

APRIL 1983

GVRD00520 c.2 CABINET



Village-GVRD Agreement Package

Re: BELCARRA REGIONAL PARK in the VILLAGE OF BELCARRA



GVRD PARKS



VILLAGE OF
BELCARRA

Parks

APRIL 1983

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GVRD00520, c.2 ✓, |

VILLAGE OF BELCARRA - GVRD AGREEMENT

This Agreement marks the completion of a three year long planning study. The Agreement was adopted by the Village of Belcarra Council on May 3, 1983, by the GVRD Park Committee on May 11, 1983 and by the GVRD Board on May 25, 1983.

Belcarra Sub-Committee

Chairman	Dir. H. Weinberg	Electoral Area B
Members	Mayor J. Tonn	Coquitlam
	Mayor D. Ross	Surrey
	Mayor E. Baxter	Belcarra
	Alderman R. Drew	Belcarra
	Alderman A. Hulbert	Port Moody
	Mrs. B. Cadman	Electoral Area B

VILLAGE - GVRD AGREEMENT PACKAGE
RE: BELCARRA REGIONAL PARK IN THE VILLAGE OF BELCARRA

EXECUTIVE SUMMARY

I. The Agreement

A. Park Boundary Alterations

The GVRD and the Village agree that land will be excluded from the Regional Park boundary at the following locations:

1. Cosy Cove
2. Woodhaven East
3. Ray Creek (South)
4. Belcarra Triangle
5. Senkler Road East
6. Bedwell Bay Road South
7. Village Hall Site and Expansion Area
8. Ray Creek Watershed
9. Woodhaven Watershed

1. Cosy Cove

Seven waterfront lots, six of which are already developed, and the majority of Lot 7 (undeveloped) will be excluded from the Regional Park.

2. Woodhaven East

Sixteen lots will be excluded from the Regional Park.

GVRD will acquire an easement in perpetuity for a trail corridor through Woodhaven East.

3. Ray Creek South

Approximately two hectares (5 acres) of GVRD land on the eastern bank of Ray Creek south of Bedwell Bay Road will be designated surplus to Park needs. It is intended that this land be developed residentially.

4. Belcarra Triangle

The northern six lots will be excluded from the Park for residential purposes. The southern part of the Belcarra Triangle will be retained in the Regional Park as a buffer zone.

5. Senkler Road East

Approximately two hectares (5 acres) of Crown land on the east side of Senkler Road will be excluded from the Park to allow for residential subdivision. A 100 ft. buffer zone will be designated to separate the residential area from the Park.

6. Bedwell Bay Road South

The Parcel 48 road frontage on the south side of Bedwell Bay Road will be excluded from the Park to allow for residential subdivision.

7. Village Hall and Expansion Area

The Village's existing Village Hall site and an adjacent civic expansion area will be excluded from the Park.

8. Ray Creek Watershed

Crown land in the Ray Creek catchment area within the Village of Belcarra will be excluded from the Regional Park boundary.

9. Woodhaven Watershed

The Woodhaven Watershed will be excluded from the Regional Park boundary.

B. Watersheds

1. Belcarra Peninsula Watershed

Approximately 16 hectares (39 acres) of Regional Parkland on the Belcarra Peninsula will be designated as watershed.

The existing trail which passes through the Dutchman's Creek watershed will be closed and fenced. An alternate trail will be opened. Measures will be undertaken to ensure that run-off from the trail will be directed outside the watershed.

2. Woodhaven Watershed

The GVRD and the Village have agreed that the slopes south of Woodhaven serve as a watershed for surface water supplies.

3. Ray Creek Watershed

Crown and GVRD land in the Ray Creek catchment area within the Village of Belcarra will be designated as Watershed. No trails will be constructed; and the Woodhaven by-pass will be permitted only if the environmental impact of the road is minimized.

