



## COUNCIL REPORT

**Date:** October 7, 2024

**From:** Paula Richardson, Chief Administrative Officer and Phil Chapman, Chapman Planning & Consulting

**Subject:** **Official Community Plan Bylaw No. 621, 2024 - Adoption**

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### Recommendation:

That the Village of Belcarra Official Community Plan Bylaw No. 621, 2024 be adopted.

### Purpose:

To provide an update on the acceptance by the Metro Vancouver Board of the Village of Belcarra Regional Context Statement and to provide the Official Community Plan Bylaw No. 621, 2024 for adoption.

### Background:

At the regular Council meeting held on June 3, 2024, the Village of Belcarra Official Community Plan Bylaw No. 621, 2024 received second and third readings and staff were directed to submit the Regional Context Statement to the Metro Vancouver Regional Board for acceptance.

The Metro 2050 Regional Context Statement – Village of Belcarra staff report presented to the Regional Planning Committee on September 6, 2024 (Appendix C) notes the following:

#### **“Regional Land Use Designation Map in the Regional Context Statement**

In reviewing the *Figure 6 Metro Vancouver 2050 Land Use Designation* map that forms part of the Regional Context Statement, Metro Vancouver and Village staff identified some inconsistencies in the designations for some parcels. In most cases, these inconsistencies date back to 2011 when the Board adopted *Metro Vancouver 2040: Shaping our Future*, the previous regional growth strategy, and accepted the Village of Belcarra’s Regional Context Statement at that time (see Reference 2). To resolve these inconsistencies, Village staff have submitted a revised *Figure 6 Metro Vancouver 2050 Land Use Designation* map (Attachment 2) that is in line with *Metro 2050* regional land use designations.”

Village staff worked with Metro staff to identify the housekeeping amendments, most notably from 2011, and have provided the revised map as part of the bylaw presented. Metro staff have identified the need to do a future housekeeping amendment to *Metro 2050* to reflect the appropriate regional land use designations. The parcels noted in the Metro staff report as follows:

- “Five parcels that are currently designated Conservation and Recreation in *Metro 2050* should be designated Rural based on the Board-accepted 2011 Belcarra Regional Context Statement. These parcels are designated Residential in the Village of Belcarra OCP.

- Two parcels currently designated as Rural in *Metro 2050* should be designated as Conservation and Recreation as they are part of the Say Nuth Khaw Yum (aka Indian Arm) Provincial Park; and
- One parcel that has no regional land use designation should be designate Rural.”

The Metro Vancouver staff report was presented at the September 27, 2024 regular meeting of the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) and the following motion was passed:

“That the MVRD Board accept the Village of Belcarra Regional Context Statement as submitted to Metro Vancouver on June 12, 2024.”

**Conclusion:**

The Official Community Plan process has taken place over almost 3 years. Council, staff, the Planning Consultant, a citizen’s advisory committee, the community and external agencies have all participated in the process. A huge thank you to all those who participated, with a special thanks to committee members for your perseverance, support and hard work. Staff present the Official Community Plan Bylaw No. 621, 2024 for adoption.



Prepared by: Paula Richardson  
Chief Administrative Officer



Prepared by: Phil Chapman  
Chapman Planning and Consulting

The following appendices are attached hereto:

Appendix A – Official Community Plan Bylaw No. 621, 2024

Appendix B – Letter from Dorothy Shermer, Corporate Officer, Metro Vancouver re: acceptance of Metro 2050 Regional Context Statement – Village of Belcarra – September 27, 2024

Appendix C – Metro Vancouver Regional Planning Committee Staff Report – *Metro 2050 Regional Context Statement – Village of Belcarra* – August 13, 2024