



**VILLAGE OF BELCARRA
REGULAR COUNCIL MEETING AGENDA
Village Hall
June 9, 2025
7:00 PM**



*This meeting is live streamed and recorded by the Village of Belcarra
To view the meeting click: [Village of Belcarra - YouTube](#)*

Note: This agenda is also posted on the Village's website at www.belcarra.ca

The purpose of a Council meeting is to enact powers given to Council by using bylaws or resolutions. This is the venue for debate of issues before voting on a bylaw or resolution.

We wish to acknowledge that this meeting is taking place on the unceded territory of the Coast Salish Peoples. Tum-Tumay-Whueton, or Belcarra, is home to an ancestral village of the Tsleil-Waututh Nation. We are thankful to conduct our work within their territory.

COUNCIL

Mayor Jamie Ross
Councillor Carolina Clark
Councillor Joe Elworthy
Councillor Janet Ruzycki
Councillor Liisa Wilder

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF MINUTES

3.1 Minutes of the Special Council Meeting of June 2, 2025

3.2 Minutes of the Regular Council Meeting of May 26, 2025

4. PUBLIC INPUT (15 minutes)

A period of fifteen (15) minutes will be made available on each Regular Council Meeting Agenda for members of the public to make submissions to Council. Any person wishing to speak during Public Input Period must so indicate by raising their hand. Each person will be permitted 2 minutes to comment on items presented on the agenda. A second opportunity to speak is permitted when all other interested parties have had an opportunity to provide their comments. Comments must be directed to the Chair of the meeting and not to individual members of Council. Public Input Period is a venue for submissions in the form of statements. Questions can be directed to Question Period at the end of the agenda.

5. DELEGATIONS

5.1 Anmore Residents Association – Anmore South OCP Amendment Process

- Leslie Harrigan
- Neil Lyons

6. ITEMS ON CONSENT AGENDA

Council may adopt in one motion all recommendations appearing on the Consent Agenda, or prior to the question on the vote, any Council member may request that an item be removed from the Consent Agenda and placed in Section 7 for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

6.1 Correspondence

6.1.1 Metro Vancouver, Dorothy Shermer, Corporate Officer, letter dated May 29, 2025 providing a certified copy of Metro Vancouver Regional Sasamat Fire Service Conversion Bylaw No. 1402, 2024.

6.1.2 TransLink, Michael Ohnemus, Manager, Transit Network Management, Transportation Planning & Policy Division, email dated June 2, 2025 providing information on TransLink's Summer 2025 service changes.

6.2 Reports

6.3 Recommendation to Receive Items on Consent

That the items on the Consent Agenda of the June 9, 2025 Village of Belcarra Regular Council Meeting be received into the record.

7. ITEMS REMOVED FROM THE CONSENT AGENDA

8. CORRESPONDENCE/PROCLAMATIONS (ACTION ITEMS)

8.1 Lifesaving Society – BC & Yukon Branch, Dany Rubbo, Communications and Events, email dated May 30, 2025 providing information on National Drowning Prevention Weeks and requesting that Village of Belcarra Council proclaim July 20 to July 25, 2025 National Drowning Prevention Week

9. UNFINISHED BUSINESS

10. STAFF REPORTS**10.1 Information Technology Server Replacement**

Staff report by the Financial Consultant dated June 9, 2025 recommending the amendment of Village of Belcarra's 2025-2025 capital financial plan by transferring \$12,000 from 2026 to 2025 for an information technology server with funding coming from the General Capital Reserve Fund.

10.2 Storm Water Network Review and Update

Staff report by the Manager, Municipal Services dated June 9, 2025 recommending the retention of LandInfo Technologies for GIS and asset management planning support with services to be based on an hourly charge rate basis not to exceed \$15,000 without prior approval from the Village.

10.3 2024 Drinking Water Quality Annual Report

Staff report by the Manager, Municipal Works, dated June 9, 2025 providing the yearly information on water quality in the Village of Belcarra and recommending that the report be forwarded to the Fraser Health Authority for review and comment.

10.4 Official Community Plan (OCP) Amendment – Anmore South

Staff report by the Chief Administrative Officer dated June 9, 2025 providing updated information on the Village of Anmore's Official Community Plan (OCP) Amendment Bylaw No. 686-2023 and outlining next steps in the process.

11. BYLAWS**12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS****13. MAYOR AND COUNCILLOR REPORTS**

Mayor Ross attending the following events:

- May 26: Eagle Ridge Hospital Honouring Ceremony of Rosalie Dipsco Williams, Kwikwetlem First Nation Artist
- June 1: Belcarra Day
- June 5: Sasamat Volunteer Fire Department Board of Trustees Regular Meeting

13.1. CHIEF ADMINISTRATIVE OFFICER REPORT**14. OTHER MATTERS DEEMED EXPEDIENT****15. NOTICES OF MOTIONS AND MATTERS FOR INTRODUCTION AT FUTURE MEETINGS**

16. PUBLIC QUESTION PERIOD

The public is invited to ask questions of Council regarding any item pertaining to Village business. A person wishing to make a submission will be limited to two (2) minutes and the submission must be in the form of a question. A second opportunity to ask a follow up or new question is permitted if no one else is waiting to participate. Questions, including follow up questions, must be directed to the Chair of the meeting and not to individual members of Council or staff. If a question(s) to staff arises during Public Question Period, the question(s) must be addressed to the Chair and the Chair can request clarification from staff.

The total session is limited to 20 minutes and will be completed by 11:00 pm unless extended with approval of Council through an affirmative vote.

17. ADJOURNMENT



**VILLAGE OF BELCARRA
SPECIAL COUNCIL MEETING MINUTES
June 2, 2025**



This meeting was held in Council Chambers

Council in Attendance

Mayor Jamie Ross
Councillor Carolina Clark
Councillor Joe Elworthy
Councillor Janet Ruzycki
Councillor Liisa Wilder

Staff in Attendance

Melanie Burton, Chief Administrative Officer
Amanda Seibert, Corporate Officer/Recording Secretary

We wish to acknowledge that this meeting took place on the unceded territory of the Coast Salish peoples. Tum-Tumay-Whueton, or Belcarra, is home to an ancestral village of the Tsleil-Waututh Nation. We are thankful to conduct our work within their territory.

1. CALL TO ORDER

The meeting was called to order at 5:00 pm

2. APPROVAL OF THE AGENDA

2.1 Special Council Meeting, June 2, 2025

Moved by: Councillor Wilder

Seconded by: Councillor Clark

That the agenda for the Special Council Meeting of June 2, 2025 be approved.

CARRIED

3. RESOLUTION TO MOVE INTO CLOSED COUNCIL MEETING

Moved by: Councillor Clark

Seconded by: Councillor Wilder

That the June 2, 2025 special meeting of Council be closed pursuant to Sections 90(1) and 90(2) of the *Community Charter* as the subject matter being considered relates to the following:

Section 90(1)(k) Negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

4. ADJOURNMENT

Moved by: Councillor Wilder
Seconded by: Councillor Ruzycki

That the June 2, 2025 Special Council Meeting be adjourned.

CARRIED

The meeting was adjourned at 5:01 pm

Certified Correct:

Jamie Ross
Mayor

Amanda Seibert
Corporate Officer



**VILLAGE OF BELCARRA
REGULAR COUNCIL MEETING MINUTES
May 26, 2025**



This meeting was held in Council Chambers and live streamed at
[Village of Belcarra - YouTube](https://www.youtube.com/watch?v=...)

Council in Attendance

Mayor Jamie Ross
Councillor Carolina Clark
Councillor Joe Elworthy
Councillor Janet Ruzycki

Council not in Attendance

Councillor Liisa Wilder

Staff in Attendance

Melony Burton, Chief Administrative Officer
Stewart Novak, Manager, Municipal Services
Amanda Seibert, Corporate Officer/Recording Secretary
Jane Dreier, Clerk

We wish to acknowledge that this meeting took place on the unceded territory of the Coast Salish peoples. Tum-Tumay-Whueton, or Belcarra, is home to an ancestral village of the Tsleil-Waututh Nation. We are thankful to conduct our work within their territory.

1. CALL TO ORDER

Mayor Ross called the meeting to order at 7:00 pm

2. APPROVAL OF THE AGENDA

2.1 Regular Council Meeting, May 26, 2025

Moved by: Councillor Ruzycki
Seconded by: Councillor Elworthy

That the agenda for the Regular Council Meeting of May 26, 2025 be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

3.1 Regular Council Meeting, May 12, 2025

Moved by: Councillor Clark
Seconded by: Councillor Ruzycki

That the minutes from the Regular Council Meeting held on May 12, 2025 be adopted.

CARRIED

4. PUBLIC INPUT

Mayor Ross outlined the procedure for public input.

Les Bramley, Belcarra resident, spoke on the idea of worm farming and possible incentives to encourage residents to install the farms.

Ian Devlin, Belcarra resident, queried about the testing of fire hydrants during the time the Tatlow Tank was empty.

The Manager, Municipal Services provided information on tests done on fire flow.

Mr. Devlin clarified that his query regarded the psi pressure of the hydrants.

The Manager, Municipal Services provided information on hydrant pressure taken when the reservoir was shut down.

5. DELEGATIONS AND PRESENTATIONS

No items

6. ITEMS ON CONSENT AGENDA

6.1 Correspondence

No items

6.2 Reports

No items

6.3 Recommendation to Receive Items on Consent

No items.

7. ITEMS REMOVED FROM THE CONSENT AGENDA

No items

8. CORRESPONDENCE/PROCLAMATIONS (ACTION ITEMS)

No items

9. UNFINISHED BUSINESS

No items

10. STAFF REPORTS

10.1 Tatlow Reservoir Repair Report

Staff report by the Manager, Municipal Services dated May 26, 2025 providing information regarding the inspection and repair of the interior of the Tatlow Tank.

The Manager, Municipal Services reviewed the report. He outlined work carried out by the inspection company, the cost of the project and the budget for the next project. He provided a presentation on work on the tank as it was carried out.

Moved by: Councillor Clark

Seconded by: Councillor Ruzyski

That the staff report dated March 31, 2025, titled “Tatlow Reservoir Repair Report” be received into the record for information.