C. Parcel 48

GVRD and the Village recommend to the Minister of Lands, Parks and Housing that Parcel 48 be allocated among the following uses:

- Crown grant to the Village for future civic expansion
- Residential Reserve for infill along Bedwell Bay Road
- Woodhaven watershed - Crown Watershed Reserve
- Woodhaven swamp area- If GVRD builds the By-pass road this area will become Regional Park. If GVRD does not build the By-pass in ten years the area will be excluded from the Park. In the interim it will be identified as a wide working boundary for the Park, but will remain as vacant Crown Land.
- Crown grant to GVRD for Regional Park
- Ray Creek watershed - to remain Crown Land

D. Roads

1. Woodhaven By-pass Road

GVRD has agreed to build the Woodhaven by-pass as an access road to the Belcarra Picnic Area. Its construction will be considered as a priority item in the formulation of capital budgets for Belcarra Regional Park over the next ten years, recognizing that the development of White Pine Beach is the first priority.

The land required for the By-pass road will only be included in the Park if GVRD builds this Road. If GVRD does not build the Road in ten years, this land will be excluded from the Park.

2. Bedwell Bay Road

GVRD will support the Village in the Village's request to the Ministry of Transportation and Highways for financial assistance regarding the improvement and maintenance of Bedwell Bay Road.

3. Sasamat Lake Access Road

GVRD is committed to building the access road for White Pine Beach on the east side of Sasamat Lake. This is the first priority in developing Belcarra Regional Park and will be undertaken as soon as funding becomes available.

E. Regional Park Development Compatible With Village

1. The GVRD has agreed to a number of commitments to ensure that the development of Belcarra Regional Park will be compatible with the Village's residential areas.
2. Items which have been addressed include GVRD's commitment to build the Woodhaven by-pass road, the location and phasing of Park facilities, the provision of buffers and the undertaking of fencing projects.

F. Park Management and Operation Agreement

The Village and GVRD agree that several measures outlined in the report will be undertaken to improve Park management and operation.

G. Civic Recreational Lake (West Road)

1. GVRD land near the Bedwell Bay waterfront at West Road will be leased to the Village for recreational use.
2. Guidelines for lease and development of the Village civic recreation area have been agreed on and are included as a separate Appendix.

II. Implementation

1. A process to execute the implementation measures of the Agreement Package has been formulated. The process focusses on the timing of the implementation of the Agreement and the various governmental bodies that are involved.
2. Implementation measures include joint recommendations to the Crown, amendments to the Official Regional Plan, policies for the Village's Official Community Plan and amendments to the Village's Zoning Bylaw. These functions as an integral component of the Agreement Package. Table 1 summarizes implementation measures.
3. An Official Regional Park Plan for Belcarra Park has also been formulated as a measure for implementing this Agreement. The Plan will be adopted by GVRD Bylaw, and will be adopted by Belcarra Council as a schedule to the O.C.P.

Table 1: Implementation Measures

AMENDMENTS TO O.R.P., O.C.P. AND ZONING
REQUIRED TO IMPLEMENT GVRD-VILLAGE AGREEMENT

AREA	O.R.P. AMENDMENTS	O.C.P. ADOPTION	Z.B.L. AMENDMENTS
1. <u>Cosy Cove</u> -Within Park boundary -Residential area	To LIM -	LIM RES	- -
2. <u>Woodhaven East</u> -Residential area	-	RES	-
3. <u>Ray Creek South</u> -Proposed residential area	To URBAN	RES	To RS-1 Remove Watershed
4. <u>Belcarra Triangle</u> -Within park boundary -Residential Area	To PARK -	REG PARK RES	To P-1 -
5. <u>Senkler Road East</u> -Within park boundary -Proposed residential reserve	To PARK To URBAN	REG PARK RES	Remove Watershed To P-1 To RS-1
6. <u>Bedwell Bay Road South</u> -Proposed residential reserve	To URBAN	RES	Remove Watershed RS-1
7. <u>Village Hall Site</u> -Expansion area	To URBAN To URBAN	CIV/INST CIV/INST	Remove Watershed To P-1
8. <u>Belcarra Peninsula Watershed</u>	To PARK	REG PARK	Amend Watershed
9. <u>Ray Creek Watershed</u>	-	REG PARK WATERSHED	To P-1
10. <u>Woodhaven Watershed</u>	-	WATERSHED	-
11. <u>Woodhaven Swamp Area</u>	-	LIM	-
12. <u>All Other Area Within Park Boundary</u> -GVRD owned -Crown land when granted to GVRD	To PARK To PARK	REG PARK REG PARK	To P-1 To P-1

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II. Implementation

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Appendix 1

Guidelines for Use and Development of the Village of Belcarra's West Road Recreation Site

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Belcarra Official Regional Park Plan - updated version.

