



VILLAGE OF BELCARRA



OCTOBER 20, 2025

**PUBLIC
CONSULTATION SESSION**

**5-YEAR
2026-2030 FINANCIAL PLAN
PUBLIC CORRESPONDENCE
SUBMISSIONS**

Mayor Ross , Councillors and Staff I as a resident of Belcarra , whom lives in the Farrer Cove area would like to speak to one of the opening statements in the Budget proposal before us tonight that I find not only incorrect but also concerning .

On page one and I quote “ Like other governments the Village must fund programs with limited funding. However the Village is uniquely challenged with limited options for growth or development compared to most other communities “

I feel it is incorrect to suggest that the Village has limited options for Growth . Not only does the Village have a 5 acre parcel and a 10 acre parcel of land within the Village designated as possible Future Growth , we also have the approximate 150 acres of land that falls in the Farrer Cove North and South areas which our current OCP calls Future Growth . This approximate 150 acres alone , if accessed , could Double the developable land mass of Belcarra for growth over night .

I also feel it is incorrect to suggest that the Village has limited options for Development . As is public knowledge taken from the ELC Application for a Temporary Users Permit , the ELC are currently working towards Rezoning 10 acres of their Farrer Cove land to a Commercial zoning . To put that 10 acre Development site into context the complete Newport Village site in Port Moody was built on 13.5 acres .

I am concerned that this Financial Plan /Budget are being based on inaccurate Growth and Development opportunities that we already have here in Belcarra . Even though the current OCP calls Farrer Cove a “Future Residential Special Study Area “ I was unable to find any mention of this area in this Plan/Budget .

As Council and Staff are aware the existing 500 meter Hydro Road and Easment that would legally join the Farrer Cove area to the rest of Belcarra are currently in place , along with many of the stake holders involved . All that is needed to open up this Approximate 150 acres for possible Growth and Development is the Legal Access Agreement to be signed off by all parties involved .As most parties have already supported this Easment this would not be an expensive line item in this Budget . It is really Staff time that is required to reach out to each of these stakeholders .

In closing I would ask Mayor and Council members to reach out to Staff to inquire as to how much time staff feels might be needed for this process and grant this time in this "2026-2030 Financial Plan/Budget " .

Thank you
Sy Rodgers

[REDACTED]

Belcarra

Freedom of Information &

Protection of Privacy Act

Section 22(1)

(Severed portions are shaded)