CARRIED

11. BYLAWS

No items

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

No items

13. MAYOR AND COUNCILLOR REPORTS

Mayor Ross attended the following events:

- May 15: Metro Vancouver Electoral Area and Small Communities Committee
- May 16: Metro Vancouver Small Communities Meeting
- May 16: Ministry of Infrastructure - Bill 15 Briefing
- May 20: Vancouver Fraser Port Authority - Burrard Inlet Mayors Committee Meeting
 - Mayor Ross advised that he had spoken with a Port Authority Representative about more shared docks being allowed in Belcarra. A discussion ensued about allowing more shared docks when the moratorium is lifted
- May 22: Mayors Council Meeting (in camera)
- May 23: Metro Vancouver Board Meeting

13.1 CHIEF ADMINISTRATIVE OFFICER’S REPORT

The Chief Administrative Officer provided the following information:

Operational & Administrative Updates

- Continued preparation of the Annual Report
- Water - check valve inspections
- Trail inspection and maintenance
- Pressure Washing - Municipal Hall Retaining Walls
- Ditch Maintenance – WARD

Notifications/Announcements

- Fire prevention –low snowpack, early snowmelt and warm seasonal weather forecasts are pointing towards elevated drought conditions this summer.
Reminder to reduce fire fuels on private and public property.
 - Public property: removing trees and vegetation along roads and around the Tatlow Reservoir

- Private property – Village provides:
 - Annual tree chipping and pick up service
 - Green waste bins at WARD
- Tax Notices – July 2 deadline for payment. Reminder to submit electronic payments 3 business days in advance to avoid late payments fees. Cheques can also be dropped off in person or at the Village Hall.

14. OTHER MATTERS DEEMED EXPEDIENT

No items

15. NOTICES OF MOTION AND MATTERS FOR INTRODUCTION AT FUTURE MEETINGS

No items

16. PUBLIC QUESTION PERIOD

Les Bramley, Belcarra resident, asked about float level switches in the Tatlow Tank required for level control and commented on the need for a back up system should a float switch fail.

The Manager, Municipal Services provided information on the function of float switches.

Note: As a public service announcement, Councillor Ruzycki commented on the gas meter replacement program currently being implemented in the Village and encouraged all residents to check for gas leaks after the installation and to call FORTIS immediately should any be discovered.

17. ADJOURNMENT

Moved by: Councillor Ruzycki

Seconded by: Councillor Clark

That the May 26, 2025 Regular Council Meeting be adjourned.

CARRIED

The meeting was adjourned at 7:40 pm

Certified Correct:

Jamie Ross
Mayor

Amanda Seibert
Corporate Officer



Village of Belcarra

Between Forest and Sea



Request to Appear as a Delegation Before Council

To: Corporate Officer

Date: May 23, 2025

Permission is hereby requested to appear as a delegation before Village of Belcarra Council with reference to the following topic: *(attach additional pages and supporting material as required)*

To discuss our members concerns regarding the Anmore OCP amendment process and how it may affect Belcarra.

Provide background regarding who we are and our involvement in the Anmore South debate.

Develop a communication repour and discuss what common concerns we may share as neighboring communities.

Preferred meeting date for delegation: June 9 2025

Alternative meeting date for delegation: _____

Please refer to the Council Meeting Schedule on the Village website for dates of Council Meetings

Leslie Hannigan/ Neil Lyons

Anmore Residents Association

Name(s) of presenter(s)

Name of group/organization (if applicable)

Will any financial or in-kind assistance from Council be requested? ☐ Yes ☒ No

If yes, provide details of requested assistance (including financial amounts, if applicable):

Will audio visual equipment be required? ☐ Yes ☒ No

What type of equipment is required? _____

The deadline for submission of the request, *including any presentation or supporting material*, is **12:00 noon on the Tuesday, preceding the date of the meeting**. Once the delegation request has been approved, the presenter(s) will be allotted a maximum of **10 minutes** to present at the agreed upon meeting. Presenter(s) are limited to discussing only the topic indicated above.

The Village of Belcarra reserves the right to refuse any delegation request.

Information provided may be published and made available for public viewing.

Contact Information:

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

(Severed portions are shaded)

Name: **Neil Lyons**

Address: [REDACTED]

Phone No. [REDACTED]

Cell Phone No. [REDACTED]

Email Address: anmoreresidentsassociation@gmail.com

This request may be faxed to 604-939-5034, delivered or mailed to Belcarra Municipal Hall, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8, or e-mailed to aseibert@belcarra.ca.

Staff will try to accommodate the requested date, however, delegations are scheduled in the order that applications are received. The delegation request will be confirmed by email along with the tentative date of the meeting. A second email will be sent closer to the date confirming the date and time.

The Council meeting begins at 7:00 pm in the Belcarra Council Chamber. Delegations are one of the first items of business on the agenda, so it is important to arrive at the meeting by 6:45 pm. If the use audio / visual equipment is required, it is recommended these arrangements be made with the Corporate Officer the week prior to the scheduled meeting. Staff may be contacted at 604-937-4100 or aseibert@belcarra.ca.

When it is time for delegates to speak, the Mayor will call the name of the delegation/delegate(s) and request them to come forward to the podium. Please be sure to clearly state your name and address or the name of the organization being represented at the start of the presentation. Delegations are provided ten minutes to make a presentation (or more with the consent of Council), after which the Mayor and / or Council members may ask questions.

Once the presentation is complete, the delegation may return to the public seating area should they wish to watch the remainder of the meeting or have the option of leaving the meeting. If electing to leave following a presentation, it is requested that this be done in a quiet, orderly manner so as not to interrupt the meeting.

The Village of Belcarra is collecting personal information in accordance with Section 26 (c) of the Freedom of Information and Protection of Privacy Act. The personal information collected on this form is collected for the purpose of processing the application to appear as a delegation and for administration and enforcement. Questions about the collection, use and disclosure of this information can be directed to the Village's Privacy Officer at the Village of Belcarra, 4084 Bedwell Bay Road, Belcarra, BC V3H 4P8. Phone 604-937-4100 or email foi@belcarra.ca

*Presented to Anmore Council
May 6th, 25*

ANMORE RESIDENTS ASSOCIATION

DELEGATION TO COUNCIL

MAY 6 2025

Thank you, Mayor and Councilors, for allowing us to come forward today with our delegation. We are here on behalf of our members to discuss our concerns regarding the ongoing proposed land use change public consultation. Many of the residents are confused by the process the village has selected in receiving public input. We believe that much of this is due to the fact that the process seems to be Icona driven. This has created an aura of distrust in our community. Residents feel that the process is being conducted to facilitate Icona's application leaving the impression that this councils' minds, quite frankly, are already made up. Consequently, the resident body are getting increasingly frustrated and feel that their democratic right to having their voices heard is being compromised. We are here today to address what we consider to be a transparency crisis.

Statements of Facts:

The village was formed based on a vision (that of Hal Weinberg and Bob Hunter) known as the ANMORE CONCEPT that the residents wanted to remain semirural and autonomous from the encroaching development of metro Vancouver. In 1987 a referendum was held and 78% of Anmore citizens voted in favor of maintaining RS1 (one acre zoning)

Most of the residents that live in Anmore came here by choice because they love the quieter semi-rural lifestyle which is still close to city amenities. They consider their village to be unique and special.

The Village conducted a consultation process in 2020/21 to help give them better insight of the mood in the community. It was revealed that the residents did not have much appetite for a land use change.

In 2021 there were a number of reasonably sized protests along East Road and Sunnyside against changing the land use from Rural to Urban.

A group calling themselves the Save Anmore Coalition collected over 400 Anmore resident signatures calling for a REFERENDUM on the matter and presented the petition to council on January 11th 2022.

Councilor Doug Richardson has sounded the alarm, most recently at that council meeting of April 1 2025, that council needs to “ask the people “what they want.

Icona have been mailing out literature and holding “information” sessions with the support of the Anmore administration’ selling their vision leading the residents to believe that this is an assumptive sell on behalf of Icona and is supported by village council.

A large group of residents attended the April 15,2025 council meeting with many of them demanding a referendum which was denied by village council.

ARA recently conducted a poll asking 69 of our members the question. Would you like a referendum. 33 responded “Yes”. There was not one “No”.

•

What Our Research Tells Us:

“In general, major land use changes do not automatically require referendum. However, in situations where legislation specifies that the “assent of the electors” is needed, a referendum (or assent voting) is the only way to obtain approval. THIS OFTEN OCCURS WHEN LAND USE DECISIONS HAVE A POTENTIAL TO FUNDAMENTALLY ALTER THE STRUCTURE AND GOVERNANCE OF AN AREA.”

“For example, if an issue is CONTROVERSIAL, or requires a significant contribution of taxpayers’ dollars, or is SIGNIFICANT IN SCALE OR IMPACT ON THE COMMUNITY, local governments may decide that it is more appropriate and cost-effective to proceed directly to assent voting.”

The Question of Procedural Fairness and Bias:

We wish to speak to the existing ongoing process that has been selected. Mayor and council have already admitted that the process is “proponent driven”. We believe that the process goes much further and can be described as proponent (Icona) DOMINATED. It is our opinion that Greg Moore’s previous background as a Mayor of Port Coquitlam and Chair of Metro Vancouver give him the insight and skills and relationships to push Icona’s request for OCP and Rural to Urban land use changes through. In other words, he has an unfair advantage over ordinary citizens who may oppose him. For this reason, it is imperative that this council pay close attention to the legislation which requires the key principals of procedural fairness such as: 1) Right to be heard, and 2) Impartiality.

The Question:

It is our opinion that current OCP/Land Use consultation process lacks transparency mainly because the fundamental question that should be asked appears to be deliberately avoided

and the consultation has proceeded based on the assumption that the Land Use change will be passed. It appears that our council and city officials are conducting this process by putting the cart before the horse and forgot to ask the primary question of the residents: "Do we want it or not?"

Advantages To Holding a Referendum:

Anmore is a small community with approximately 2500 residents or 800 households. These demographics lend well to arranging and conducting a vote on the land use proposal in a cost-effective way. Although referendums aren't perfect, they are still the most democratic way of determining the residents' preferred choices.

Conclusion:

Icona Properties have been pitching their vision for 5 years and actively involved in driving a one-sided consultation process, using our village facilities and resources to lead that process. As evidence, the April 24th's open house was advertised as an Anmore Village initiative but was staffed by a number of Icona representatives, with Icona's CEO Greg Moore taking center stage. We believe this is a direct affront to the consultation process and shows bias in favor of Icona. We have heard enough from the one stakeholder (Icona). It is our opinion Council have breached the residents trust by giving them too much latitude to promote their vision. We need to hear from the other 2500 residents. Only a referendum can fix this tainted process. We are asking tonight that one of you make a motion to ask the question of the residents of Anmore:

"ARE YOU IN FAVOR OF AN OCP AMENDMENT AND LAND USE CHANGE FROM RURAL TO URBAN?"

"YES or NO"

This one simple move will go a long way in re-establishing our trust in council.