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Reference maps for Village - GVRD Agreement.

VILLAGE - GVRD AGREEMENT PACKAGE

RE: BELCARRA REGIONAL PARK IN THE VILLAGE OF BELCARRA

INTRODUCTION

1. This package contains agreements that have been made between the Village and the Greater Vancouver Regional District (GVRD) during the Belcarra Joint Planning Program.
2. The package is divided into two sections:
 - The first section describes and explains the agreement. Park Boundary amendments and agreements concerning land use are among the items included in this section.
 - Maps are provided on each page to illustrate details described in the text.
 - The second section contains the measures needed to implement the Agreement, such as amendments to the Official Regional Plan (O.R.P.), policies for the Village's Official Community Plan (O.C.P.) and the GVRD's Official Regional Park Plan for Belcarra, and amendments to the Village's Zoning Bylaw (ZBL).
3. Approval Process: The ratification of this agreement package will be considered complete upon its approval by the Belcarra Sub-Committee, the Village Council, the GVRD Park Committee and the GVRD Board.
4. Both sections of the package constitute the Village-GVRD Agreement. If any of the agreements are not honoured, or if the implementation measures as detailed in this package cannot be executed, then the relevant aspects of the Agreement Package will be reviewed by both the GVRD and the Village. Ratification of the Agreement is contingent upon its full implementation.

I. The Agreement

A. Park Boundary Alterations

Agreement

The GVRD and the Village agree that the Park boundary will be altered at the following locations:

1. Cosy Cove
2. Woodhaven East
3. Ray Creek South
4. Belcarra Triangle
5. Senkler Road East
6. Bedwell Bay Road South
7. Village Hall Site & Expansion Area
8. Ray Creek Watershed
9. Woodhaven Watershed
10. Woodhaven Swamp Area

These boundary alterations are shown on the map on page 4.

