subject to domestic water and sewage disposal approval by Fraser Health Authority". Housing, Community, and Land use Designation, Future Residential, (HCLU12).

Why this change in language, particularly in regards to the high needs of increased housing in Belcarra? And, why do we not have the same rights of subdivision awarded to the rest of the Village as long as we meet water and sewage requirements? Many Farrer Cove residents see this new wording as a step backwards rather than forwards in terms of meeting our Community's needs.



(Pg 2 of 2)

2. **Farrer Cove residents are requesting that statements that leave the impression that Metro Vancouver Parks is directing future zoning and developments in Belcarra be removed from the OCP**

The statement that no new houses or coach houses should be built in Farrer Cove (South), until a new road is built into the area should be setting off alarm bells throughout the Village. Some of this wording attributed to Metro Parks has been included in the 2024 draft OCP (pg37) as if this idea was discussed with Farrer Cove (South) residents, and fully debated, moved forward, and supported by the OCP Committee. **This is not the case.** Indeed, there are a number of statements or policies made in several sections of the 2024 draft OCP with regards to Farrer Cove (South) that are wholly untrue, inaccurate or need to be reworded such as:-

On pg 37 under Road Network-Farrer Cove paragraphs 1, 3 and 4; Policy no. M25 and M27; On pg 46 statement regarding Farrer Cove legal road; on pg 48 the 2 statements regarding a masterplan to be prepared by Farrer Cove; on pg 49 delete Special Study Area 2 and rewrite those paragraphs and delete the notation "Once the road issue is addressed" delete HCLU 11 and rewrite HCLU 12

Farrer Cove (South) residents find it difficult to believe that Council feels zero growth on all of the privately held land in Farrer Cove (South) which comprises 35 plus acres, is in the best interest of Farrer Cove residents and the best vision for the future of the Village of Belcarra? Residents recognize that Metro Vancouver Parks have some possible concerns but we also believe that Belcarra has an obligation to make the best decisions on behalf of all Belcarra residents, including Farrer Cove (South) residents. **We feel that Belcarra Council should act first and foremost on behalf of residents rather than outside parties.**

As Phil Chapman noted during the OCP, "Not every comment from (outside) Agencies necessitates a change." Why would Belcarra give up their autonomy to manage their own growth and future when they do not have to accept all comments from outside agencies such as Metro Parks?

As a Community Committee, encouraged and backed by an overwhelming majority of concerned Farrer Cove (South) residents, we ask once again that our community's concerns are fully heard and addressed in the 2024 OCP

Respectively submitted,



Lynda Spence, Brian Ashford, Sy Rodgers

- Notes:
1. Farrer Cove (South) residents would like to go on record that none of the OCP Consultants or Planners agreed to meet with the Farrer Cove community onsite in Farrer Cove to see first hand the challenging terrain and to discuss our collective vision for the future.
 2. With 18 property owners in the Farrer Cove RM-2 zone it would be impossible to obtain a consensus on a future masterplan for Farrer Cove other than remaining rural residential.
 3. The Farrer Cove related revisions to the draft 2024 OCP will require a number of changes to the Regional Context Statement submitted with the final OCP

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(Severed portions are shaded)

April 5, 2024

Village of Belcarra: Attention : Corporate Officer

Re: Village of Belcarra Official Community Plan Bylaw No. 621,2024

aseibert@belcarra.ca

Dear Mayor Ross and Council,

I am a Farrer Cove (South) resident writing in response to the 2024 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.

Submitted By:


Sharilyn Sweet



Home Owner: [REDACTED]

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(Severed portions are shaded)

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Protection of Privacy Act
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(Severed portions are shaded)



I WANT MY VOICE HEARD.

TO BELCARRA COUNCIL REGARDING OCP (Official Community Plan)

I Daniel Alderman.....(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.....Daniel Alderman.....