Thank You.

ARA Directors: Remi Coupal, Leslie Hannigan, Ken Juvik, Neil Lyons, Trudy Schneider

Board and Information Services
BIS-Secretariat@metrovancover.org

File: CR-12-01
Ref: RD 2025 05 23

May 29, 2025

Amanda Seibert, Corporate Officer
Village of Belcarra
4084 Bedwell Bay Road
Belcarra, BC V3H 4P8
VIA EMAIL: aseibert@belcarra.ca

Dear Amanda Seibert:

Sasamat Fire Service Conversion Bylaw No. 1402, 2024

At its May 23, 2025, regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolution:

That the MVRD Board adopt Metro Vancouver Regional District Sasamat Fire Service Conversion Bylaw No. 1402, 2024, as recommended in the report dated April 28, 2025, titled "Sasamat Fire Service Conversion Bylaw No. 1402, 2024".

Please find a certified copy of *Metro Vancouver Regional District Sasamat Fire Service Conversion Bylaw No. 1402, 2024* enclosed. The staff report is available as part of the May 23, 2025 [agenda package](#) on the Metro Vancouver Website, beginning on page 339. If you have any questions, please contact me by phone at 604-451-6530 or by email at Dorothy.Shermer@metrovancover.org.

Yours sincerely,



Dorothy Shermer
Corporate Officer

DS/mp

cc: Ravi Chhina, Deputy Chief Administrative Officer, Operations

Encl: *Metro Vancouver Regional District Sasamat Fire Service Conversion Bylaw No. 1402, 2024* –
Certified Copy

76718852

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1402
A bylaw to convert the continued Sasamat Fire Service

WHEREAS:

- A. By Division X Supplementary Letters Patent approved and ordered August 2, 1979 (the “**1979 SLP**”), the Metro Vancouver Regional District (formerly the Greater Vancouver Regional District, the “**MVRD**”) was authorized to undertake the function of Fire Regulation with Electoral Areas B and C as participating member municipalities;
- B. Pursuant to Letters Patent approved and ordered August 22, 1979, the municipality of “Village of Belcarra”, formerly part of Electoral Area B of the MVRD, was incorporated;
- C. By Division XI Supplementary Letters Patent approved and ordered January 10, 1980 (the “**1980 SLP**”):
 - (1) the MVRD was authorized to undertake the function of Fire Protection within the Village of Belcarra and that portion of Electoral Area B defined in the 1980 SLP as participating member municipalities; and
 - (2) the 1979 SLP was amended to exclude from the Division X – Fire Protection function of the MVRD those parts of Electoral Areas B and C participating in the Division XI – Fire Protection function of the MVRD;
- D. Pursuant to Letters Patent approved and ordered November 19, 1987, the municipality of “Village of Anmore”, formerly part of Electoral Area B of the MVRD, was incorporated;
- E. By Supplementary Letters Patent approved and ordered March 10, 1989:
 - (1) the 1979 SLP was amended to exclude the Village of Anmore from the Division X – Fire Protection function of the MVRD; and
 - (2) the function of Division XI Fire Protection granted by the 1980 SLP was renamed Division XX Fire Protection (the “**Service**”) and revised to, among other things, include only the member municipalities of the Village of Anmore and the Village of Belcarra as participants;
- F. The Service is a continued service and may, by bylaw adopted by the MVRD Board, be converted to a service exercised under the authority of an establishing bylaw pursuant to section 341 of the *Local Government Act*;
- G. The Village of Belcarra and the Village of Anmore, being the only two participating members of the Service, have requested that the Service be converted to one exercised under the authority of an establishing bylaw, as contemplated by this Bylaw; and
- H. Participating area approval of this Bylaw has been obtained in accordance with section 342(2)(c) of the *Local Government Act*.

NOW THEREFORE the Board of the Metro Vancouver Regionals District enacts as follows:

Citation

1. This Bylaw may be cited as the "Metro Vancouver Regional District Sasamat Fire Service Conversion Bylaw No. 1402, 2024".

Conversion of Service

2. The Service is hereby converted to and established as a fire suppression, fire prevention and emergency response service exercised under the authority of an establishing bylaw as the "Sasamat Fire Service".

Participating Areas

3. The participating areas for the Sasamat Fire Service are the Village of Anmore and the Village of Belcarra (the "Participating Areas").

Service Area

4. The service area for the Sasamat Fire Service is all land within the municipal boundaries of the Participating Areas.

Cost Recovery

5. The annual costs for the Sasamat Fire Service may be recovered by one or more of the following:
 - (a) property value taxes imposed in accordance with Part 11, Division 3 [*Requisition and Tax Collection*] of the *Local Government Act*;
 - (b) parcel taxes imposed in accordance with Part 11, Division 3 [*Requisition and Tax Collection*] of the *Local Government Act*;
 - (c) fees and charges imposed by bylaw under section 397 [*imposition of fees and charges*] of the *Local Government Act*;
 - (d) revenues raised by other means authorized under the *Local Government Act* or another Act; and
 - (e) revenues received by way of agreement, enterprise, gift, grant or otherwise.

Cost Apportionment

6. The costs of the Sasamat Fire Service after deducting the revenues (if any) received under subsections 5(d) and (e) above and except as set out in section 7 below, shall be apportioned between the Participating Areas by the method established by section 380(2)(a) of the *Local Government Act*.
7. The annual cost of contributions to any capital reserve fund pertaining to the Sasamat Fire Service and the servicing of outstanding debt shall be shared equally (50:50) by the Participating Areas.

Maximum Requisition

8. Pursuant to section 339(1)(e) of the *Local Government Act*, the maximum amount that may be requisitioned for the Sasamat Fire Service is the amount yielded by applying the rate of \$1.25 per each \$1,000 of the net taxable value of land and improvements in the service area.

Board of Trustees

9. The Board of the MVRD has by *Greater Vancouver Regional District Sasamat Volunteer Fire Department Administration and Regulation Bylaw No. 1204, 2014* established, and shall continue by bylaw provide for, a board of trustees for the administration and operation of the Sasamat Fire Service and associated appointments and voting rules.

Services outside Service Area Permitted by Agreement

10. Notwithstanding section 4 of this Bylaw, the Sasamat Fire Service may provide fire suppression, fire prevention and / or emergency response services outside of the service area where the MVRD has entered into an agreement for such purpose, consistent with section 332 of the *Local Government Act*.

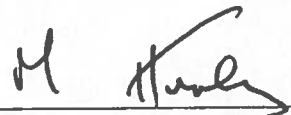
Read a first, second, and third time this 29 day of November, 2024.

Third reading rescinded this 28 day of February, 2025.

Read a third time as amended this 28 day of February, 2025.

Approved by the Inspector of Municipalities this 25 day of April, 2025.

Adopted this 23rd day of MAY, 2025.



Mike Hurley, Chair



Dorothy Shermer, Corporate Officer

I hereby certify that the foregoing is a true and correct copy.



Dorothy Shermer, Corporate Officer



Statutory Approval

Under the provisions of section 349

of the Local Government Act

I hereby approve Bylaw No. 1402

of the Metro Vancouver Regional District,

a copy of which is attached hereto.

Dated this Twenty-fifth day

of April, 2025

Deputy Inspector of Municipalities

From: Ohnemus, Michael <Michael.Ohнемus@translink.ca>
Sent: June 2, 2025 5:57 PM
To: Melony Burton <mburton@belcarra.ca>
Cc: Stewart Novak <snovak@belcarra.ca>
Subject: For Your Information - TransLink Summer 2025 Service Changes

Hi Melony,

We implement service changes every January, April, June, and September to ensure service is provided where it's needed most based on seasonal patterns and recent trends.

Starting June 23, TransLink is bringing back seasonal service on 13 routes to improve access and convenience to popular outdoor destinations.

TransLink is also reintroducing the 900 Bike Bus for summer 2025 to better connect cyclists with ferry sailings to Swartz Bay, Duke Point, and the Southern Gulf Islands.

- The Bike Bus will run on Fridays, weekends, and holidays from Friday, June 27 to Monday, September 1 (Labour Day), 2025 from 8 a.m. to 11 p.m.

We're adding earlier morning northbound trips throughout the week on both the R1 and R6 RapidBus routes in Surrey and Delta, improving service on two of Metro Vancouver's busiest bus routes.

TransLink is also making minor changes to bus bay assignments at White Rock Centre bus exchange to improve efficiency and reliability for customers.

Details of Service Changes near Belcarra:

150 Coquitlam Central Station / White Pine Beach

We're adding more seasonal service on the 150 with added service on weekdays and shorter wait times on weekends and holidays.

We will continue monitoring ridership levels across the region to ensure service is provided where it is needed most as more and more people choose transit.

Find the most up to date information about service changes [here](#). This website will be updated on Monday, June 9 with our Summer Service Changes.

The service change information has also been translated to Punjabi, Simplified Chinese, and Traditional Chinese, which can also be found on our webpage starting on Monday.

This summer's service changes were funded through our 2024 Investment Plan. Beginning this fall, changes made possible by the 2025 Investment Plan will start rolling out. To see what's ahead, click [here](#).

If you have any questions, please feel free to reach out. Our Government Relations team will be informing the Mayor and Council of these service changes on Friday, June 6, 2025.

Warm regards,

Michael

MICHAEL OHNEMUS (he/him/his)
Manager
Transit Network Management
Transportation Planning & Policy Division

TransLink
400-287 Nelson's Court, New Westminster, BC, V3L 0E7, Canada



This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal.

From: Dany Rubbo <danyr@lifesaving.bc.ca>

Sent: Friday, May 30, 2025 12:21 PM

Subject: Proclamation Request - National Drowning Prevention Week

Hello,

Canada faces a major problem – and a preventable one: over 450 people die every year from drowning. In fact, the drowning burden is so great around the world that the United Nations General Assembly passed the UN Resolution on Drowning Prevention (A/75/L.76) and named July 25th of each year as World Drowning Prevention Day. On behalf of the Lifesaving Society - British Columbia & Yukon Branch, I am writing to ask that you proclaim July 20th - 26th, 2025 as NATIONAL DROWNING PREVENTION WEEK in your municipality. Please see a proclamation template attached.

The Lifesaving Society is a national, charitable organization working to prevent drowning and reduce water-related injury through our training programs, WaterSmart® public education, drowning research and aquatic safety standards. The Lifesaving Society certifies Canada's National Lifeguards.

National Drowning Prevention Week is one of the Society's leading public education initiatives, with events taking place across the country to focus media and community attention on the drowning problem and drowning prevention. During this week, the Society urges individuals to:

- Supervise children in and around the water.
- Refrain from drinking alcoholic beverages while participating in aquatic activities.
- Wear a lifejacket when boating.