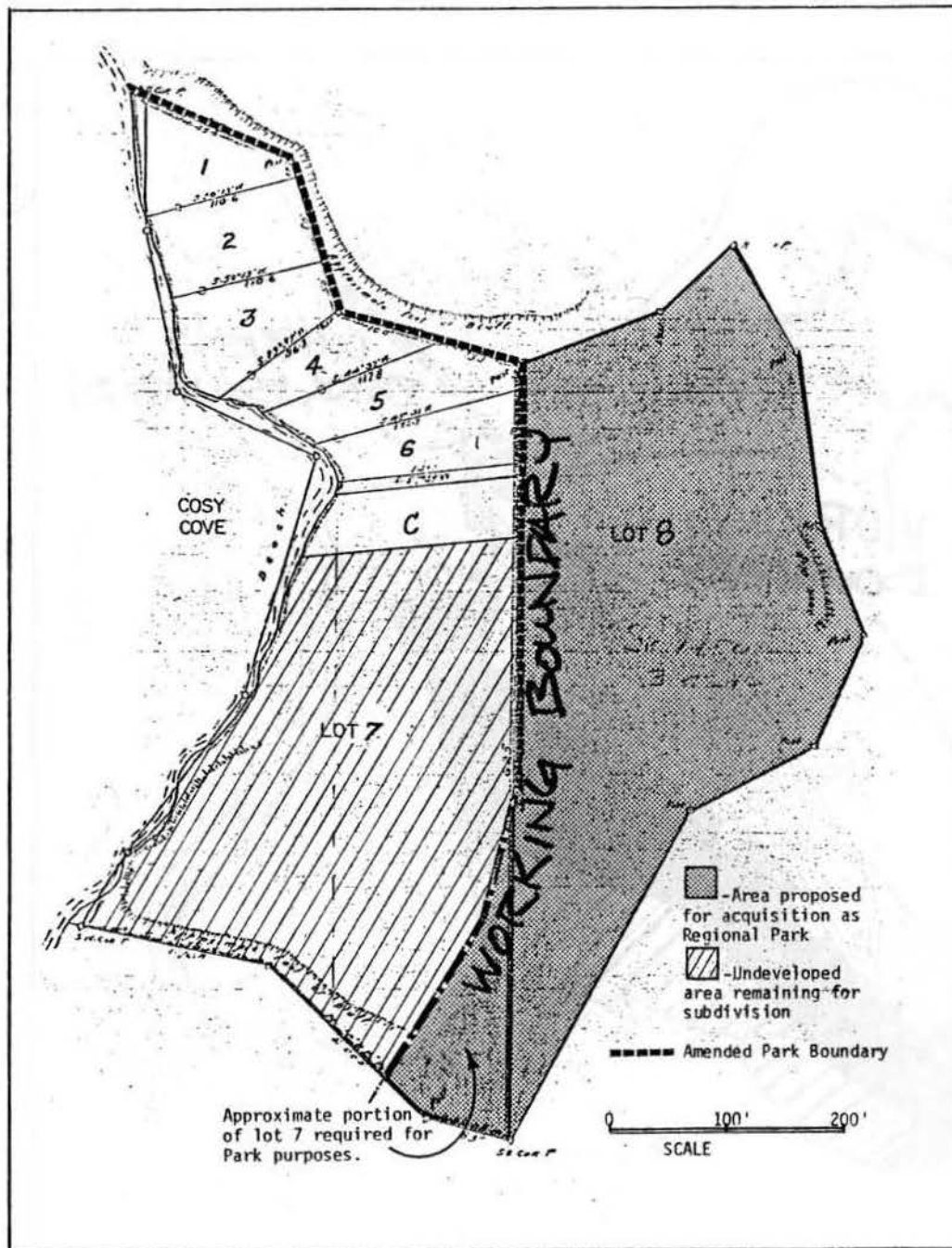
The new boundary requires formal adoption by the GVRD Park Committee and Board, and will be the revised basis for property negotiations to acquire private lands and for Crown land grant applications. Explanations of individual boundary alterations are provided on the pages that follow.

Explanation

The original boundary for Belcarra Regional Park was drawn in 1966 by the Lower Mainland Regional Planning Board, and the area confirmed as a Regional Park site by the Province in 1967. Park boundaries were formally adopted by the GVRD Board when the Parks function was assumed in 1972. Over the last 10 years the GVRD has utilized these boundaries as a basis for negotiation in the acquisition of land. When the Village was incorporated in 1979, both the GVRD and the Village agreed to review the Park boundary as part of the Belcarra Joint Planning Program. Specific

additions and deletions were considered, and as a result this Agreement contains joint Village-GVRD statements relating to Park boundary amendments. Once adopted by the Park Committee and Board, the revised boundary will provide a new mandate for the GVRD land acquisition and surplus property disposal program, as follows:

1. For lands no longer within the boundary the GVRD will not have authority to negotiate acquisition.
2. For private lands within designated Park boundaries the GVRD will have authority to pursue acquisition as opportunities and budget permit.
3. For Crown land to be retained within the Park, applications for Crown grants will be pursued by the Regional District.
4. Surplus property will be designated by Order-In-Council and sold or exchanged, according to GVRD's established procedures.
5. In areas where it is not possible to establish the Park boundary along existing property lines, a working boundary approach will be applied. A working boundary is an approximate boundary location based on the Park concept and topographic information. The working boundary requires field inspection to establish a firm location. This approach will be applied at Cosy Cove, Senkler Road East, and Ray Creek.