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

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

(Severed portions are shaded)

From: [Esmail Shoolestani](#)
To: [Amanda Seibert](#)
Cc: [Paula Richardson](#); [Jamie Ross](#); [Carolina Clark](#); [Joe Elworthy](#); [Janet Ruzycski](#); [Liisa Wilder](#)
Subject: Urgent: Request to Preserve Dock Allocation for [REDACTED] in the Proposed Village of Belcarra Official Community Plan Bylaw No. 621, 2024
Date: April 8, 2024 3:50:43 PM
Attachments: [Village Official Zoning Map 1996.png](#)
[Letter from Port - Moratorium Lifted - 2020May15.pdf](#)
[Plan 1999.png](#)

Some people who received this message don't often get email from [REDACTED] m. [Learn why this is important](#)

Dear Village of Belcarra Corporate Officer, Council Members and OCP Committee Chairs and Members:

I hope this message finds you well. As a dedicated member of the Belcarra community, I am writing with a matter of utmost importance regarding the Proposed Bylaw: Village of Belcarra Official Community Plan Bylaw No. 621, 2024 and the inquiry outlined below:

"ALL PERSONS who deem themselves affected by the bylaw presented shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matter contained in the bylaw by making a written statement to the attention of the Corporate Officer or by sending an email to aseibert@belcarra.ca by 4:00 pm, Monday, April 8, 2024."

I urge you to prioritize and ensure that any forthcoming dock allocation plan for Bedwell Bay in the Village of Belcarra Official Community Plan (OCP) adoption today, Monday, April 8, 2024, unequivocally upholds the established dock allocation in front of my property [REDACTED]. This allocation is not merely a legal technicality; it represents a fundamental aspect of my property rights and longstanding community agreements.

The documentation provided, including the Village Official Zoning Map 1996, the Village Plan 1999, and the Port Letter dated May 15, 2020 (attached), incontrovertibly confirms the rightful dock allocation in front of [REDACTED]. Any deviation from this established allocation would not only disregard the documented historical agreements but also undermine the integrity of property rights within our community.

I urge you to carefully consider the significance of preserving these rights and honor the commitments made in past zoning regulations and official correspondence. Upholding the dock allocation in front of [REDACTED] is not only a matter of legal obligation but also a testament to the council's commitment to protecting the rights and interests of Belcarra residents.

Your attention and proactive action on this matter are crucial to ensuring fairness, equity, and the continued cohesion of our community. I sincerely hope that you will act decisively in favor of maintaining the established dock allocation.

Thank you for your consideration and commitment to serving the best interests of the Belcarra community.

Sincerely,

Esmail Shoolestani, Resident

[Redacted signature]

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May 15, 2020

Dear Property Owner:

Re: **New recreational dock guidelines and licence program takes effect June 15, 2020**

Under the *Canada Marine Act*, the Vancouver Fraser Port Authority is responsible for the administration, management and control of land and water within its jurisdiction. This includes licensing recreational docks along Burrard Inlet, including Indian Arm and Port Moody Arm. Our records indicate that you own property with foreshore tenure which means you have the potential to request authorization to construct a recreational dock on your foreshore property.

This notice is to inform you that new guidelines for recreational docks will take effect June 15, 2020. As you may be interested in applying for a recreational dock permit and licence, we encourage you to review the new guidelines and information available online to learn more.

The port authority will host an information webinar to present the new guidelines and answer questions **on May 28, 2020 from 6:30 p.m. to 7:30 p.m.** To register and receive your individual access link, please email Kate.Grossman@portvancouver.com. Port authority staff will respond to participant questions during the webinar. For those who are unable to attend, a summary of the webinar including presentation materials and Q and A, will be available online at portvancouver.com/RecDockInformation after the event.

The new guidelines provide clarity on recreational dock permit application requirements for new dock applications and for repair, maintenance and upgrades to existing docks. The new guidelines were established to provide a fair and consistent process for all applicants, and to ensure that recreational dock use does not negatively affect the environment, navigational safety or the community. Key changes to the recreational dock licensing and guidelines are:

- Licence agreements will be issued for fixed 10-year terms
- New zone-based licence fees
- New designated environmental areas where recreational docks will not be permitted
- Shared docks are encouraged
- Some municipal restrictions apply (please see relevant municipal information on our website)

New applications will be processed on a first-come-first-served basis, through the port authority's Project Environmental Review process with priority given for shared dock applications.

The new guidelines are available for download at portvancouver.com/RecDockInformation or by email request to RecreationalDocks@portvancouver.com.

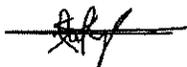
New recreational dock guidelines and license program
May 15, 2020
Page 2 of 2

Should you have any additional questions, please email RecreationalDocks@portvancouver.com, or call 604.665.9047

Thank you for taking the time to become informed.

Sincerely,

VANCOUVER FRASER PORT AUTHORITY

A handwritten signature in black ink, appearing to read 'Wylene Wong', is written over a horizontal line.

Wylene Wong
Manager, Real Estate