If every Canadian followed these steps, we could greatly reduce Canada's drowning rate.

A proclamation from your office would give greater exposure to our lifesaving efforts to residents of British Columbia and Yukon. I hope you will consider our request.

If you have any questions, please do not hesitate to reach out.

Sincerely,

DANY RUBBO

Manager, Communications and Events
 Lifesaving Society - BC & Yukon Branch
 #112-3989 Henning Drive, Burnaby, BC V5C 6N5
 604.299.5450 | @LifesavingBCYK
lifesaving.bc.ca

I respectfully acknowledge that I work on the unceded traditional and ancestral territory of the Musqueam, Squamish and Tsleil-Waututh nations;



COUNCIL REPORT

Date: June 9, 2025
From: Ken Bjorgaard, Financial Consultant
Subject: Information Technology Server Replacement

Recommendation

That the Village of Belcarra's 2025 – 2029 capital financial plan be amended by transferring \$12,000.00 from 2026 to 2025 for an information technology server replacement, with funding coming from the General Capital Reserve Fund.

Purpose

The purpose of this report is to present a proposed budget amendment to replace the Village of Belcarra's information technology (IT) server, which has reached the end of its recommended service life.

Background

The Village of Belcarra's recently adopted 2025 – 2029 Financial Plan included provision to replace the Village's IT server in 2026 at a cost of \$12,000.00. The Village's information technology service provider, Sea to Sky, has indicated that the server has reached the end of its recommended service life in 2025, and should the Village extend its service life to 2026, an additional warranty cost of approximately \$1,800.00 could be purchased to safeguard against failure. As a result, it is recommended that the server replacement be advanced to 2025.

The Village of Belcarra's entire long-term information technology capital replacement plan will be revisited in the upcoming 2026 budget cycle to ensure that it is consistent with Sea to Sky's latest hardware and software replacement projections, with a condition assessment of all hardware being undertaken before actual replacement.

Financial Implications

The server replacement is listed in the 2026 financial plan at a cost of \$12,000, and this same amount is being advanced to 2025. The Village of Belcarra's information technology capital asset replacements/upgrades are funded from the Village's General Capital Reserve Fund, which had a balance of \$1,131,617 at the end of 2024.

Summary

It is recommended that the information technology server replacement be advanced from 2026 to 2025 (\$12,000 capital budget would be moved from 2026 to 2025), with the funding coming from the General Capital Reserve Fund.



Prepared by: Ken Bjorgaard
Financial Consultant



Concurrence: Melony Burton
Chief Administrative Officer



COUNCIL REPORT

Date: June 9, 2025
From: Stewart Novak, Manager, Municipal Services
Subject: Storm Water Network Review and Update

Recommendation

That the services of LandInfo Technologies for GIS and asset management planning support be retained; and further

That services be based on hourly rates applicable at the time of invoicing, not to exceed \$15,000 (plus taxes) without prior approval from the Village.

Purpose

The purpose of this report is to recommend that LandInfo Technologies be retained for GIS and asset management planning support to update the storm water network data.

Background

The Village of Belcarra (Village) has made significant progress in capturing its infrastructure data. However, notable gaps remain in the storm water collection network. Work is required to refine asset attribute data, complete risk assessments, and identify asset replacements.

The Village applied for \$10,000 from the Provincial Infrastructure Planning Grant Program in December 2024, to support a review and update of the storm water collection network. The Village's share of the project costs in the amount of \$5,000 were planned from the Community Works Reserve Fund.

Discussion

The Village was awarded \$10,000 from the Infrastructure Planning Grant Program on March 31, 2025, for a Storm Water Collection Network Review and Update project (Attachment 1).

Staff recommend award of the project to LandInfo Technologies. In 2023, LandInfo Technologies developed MyCivitas for the Village, an open-source GIS and asset management reporting platform where infrastructure data is stored, analyzed and reported.

The scope of work includes:

- Review and update of storm water network data, with a focus on improving spatial accuracy and documenting asset condition, material, and diameter of storm network piping.
- Infrastructure data capture, analyzation, and reporting using MyCivitas/QGIS
- Risk assessments, replacement costs, and identification of high priority storm water assets for repair or replacement

Summary

Staff recommend retaining GIS and asset management planning support from LandInfo Technologies for the Storm Water Collection Network Review and Update project. The information will provide critical updates to storm water infrastructure and asset management data and will also be useful in identifying high priority assets for repair or upgrade.

LandInfo Technologies will provide services on an hourly charge rate basis, not to exceed \$15,000 allotted funding from the Infrastructure Planning Grant and Community Works Reserve Fund.



Prepared by: Stewart Novak
Manager, Municipal Services



Concurrence: Melony Burton
Chief Administrative Officer

Attachment 1: Infrastructure Planning Grant Program – Letter of Award



March 31, 2025

Reference: 72644

His Worship Jamie Ross
Village of Belcarra
4084 Bedwell Bay Rd
Belcarra, BC V3H 4P8

Dear Mayor Ross and Councillors:

On behalf of the Province of British Columbia (province), I am pleased to advise you that your application under the *Local Government Grants Act* for an infrastructure planning grant has been conditionally approved for the following project:

Grant Description	Amount
Storm Water Collection Network Review and Update	\$10,000

Details of the terms and conditions attached to this grant will be dealt with in an agreement that will be forwarded to you by Ministry of Housing and Municipal Affairs' staff. This agreement must be signed and returned to the Ministry, indicating your acceptance of the terms and conditions. For questions related to this funding, please contact infra@gov.bc.ca.

The province welcomes the opportunity to support planning in the Village of Belcarra. We believe that early and ongoing planning is the best way to ensure that the environmental, social, and economic needs of your community will continue to be met in the years ahead.

Through your planning efforts, the province encourages you to find ways to use new technology to promote environmental excellence and sustainable service delivery.

Congratulations on your successful application and my best wishes with your infrastructure study.

Sincerely,

Ravi Kahlon
Minister of Housing and Municipal Affairs



COUNCIL REPORT

Date: June 6, 2025
From: Stewart Novak, Manager, Municipal Services
Subject: **2024 Drinking Water Quality Annual Report**

Recommendation

That the 2024 Drinking Water Quality Annual Report be received into the record for information and be forwarded to the Fraser Health Authority for review and comment.

Purpose

The purpose of this report is to provide Belcarra Water Supply and Distribution System consumers and the Fraser Health Authority with the required annual water source, supply and water quality information based on 2024 analytical sampling and operational procedures.

Background

The annual Drinking Water Quality Annual Report is prepared by the Village of Belcarra under the Water Quality Monitoring and Reporting Plan for Metro Vancouver and Member Municipalities. It is a Provincial Health requirement to provide information on water quality and system operational procedures to consumers. The Village is required to provide a Drinking Water Quality Annual Report to the Fraser Health Authority.

Discussion

Metro Vancouver reported that all samples collected in 2024 satisfied the bacteriological requirements of the BC Drinking Water Protection Regulation. The Village has not had any water advisories for many years. The 2024 Drinking Water Quality Annual Report (Attachment 1) will be provided to the Fraser Health Authority for review and comment following Council's acceptance.

Prepared by: Stewart Novak
 Manager, Municipal Services

Concurrence: Melony Burton
 Chief Administrative Officer

Attachment 1: 2024 Drinking Water Quality Annual Report



VILLAGE OF BELCARRA

DRINKING WATER QUALITY ANNUAL REPORT

2024

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INTRODUCTION

This report is prepared by the Village of Belcarra (Belcarra) under the Water Quality Monitoring and Reporting Plan for the Metro Vancouver (MV) and Member Municipalities. The purpose of the report is to provide Belcarra water consumers and the Medical Health Officer (MHO) with drinking water sampling test results for 2024, and to present background information on Belcarra concerning water supply, treatment, and specific measures being taken to protect and enhance drinking water quality as per requirements under the Drinking Water Protection Act.

A. GENERAL DESCRIPTION

Belcarra delivers potable water to its customers via a waterworks distribution system incorporating approximately 11 Km of water mains, one high pressure zone, one low pressure zone, a pumping station, and a water storage reservoir. As of December 31, 2024, the water distribution system provides water to 192 of a possible 270 parcels.

From January 1, 2024, to December 27, 2024, there was 3,127,410 cubic feet (88,558 cubic meters) of water used in Belcarra. This compares to 2023 total water usage of 3,078,115 cu/ft (87,162 cubic meters), indicating an increase of 49,295 cu/ft (1396 cubic meters). The primary use of Belcarra's potable water is residential domestic consumption, however there is one commercial water connection installed in Belcarra Park for public washrooms, irrigation system, and drinking fountains.

Staff continue to monitor water usage for Belcarra Park by tracking total volume and monthly consumption patterns. From December 31, 2023, to December 30 2024 Belcarra Park utilized 2,070 Cu/Meters which totals 205 Cu/Meters less than in 2023.

All Belcarra water is purchased from the Greater Vancouver Water District (GVWD), through the District of North Vancouver (DNV).

B. WATER DISTRIBUTION SYSTEM – Village of Belcarra

1. General

The Belcarra water distribution system is comprised of four networks; these are further described as:

- Village of Belcarra Marine Crossing Mains
- Reservoir Supply Main
- Low Pressure Distribution Zone
- High Pressure Distribution Zone on Main Avenue and Bedwell Bay Road

For the purposes of water quality monitoring and reporting in Belcarra, the location where water is drawn from the GVWD transmission system into the DNV system are considered “sources” of the Belcarra potable water system.

A map of the overall water system showing the gravity and pressure zones and water quality sampling site locations is included (See Appendix A).

2. Belcarra Water Quality Testing

Sample tests are performed monthly by Belcarra staff, and twice a month from April to September. Five of the 13 sample stations are tested each month, with all 13 sample stations being tested over a three-month period.

Samples are delivered to the Metro Vancouver laboratory for analysis and reporting. Standard bacteriological parameters analysed by the Metro Vancouver laboratory are Total Coliform, E. coli and Heterotrophic Plate Count (HPC).

The Fraser Health Authority (FHA) may take random samples from; selected sites, or areas where water quality complaints have originated, or where waterworks construction or maintenance activities are underway.

Locations of water quality sampling points in the Belcarra system are based on a guideline provided by the Regional Medical Health Officers as follows:

- i. One sampling point at “source” (supply from GVWD/DNV)
- ii. Twelve sampling points at system dead-ends or near dead-ends

Sampling frequency was completed in accordance with the recommendations provided by the Fraser Health Authority.