1. Cosy Cove

Agreement

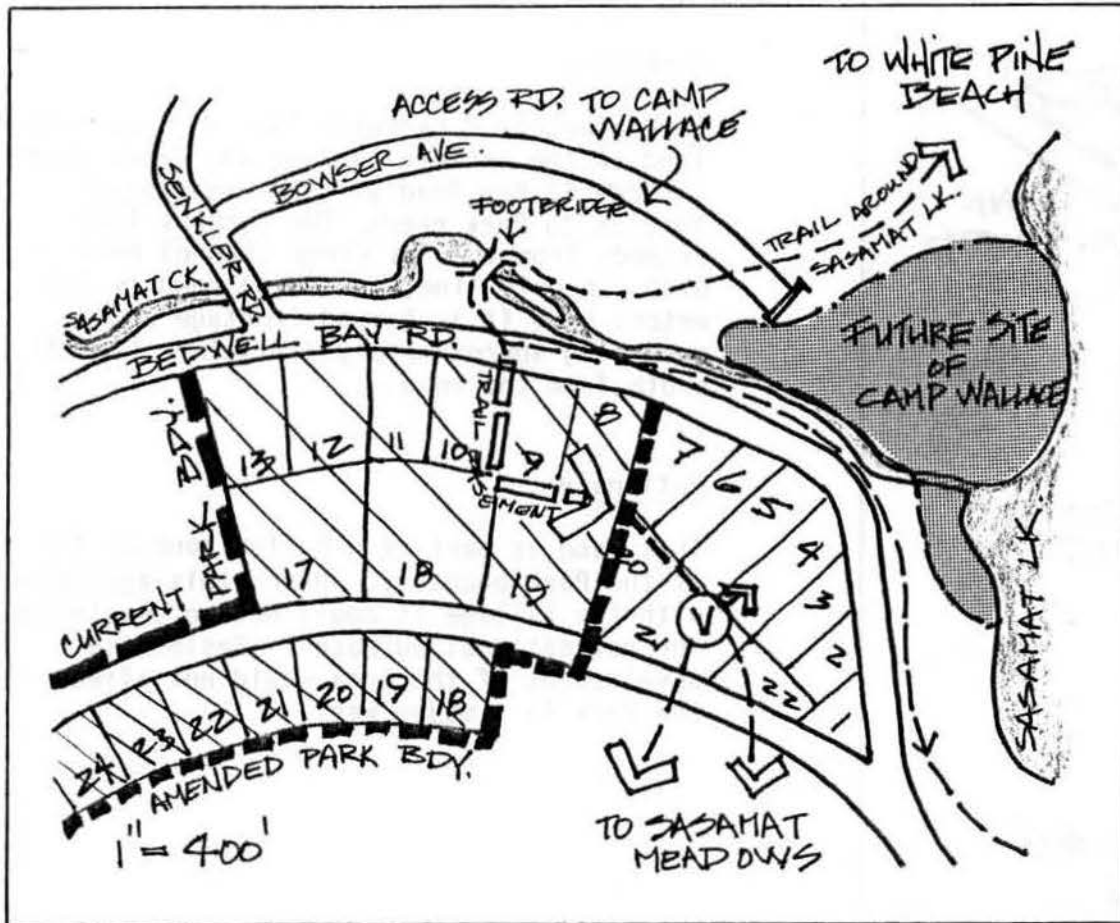
Seven waterfront lots, six of which are already developed, and the majority of Lot 7 (undeveloped) will be excluded from the Regional Park. The waterfront portion of Lot 7 will remain private; further subdivision and residential development are possible on this lot.

The working boundary will be as shown on the map. The existing water supplies (wells) on Lot 8 and the owners privileges thereof will be protected.

Rationale

The park boundary agreed to in the vicinity of Cosy Cove achieves two aims:

- GVRD acquires the minimum amount of land required to permit Regional Park use.
- A maximum amount of land is retained for continued cottage use and for future expanded residential development.



2. Woodhaven East

Agreement

Sixteen lots shown on the map will be excluded from the Regional Park.