A table showing the Schedule for Sampling and Reporting is included (See Appendix C).

(a) Physical Parameters

Water temperature and turbidity are measured for all samples and collected for bacteriological testing and are reported in the overall microbiology test results from the Metro Vancouver laboratory. Turbidity is measured in Nephelometric Turbidity Units (NTUs). Health Canada Guidelines for Canadian Drinking Water Quality sets the Aesthetic Objective for water temperature at less than or equal to 15 degrees Celsius and an upper limit of 1 NTU for turbidity. Taste, odour and turbidity are monitored on a complaint basis.

(b) Chemical Parameters

In 2024, chemical monitoring in the water distribution system was conducted for the following:

- i. **Free chlorine residual** – The presence of free chlorine: Chlorine is initially added to the water to inactivate the bacteria and some viruses that cause diarrheal disease; and protect the water from recontamination during storage. The presence of free chlorine in drinking water is correlated with the absence of disease-causing organisms and thus is a measure of the potability of water.
- ii. **Haloacetic acids (HAA's)** – are a type of chlorination disinfection by-product (CDBP) that are formed when the chlorine used to disinfect drinking water reacts with naturally occurring organic matter (NOM) in water. Haloacetic acids are a relatively new disinfection by-product.
- iii. **Trihalomethanes (THM's)** – THM's are disinfection by-products. formed when chlorine or bromine interacts with the natural organic materials found in water.
- iv. **pH** – Power of Hydrogen. pH is a measurement under the Aesthetic Objective guidelines, with the optimal range of values between 6.5 – 8.5 pH.
- v. **Metals** – The EPA has set maximum contaminant levels (MCL) for metals including arsenic, barium, cadmium, chromium, lead, copper, mercury, selenium, nickel, thallium, antimony, and beryllium. This means that public water supplies are monitored for these metals regularly

3. Results

Test results for bacteria, temperature, turbidity, and chlorine residual are compiled for each sample site.

- Belcarra Bacteria Counts.

A table of results of bacteriological testing of Sample Station Readings of E. coli, HPC, Total Coliform from January to December is attached (See Appendix D).

Metro Vancouver's analysis of HPC confirmed that out of 90 samples submitted, 2 samples exceeded Metro Vancouver's threshold of 500 CFU/ml. All samples were taken from dead end water mains and can be adversely affected by the water age and usage at these dead-end locations. All mains with samples over the threshold were flushed to improve the water quality in those locations.

Metro Vancouver reported that all samples collected in 2024 satisfied the bacteriological requirements of the BC Drinking Water Protection Regulation.

- Belcarra Physical Parameters

In 2024, 90 samples were tested for turbidity levels in the Belcarra water distribution system and no samples were greater than 2.8 NTU. Water temperatures ranged from a March low of 5.6° C to an August high of 21.2° C.

- Belcarra Chemical Parameters

- i. Belcarra water comes from GVWD/DNV where it is received at the Michael Rosen water station. The chlorine residual at that location averages 0.68 mg/l. The water then supplies Tatlow Reservoir and distributed throughout the municipality where other samples are taken at various locations.

90 samples were taken at various end of the run locations. Out of 90 samples taken, none were below the minimum chlorine residual concentration of 0.2 mg/l.

A real time chlorine monitoring station is installed in the Tatlow facility which sends an alarm to all our water service technicians when the system senses a low chlorine reading.

- ii. **Haloacetic Acids (HAA's)** – Haloacetic Acids (HAA)

In Belcarra all **8** of the 2024 samples taken were below the MAC of 80 ppb/mL for this parameter (See Appendix E).

- iii. **Trihalomethanes (THMs)** – Trihalomethanes (THMs)

All **8** of the 2024 samples taken in Belcarra all were below the MAC of 100 ppb/mL for this parameter (See Appendix E).

- i. **pH** – All **8** of the samples taken in 2024 were within the Aesthetic Objective guidelines of between **6.5** and **8.5** pH (See Appendix E).
- ii. **Metals** – a total of **2** samples for metals, which include testing for copper, lead, and zinc, among other metals were collected in 2024 for Metro Vancouver Metals Sampling Program for Belcarra (See Appendix F). All the metals tested were under the recommended maximum allowable Guideline Limits.

4. Challenges

Keeping chlorine residuals above the 0.20 mg/L is critical for maintaining a healthy and safe water distribution system in our municipality. The combination of cold-water temperatures and ensuring there is no water stagnation in dead end lines help to keep chlorine residuals above 0.20 mg/L.

Work Program 2024

- Water sampling ports are installed at the water main ends, and at dead-end branch lines. They are opened to allow additional waterflow as an operational means to move water through the lines thereby helping to maintain the quality of water in these low waterflow areas. However, in extreme cold conditions during winter the testing ports are shut down and drained to prevent freezing.
- A total of 2 new water service connections were processed in 2024.
- 50% of the hydrants were flushed in Belcarra, and in addition to routine flushing Public Works Department monitors the HPC results and will perform additional flushing through the sample ports and fire hydrants when HPC readings are greater than 500 CFU/ml.
- 50% of the hydrants received full tear downs and service. The municipality gets divided into two zones for hydrant servicing; one zone gets a tear down and service, while the second zone receives a hydrant flushing. Each year the services gets switched from the first zone to the second zone.
- Residential and commercial meter boxes were inspected in May and November for condition and water consumption data.
- The Tatlow generator and the fire pump were inspected, tested and serviced as part of the yearly maintenance.
- Deisel fuel tanks were scrubbed.

- Chlorination system detailed design for the Tatlow Reservoir was completed and submitted to Fraser Health for permit review.
- A study report was developed on water deficiencies for fire fighting with recommendations.
- Repainted dutchman reservoir covering the graffiti
- Retrenched around the Base of Tatlow reservoir to improve drainage.
- Replaced a Scada Pack in Tatlow Station. Purchased a back-up Scada Pack as the equipment is becoming obsolete.
- Site inspections were conducted at Strathcona Station on a quarterly basis.

INCIDENTS/SIGNIFICANT COMPLAINTS

- One complaint reported on Robson advising the water had a bad taste. Staff tested the water, then flushed and retested. All water samples were within acceptable limits.

C. GENERAL WATER ADVISORIES

No water advisories have been issued to date in Belcarra.

D. OPERATOR TRAINING/QUALIFICATIONS

Belcarra currently has two water distribution system operators. One EOCP Level 1 Certified Operator, and one EOCP Level 2 Certified Operator, keeping Belcarra in full compliance with provincial regulations. In addition, all public works staff have completed and passed the courses required for level 2 operators' licensing. Staff maintain an ongoing education program to ensure staff stay current and continue to improve their knowledge base.

SECURITY MEASURES

Security features at Belcarra include:

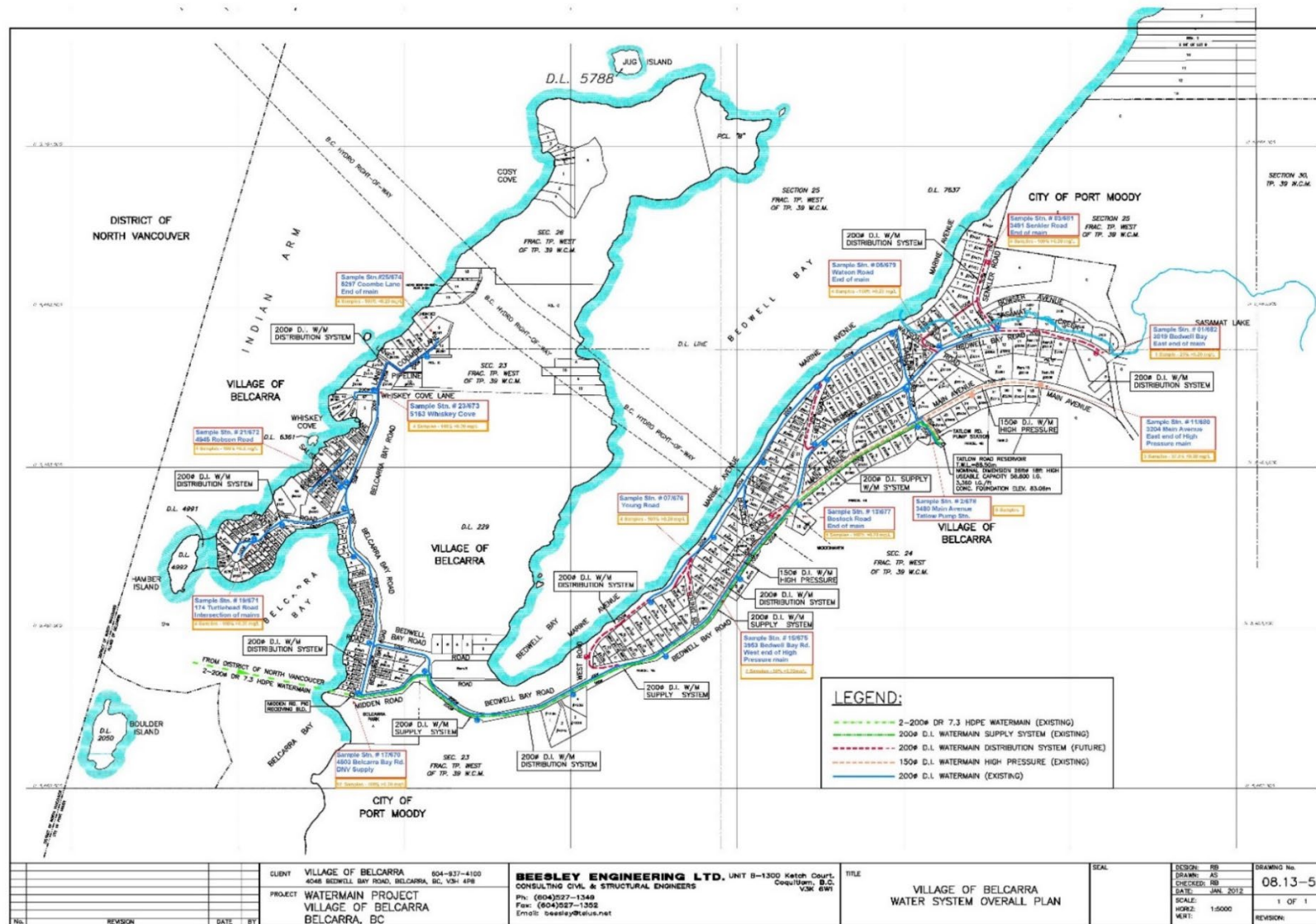
- Locked off access to the Tatlow Reservoir with the ladder removed.
- Perimeter fencing around Tatlow Station installed.
- Exterior lighting and fencing for the water receiving building at Midden
- Dual locking mechanisms to enter the Midden and pump station buildings.
- Door alarms at Strathcona chamber & kiosk, and Midden & Tatlow buildings
- Intrusion alarm at the Strathcona chamber sent to the Belcarra Water Operators
- CCTV cameras at Public Works, Midden building, Tatlow reservoir and pump station

E. NOTIFICATION AND EMERGENCY RESPONSE PLAN

All water system alarms and emergency phone calls coming from the residents are sent directly to the on call public works staff member who is on duty for the week (24 hr clock). There are three staff members who rotate the duty on a weekly basis.

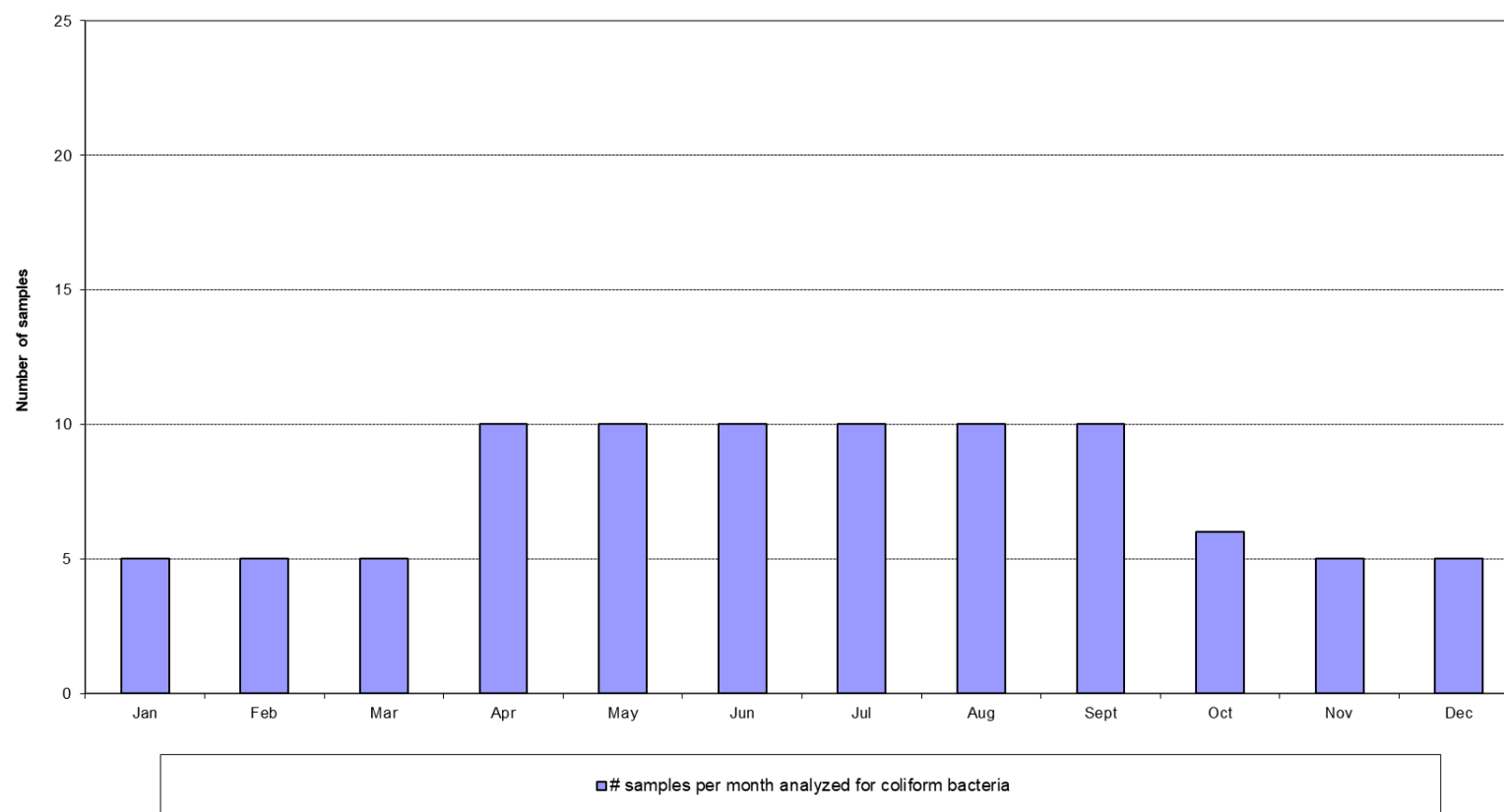
The on-duty staff member has the ability to view the water control system via SCADA and activate switches from their phone. They will also attend the scene when necessary to control or isolate as needed.

Staff may also utilize a list of contractors that was established for emergency call ins for major line breaks, electrical service, valves, fire pump, and monitoring.



Appendix B

Village of Belcarra - 2024



Appendix C

Schedule for Belcarra Sampling and Reporting for 2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<u>DISTRIBUTION SYSTEM SAMPLING</u>												
Temperature, E. coli, HPC, Total Coliform, Turbidity, & Free Chlorine Residuals (Monthly)	X	X	X	X X	X X	X X	X X	X X	X X	X	X	X
HAA's, THM's, pH (Quarterly)		X			X			X				X
Metals: Copper, Lead, Zinc				X						X		
<u>NOTIFICATION</u>												
2023 Annual Report:												
Annual Report sent to MHO						X						
MHO to send Council response						X						
Staff Report to Council						X						
Posted on Web						X						

Appendix D

Belcarra Sample Station Readings of; Chlorine Free, E. coli, HPC, Temperature, Total Coliform, and Turbidity

Sample Name	Description	Sampled Date	Chlorine Free mg/L	Turbidity NTU	Temperature °C	HPC CFU/mL	Ecoli CFU/100mLs	Total Coliform CFU/100mLs
BLC-670	4503 Belcarra Bay Road	2024-01-09 10:45	0.66	0.22	8.9	16	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-02-13 09:02	0.57	0.19	8.5	6	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-03-12 09:39	0.41	0.21	7.4	<2	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-04-10 08:49	0.6	0.21	8.9	28	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-04-23 08:20	0.74	0.12	9.3	<2	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-05-14 09:00	0.64	0.2	11.3	40	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-05-28 09:50	0.64	0.09	12	24	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-06-11 09:45	0.68	0.12	12.6	<2	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-06-25 10:00	0.7	0.12	13.7	6	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-07-09 10:15	0.85	0.18	14.3	2	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-07-24 08:30	0.73	0.14	14.4	78	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-08-13 09:50	0.66	0.11	16.4	28	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-08-27 09:06	0.59	0.1	15.7	8	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-09-10 08:35	0.7	0.1	16.9	30	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-09-24 10:21	0.64	0.1	15.7	4	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-10-08 10:13	0.64	0.16	14.2	28	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-11-14 10:09	0.47	0.11	11.2	40	<1	<1
BLC-670	4503 Belcarra Bay Road	2024-12-11 08:50	0.65	0.12	9.6	<2	<1	<1
BLC-671	174 Turtlehead Road	2024-02-13 09:11	0.39	0.11	8.2	<2	<1	<1
BLC-671	174 Turtlehead Road	2024-04-23 08:30	0.45	0.24	11.1	2	<1	<1
BLC-671	174 Turtlehead Road	2024-06-11 10:00	0.54	0.21	15.5	8	<1	<1
BLC-671	174 Turtlehead Road	2024-07-24 08:37	0.27	0.1	20.7	16	<1	<1
BLC-671	174 Turtlehead Road	2024-09-10 08:45	0.53	0.11	19.1	6	<1	<1
BLC-671	174 Turtlehead Road	2024-11-14 10:15	0.2	0.13	11.9	10	<1	<1
BLC-672	4945 Robson Road	2024-02-13 09:17	0.38	0.13	8.1	6	<1	<1
BLC-672	4945 Robson Road	2024-04-23 08:35	0.45	0.16	11.3	8	<1	<1

Appendix D

Belcarra Sample Station Readings of; Chlorine Free, E. coli, HPC, Temperature, Total Coliform, and Turbidity

BLC-672	4945 Robson Road	2024-06-11 10:10	0.5	0.12	14.8	4	<1	<1
BLC-672	4945 Robson Road	2024-07-24 08:47	0.51	0.09	20.4	38	<1	<1
BLC-672	4945 Robson Road	2024-09-10 08:50	0.49	0.12	18.6	20	<1	<1
BLC-672	4945 Robson Road	2024-10-01 10:00	0.4	0.09	16	14	<1	<1
BLC-672	4945 Robson Road	2024-11-14 10:23	0.2	0.21	11.8	20	<1	<1
BLC-673	5163 Whiskey Cove	2024-02-13 09:23	0.31	0.16	7.9	70	<1	<1
BLC-673	5163 Whiskey Cove	2024-04-23 08:40	0.42	0.11	11.2	<2	<1	<1
BLC-673	5163 Whiskey Cove	2024-06-11 10:15	0.5	0.11	14.5	<2	<1	<1
BLC-673	5163 Whiskey Cove	2024-07-24 08:53	0.5	0.08	19.8	10	<1	<1
BLC-673	5163 Whiskey Cove	2024-09-10 08:55	0.4	0.11	18.5	100	<1	<1
BLC-673	5163 Whiskey Cove	2024-11-14 12:55	0.21	0.36	11.7	36	<1	<1
BLC-674	5297 Coombe Lane	2024-02-13 09:28	0.35	0.14	7.8	<2	<1	<1
BLC-674	5297 Coombe Lane	2024-04-23 08:45	0.5	0.49	10.3	2	<1	<1
BLC-674	5297 Coombe Lane	2024-06-11 10:20	0.45	0.11	14.2	6	<1	<1
BLC-674	5297 Coombe Lane	2024-07-24 08:58	0.52	0.1	19.7	140	<1	<1
BLC-674	5297 Coombe Lane	2024-09-10 09:00	0.21	0.11	18.5	50	<1	<1
BLC-674	5297 Coombe Lane	2024-11-14 14:00	0.2	2.8	11.9	90	<1	<1
BLC-675	3953 Bedwell Bay Road	2024-01-09 11:00	0.34	0.12	8.7	4	<1	<1
BLC-675	3953 Bedwell Bay Road	2024-04-10 08:58	0.42	0.27	8.8	<2	<1	<1
BLC-675	3953 Bedwell Bay Road	2024-05-28 10:00	0.7	0.08	12.3	6	<1	<1
BLC-675	3953 Bedwell Bay Road	2024-07-09 10:55	0.24	0.14	15.8	32	<1	<1
BLC-675	3953 Bedwell Bay Road	2024-08-27 09:15	0.38	0.09	16.9	140	<1	<1
BLC-675	3953 Bedwell Bay Road	2024-10-08 10:25	0.35	0.1	14.6	100	<1	<1
BLC-676	Young Road	2024-01-09 11:27	0.31	0.12	7.1	14	<1	<1
BLC-676	Young Road	2024-04-10 09:58	0.55	0.29	9	<2	<1	<1
BLC-676	Young Road	2024-05-28 10:05	0.53	0.1	13.5	16	<1	<1
BLC-676	Young Road	2024-07-09 10:47	0.51	0.14	21.2	26	<1	<1
BLC-676	Young Road	2024-08-27 09:45	0.56	0.1	18.7	170	<1	<1
BLC-676	Young Road	2024-10-08 10:37	0.51	0.11	15.1	4	<1	<1

Appendix D

Belcarra Sample Station Readings of; Chlorine Free, E. coli, HPC, Temperature, Total Coliform, and Turbidity

BLC-677	Bostock Road	2024-03-12 11:04	0.58	0.18	6.7	24	<1	<1
BLC-677	Bostock Road	2024-05-14 09:30	0.53	0.15	12.9	4	<1	<1
BLC-677	Bostock Road	2024-06-25 10:37	0.54	0.13	16.1	12	<1	<1
BLC-677	Bostock Road	2024-08-13 10:32	0.52	0.12	19.6	70	<1	<1
BLC-677	Bostock Road	2024-09-24 10:54	0.47	0.12	17.2	60	<1	<1
BLC-677	Bostock Road	2024-12-11 11:07	0.56	0.21	8.6	260	<1	<1
BLC-679	Watson Road	2024-01-09 11:17	0.42	0.16	8.1	<2	<1	<1
BLC-679	Watson Road	2024-04-10 09:49	0.63	0.94	9.3	4	<1	<1
BLC-679	Watson Road	2024-05-28 10:15	0.49	0.16	13	<2	<1	<1
BLC-679	Watson Road	2024-07-09 10:39	0.49	0.24	20.3	<2	<1	<1
BLC-679	Watson Road	2024-08-27 09:35	0.84	0.12	18.4	2	<1	<1
BLC-679	Watson Road	2024-10-08 10:55	0.43	0.12	15.9	38	<1	<1
BLC-680	3204 Main Avenue	2024-01-09 11:07	0.47	0.13	7.3	<2	<1	<1
BLC-680	3204 Main Avenue	2024-03-12 10:30	0.55	0.48	5.6	<2	<1	<1
BLC-680	3204 Main Avenue	2024-04-10 09:05	0.51	0.17	9	10	<1	<1
BLC-680	3204 Main Avenue	2024-05-14 09:10	0.32	0.35	14.1	20	<1	<1
BLC-680	3204 Main Avenue	2024-05-28 10:25	0.46	0.59	14.4	<2	<1	<1
BLC-680	3204 Main Avenue	2024-06-25 10:15	0.33	0.48	18.2	20	<1	<1
BLC-680	3204 Main Avenue	2024-07-09 10:27	0.47	0.34	21	110	<1	<1
BLC-680	3204 Main Avenue	2024-08-13 10:08	0.4	1.7	22.3	1800	<1	<1
BLC-680	3204 Main Avenue	2024-08-27 09:25	0.46	0.18	19.1	760	<1	<1
BLC-680	3204 Main Avenue	2024-09-24 10:48	0.33	0.2	17.3	210	<1	<1
BLC-680	3204 Main Avenue	2024-10-08 10:27	0.28	0.12	14.6	260	<1	<1
BLC-680	3204 Main Avenue	2024-12-11 10:34	0.46	0.32	7.7	2	<1	<1
BLC-681	3491 Senkler Road	2024-03-12 10:45	0.33	0.16	6.7	2	<1	<1
BLC-681	3491 Senkler Road	2024-05-14 09:20	0.41	0.14	13.6	60	<1	<1
BLC-681	3491 Senkler Road	2024-06-25 10:22	0.59	0.1	16.3	8	<1	<1
BLC-681	3491 Senkler Road	2024-08-13 10:15	0.42	0.1	19.7	12	<1	<1
BLC-681	3491 Senkler Road	2024-09-24 10:40	0.64	0.13	17.4	14	<1	<1

Appendix D

Belcarra Sample Station Readings of; Chlorine Free, E. coli, HPC, Temperature, Total Coliform, and Turbidity

BLC-681	3491 Senkler Road	2024-12-11 10:44	0.43	0.17	8.5	28	<1	<1
BLC-682	3819 Bedwell Bay	2024-03-12 10:50	0.54	0.2	6.2	<2	<1	<1
BLC-682	3819 Bedwell Bay	2024-05-14 09:25	0.32	0.18	12.8	<2	<1	<1
BLC-682	3819 Bedwell Bay	2024-06-25 10:30	0.48	0.38	16.2	12	<1	<1
BLC-682	3819 Bedwell Bay	2024-08-13 10:23	0.22	0.18	19.9	120	<1	<1
BLC-682	3819 Bedwell Bay	2024-09-24 10:32	0.36	0.12	17.2	12	<1	<1
BLC-682	3819 Bedwell Bay	2024-12-11 10:52	0.46	0.25	8.5	<2	<1	<1

Appendix E

Metro Vancouver Quarterly THMs, HAAs, and pH Results of Bacteriological Analysis

[illegible]

Appendix F

Customer:	Village of Belcarra	Customer:	Village of Belcarra
Title:	Municipal Metals Apr-16/24	Title:	Municipal Metals Oct-08/24
Project Number:	231460	Project Number:	235664
Project Date:	16-Apr-2024	Project Date:	8-Oct-2024
Project Status:	Authorized by DMULZET	Project Status:	Authorized by RMACARTH
Project Notes:		Project Notes:	

Analysis	Units	BLC-670	BLC-682	Analysis	Units	BLC-670	BLC-682
			3819 Bedwell Bay			4503 Belcarra Bay Road	3819 Bedwell Bay
		4503 Belcarra Bay Road	2024-04-16 8:55			2024-10-10 9:30	2024-10-10 9:40
		2024-04-16 8:44	GRAB			GRAB	GRAB
Aluminum Total	µg/L	23	23	Aluminum Total	µg/L	19	21
Antimony Total	µg/L	<0.5	<0.5	Antimony Total	µg/L	<0.5	<0.5
Arsenic Total	µg/L	<0.5	<0.5	Arsenic Total	µg/L	<0.5	<0.5
Barium Total	µg/L	2.9	3.2	Barium Total	µg/L	3.5	3.7
Boron Total	µg/L	<10	<10	Boron Total	µg/L	<10	<10
Cadmium Total	µg/L	<0.2	<0.2	Cadmium Total	µg/L	<0.2	<0.2
Calcium Total	µg/L	8720	8760	Calcium Total	µg/L	7990	8050
Chromium Total	µg/L	<0.05	<0.05	Chromium Total	µg/L	<0.05	<0.05
Cobalt Total	µg/L	<0.5	<0.5	Cobalt Total	µg/L	<0.5	<0.5
Copper Total	µg/L	1.5	3.5	Copper Total	µg/L	1.3	2.4
Iron Total	µg/L	6	11	Iron Total	µg/L	<5	13
Lead Total	µg/L	<0.5	<0.5	Lead Total	µg/L	<0.5	<0.5
Magnesium Total	µg/L	220	221	Magnesium Total	µg/L	287	265
Manganese Total	µg/L	4.5	5.1	Manganese Total	µg/L	7.7	6.3
Mercury Total	µg/L	<0.05	<0.05	Mercury Total	µg/L	<0.05	<0.05
Molybdenum Total	µg/L	<0.5	<0.5	Molybdenum Total	µg/L	<0.5	<0.5
Nickel Total	µg/L	<0.5	<0.5	Nickel Total	µg/L	<0.5	<0.5
Potassium Total	µg/L	156	159	Potassium Total	µg/L	243	249
Selenium Total	µg/L	<0.5	<0.5	Selenium Total	µg/L	<0.5	<0.5
Silver Total	µg/L	<0.5	<0.5	Silver Total	µg/L	<0.5	<0.5
Sodium Total	µg/L	1550	1640	Sodium Total	µg/L	2370	2230
Zinc Total	µg/L	<3.0	<3.0	Zinc Total	µg/L	<3.0	<3.0

Appendix G

Notification for Unusual Situations Potentially Affecting Water Quality

Situation	Notifying Agency	Agency Notified	Time Frame for Notification
E. coli – positive sample	MV Laboratory or BC Centre for Disease Control	Belcarra and Fraser Health Authority	Immediate
Total Coliform over 10 mg/L and no Free Chlorine Residual	Belcarra	Fraser Health Authority	Immediately upon receipt of sample test results
Chemical Contamination	Belcarra	Fraser Health Authority	Immediate
Turbidity > 5 NTU	MV Laboratory or GVWD Operations	Belcarra and Fraser Health Authority	Immediate
GVWD Disinfection failure	GVWD Operations	Belcarra and Fraser Health Authority	Immediate in any situation in which the BCSDWR or the GCDWQ may not be met
Loss of pressure due to high demand	Belcarra	DNV Operations and Fraser Health Authority	Immediate
Water main break in Belcarra, where contamination is suspected	Belcarra	Fraser Health Authority	Immediate
Water main break in DNV, where contamination is suspected	DNV	Belcarra and Fraser Health Authority	Immediate

REPORT PREPARED BY:

Stewart Novak
Manager, Municipal Services
4084 Bedwell Bay Road
Belcarra, BC. V3H 4P8



COUNCIL REPORT

Date: June 9, 2025

From: Melony Burton, Chief Administrative Officer

Subject: Official Community Plan (OCP) Amendment – Anmore South Update

Recommendation

That the staff report dated June 9, 2025, titled “Official Community Plan Amendment – Anmore South Update” be received into the record for information.

Purpose

The purpose of this report is to provide Council with updated information and next steps on the Official Community Plan Amendment Bylaw No. 686-2023 - Anmore South.

Background

The Village of Belcarra received a letter from the Village of Anmore (Anmore) on February 26, 2025, requesting early comments on the Official Community Plan (OCP) Amendment Bylaw No. 686-2023 for Anmore South. The amendment pertains to an application for proposed development by icona Properties in a designated Special Study Area of Anmore.

On April 1, 2025, the Village of Belcarra (Belcarra) sent a letter to Anmore in response to the request for early comments (Attachment 1). The letter provided initial commentary on the proposal and posed questions related to schools, transportation, construction management, fire safety, civic facilities and parks, and the environment. The letter stated that Belcarra had not completed a thorough review of the information at the time and acknowledged that technical memos were still in progress.

Discussion

On May 29, 2025, Belcarra received a letter from Anmore regarding updates to the OCP Amendment Bylaw No. 686-2023 (Attachment 2). The letter acknowledges the questions raised during the early consultation in February 2025 and provides information in response.

The letter refers to a May 22, 2025, report to Anmore Council with information on the OCP amending bylaw and draft Neighbourhood Plan as well as other details related to the application. It further notes that additional details of the proposal can be found on the Anmore website.

The letter also provides an update on the process stating that, at the Regular Council meeting on May 27, 2025, Anmore Council directed staff to reduce the number of apartment units and include additional ground-oriented units and return the draft bylaw to Council for consideration of first and second reading.

It states that Anmore Council may schedule a public hearing date at that time for community input. If a public hearing is scheduled, Anmore will provide Belcarra with notice of the public hearing date.

Next Steps

Staff will review all available information related to the proposed development and OCP amendment, with a focus on answering questions raised during the early consultation process. Staff will bring a report back to Council with the updated information.



Prepared by: Melony Burton
Chief Administrative Officer

Attachment 1: Anmore South - Early Comments from Belcarra
Attachment 2: Anmore South – Update Letter from Anmore



VILLAGE OF BELCARRA

"Between Forest and Sea"

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April 1, 2025

File No: 3320-05

Karen Elrick
Chief Administrative Officer
Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

Dear Ms. Elrick:

Re: Anmore South Lands Official Community Plan Amendment Bylaw No. 686.2023 – Request for Early Comments

The Village of Belcarra received the letter dated February 26, 2025, requesting input the proposed Official Community Plan (OCP) Amendment Bylaw No. 686.2023 for Anmore South, which relates to icona Properties Ltd.'s application for the Anmore South lands, a designated Special Study Area in Anmore. In summary, the proposed development includes 2,202 units, opportunities for small commercial businesses, community amenities, and sewer and water connections to service the subject properties. This represents a substantial change on these lands.

At the February 4, 2025 Village of Anmore Council Meeting, passed a motion to initiate the referral process of the OCP Amendment process, including referral to the Village of Belcarra for comment. In response, at the March 10, 2025 Village of Belcarra Council Meeting, Council reviewed the correspondence and passed the following motion:

That the letter from the Village of Anmore be forwarded to the Village planning consultant for review and comment and that staff be directed to provide any other relevant input on OCP Amendment Bylaw No. 686.2023 to the Village of Anmore.

In response to the above noted motion, Pooni Group, the Village's planning consultant, has provided initial planning commentary on the proposal for the Anmore South lands. Staff understand that there are technical memos still in progress, as well as several unresolved questions for the Village of Anmore (noted below), and, therefore, is recommending that a motion be brought forward to ask the Village of Anmore to provide additional time for review to provide a more fulsome response.

PLANNING COMMENTARY

The following planning commentary is based on a high-level review of the Village of Anmore's Anmore South project webpage, the *Anmore South - Neighbourhood Plan Terms of Reference* (March 2024), and the City of Port Moody's March 26, 2025 letter to Anmore providing high level commentary on the proposed OCP amendment and Neighbourhood Plan. Please note that the Phase 1 and 2 technical reports were not reviewed in detail in the formation of the planning commentary below.

Residential Impacts

The proposed development includes a substantial increase in residential density, which will have an impact on the surrounding communities, including the Village of Belcarra. Students residing in Belcarra attend the elementary and middle schools located in Anmore.

- Has a study been conducted on how the increased density will impact local school capacity?

Transportation

The increased traffic associated with the proposed development will impact the existing road network, including Bedwell Bay Road, which is the only road access point for the Village of Belcarra.

- Have the impacts on Bedwell Bay Road been studied and how will they impact Village of Belcarra residents accessing their homes?
- In the summer months, White Pine Beach often results in significant traffic back-ups. Has the impact of the proposed development on White Pine Beach traffic been considered?
- Does the proposed development include any plans for public or alternative forms of transportation?
- Has a transportation demand management plan been developed focused on reducing traffic generated by the project?

Construction Management Plan

Considering the anticipated build out period of 25 years, there will be continuous impacts on the Village of Belcarra, primarily around construction traffic.

- Is there a construction management plan that considers emergency vehicle access during construction?
- Is there a construction management plan that considers Village resident vehicle access during construction?

Fire Safety

Fire protection is provided by the Sasamat Volunteer Fire Department (SVFD), which is operated as a regional district service by Metro Vancouver and provides fire protection and emergency response services to both Anmore and Belcarra. Both Villages have a fire hall within their jurisdiction. The SVFD Board of Trustees are currently undertaking a service review to address cost apportionment for the fire service.

- The Phase 1 Fire Impact Assessment “provides a high-level review of the fundamental legal, regulatory and operational matters that underpin the operation of fire services. It provides baseline information on Anmore South and the Sasamat Volunteer Fire Department (SVFD), representing the first phase of a detailed study for addressing impacts of community growth.”¹ Belcarra requires consultation as further studies are developed to address the implications to the SVFD with the increased population density anticipated.

Civic Facilities and Parks

The only civic facility the Village of Belcarra currently has is in the form of its Municipal Hall - residents mostly travel to Port Moody or Coquitlam for libraries, community centres, pools, and arenas. Belcarra is fortunate enough to have access to beaches and parks, with Sasamat Lake

¹ [230704-Anmore-South-OCP-Fire-Impact-Addendum-compressed.pdf](#)

and White Pine Beach being the most frequently visited by residents and visitors from further afield.

- What types of community facilities are contemplated as part of the Neighbourhood Plan? Will they be designed to serve both Anmore residents and visitors from other municipalities?
- An increase in residents will put strain on existing park space in the area. What types of on-site green and open spaces are proposed to serve the future residents of Anmore South?

Environment

The proposed greenfield development will require the removal of a significant number of trees and will also increase the impervious area and potential for stormwater runoff. There may also be impacts to environmentally sensitive areas and ecosystems that may have far reaching effects.

- What is the stormwater management plan both during construction and after development is complete?
- Are there environmentally sensitive areas or ecosystems within the study area? If so, how will they be addressed to ensure minimal negative impacts?
- Tree canopies have environmental and health benefits, including providing environments for birds and wildlife, and helping make communities more resilient against extreme heat. What is the tree plan for the project?

Based on the background and planning commentary provided above, and considering that the Village requires responses to the questions and comments raised, at the regular meeting of Belcarra Council, the following motion was passed

That the letter dated April 1, 2025 to the Village of Anmore regarding the Anmore South Lands OCP Amendment Application and Neighbourhood Plan be sent; and further

That staff's request in the letter for an additional 60 days to respond after supporting technical memos are made available and questions in the letter dated April 1, 2025, have been addressed by the Village of Anmore be approved.

We appreciate the opportunity to comment on the proposed Anmore South Lands Official Community Plan amendment. We look forward to your response to the comments and questions raised in this letter, as well as the Village's request for additional time to provide a more complete response once those comments are addressed.

Please contact Amanda Seibert, Corporate Officer, aseibert@belcarra.ca should you have any questions.

Sincerely,



Jamie Ross
Mayor



May 29, 2025

Amanda Seibert
Corporate Officer
Village of Belcarra
4084 Bedwell Bay Road
Belcarra, BC V3H 4P8

Re: Official Community Plan (OCP) Amendment Bylaw No. 686-2023 - Anmore South

As indicated to you in February 2025 as part of the Section 475 referral process, the property owner, icona Properties Ltd., is proposing a vision for development for the subject property that would include a broader mix of housing beyond single-family detached homes, as well as introducing commercial land use in the OCP.

A key requirement of this application is an amendment to Anmore's OCP and the development of a Neighbourhood Plan. The proposed vision for the property includes the 2,202 total homes with unit mix composed of 20 single-family homes, 120 duplexes, 760 townhomes and 1,302 apartments. Opportunity exists for adjustments to the unit types; however, the maximum number of units is 2202. Additionally, the property includes:

- a 20,000 sq. ft. civic community centre on a 0.49 ha (1.21 ac) site;
- two civic development reserve sites totaling 0.48 ha (1.19 ac) to provide the opportunity for additional future civic uses;
- two mixed-use sites totaling 1.50 ha (3.70 ac) with the opportunity for ground floor commercial use, anticipating 50,900 – 61,800 sq ft of commercial floor space, and 10,000 sq. ft of professional office space;
- conservation and recreation lands totaling 21.35 ha (52.76 ac) of retained existing forest, representing 35% of the plan area;
- neighbourhood parks totaling 4.34 ha (10.72 ac) of public open space distributed within a 5 minute walk of each home;
- dedicated off-street trails, multi-use paths and greenways totaling approximately 5 km;
- a pedestrian and cycling network including greenways and community pathways; and
- new municipal infrastructure with respect to water and sanitary services.

Given that the Anmore South lands are designated as a Special Study Area in both the OCP and Metro Vancouver's Regional Growth Strategy (Metro 2050), the following applications are necessary to facilitate a future rezoning of the subject properties:

- amendments to the OCP, which includes a new Neighbourhood Plan for the Anmore South neighbourhood;
- amendments to the OCP to ensure consistency between the Neighbourhood Plan and general statements and policies;
- amendments to the Village's Regional Context Statement;
- with respect to Metro 2050, an application to Metro Vancouver to amend the regional Urban Containment Boundary to include the Anmore South and to permit future connection to regional sanitary sewer and water services; and
- with respect to Metro 2050, an application to Metro Vancouver to change the land use designation from Rural to General Urban and from Rural to Conservation and Recreation as specified on the Neighbourhood Plan land use map.

At the Regular Council meeting on May 27, 2025, Council directed staff to reduce the number of apartment units, include additional ground-oriented units and return the draft bylaw to Council for consideration of first and second reading once completed. Council may consider scheduling a public hearing date at that time to provide the opportunity for the community to provide input. If a public hearing is scheduled, Anmore will provide notice of the public hearing date to you. A Council Report can be found on the Village Website at <https://anmore.com/village-hall/mayor-council/agendas-minutes/>.

Given that a number of questions were raised as a result of the early consultation in February 2025, I have provided a link to the Council report that includes the OCP amending bylaw and draft Neighbourhood Plan as well as other details related to the application for your information. Please note that additional details of the proposal can be found on the village website at <https://anmore.com/building-development/community-planning/anmore-south/>.

If you have questions, please do not hesitate to contact me.

Sincerely,



Karen Elrick
Chief Administrative Officer
Village of Anmore