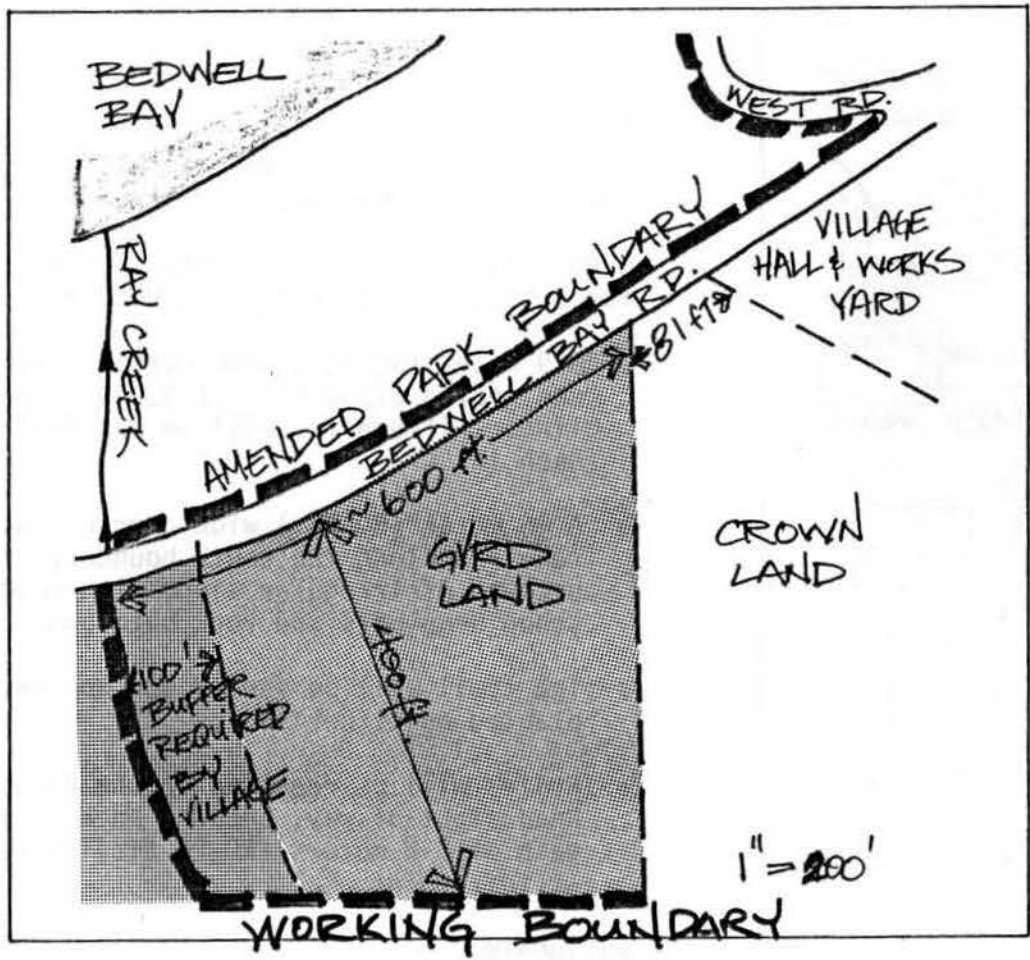
GVRD will acquire an easement in perpetuity for a trail corridor through Woodhaven East.

- A 9 meter (30 ft.) wide corridor will be designated along the lot 9, 10 property line. Fifteen ft. will be required from each lot.
- A 15 meter (50 ft.) wide corridor will be required along the south boundary of lot 19 because of irregular slope with some very steep drop-offs and rock outcrops.
- The trail will be fenced and appropriately planted on either side.
- Stairs will be required on the Bedwell Bay Road right-of-way, because an elevation gain of 6-8 meters (20-25 ft.) is required at this point.

Rationale

GVRD can maintain an urban-style trail corridor through a residential area. The trail easement will have a minimum effect on the developability of subdivided lots, and yet still allow GVRD to provide the important trail link between Sasamat Lake and Parcel 48 (Sasamat Meadows).

The exclusion of the 16 lots from the Park will increase the Village's buildable lot supply.



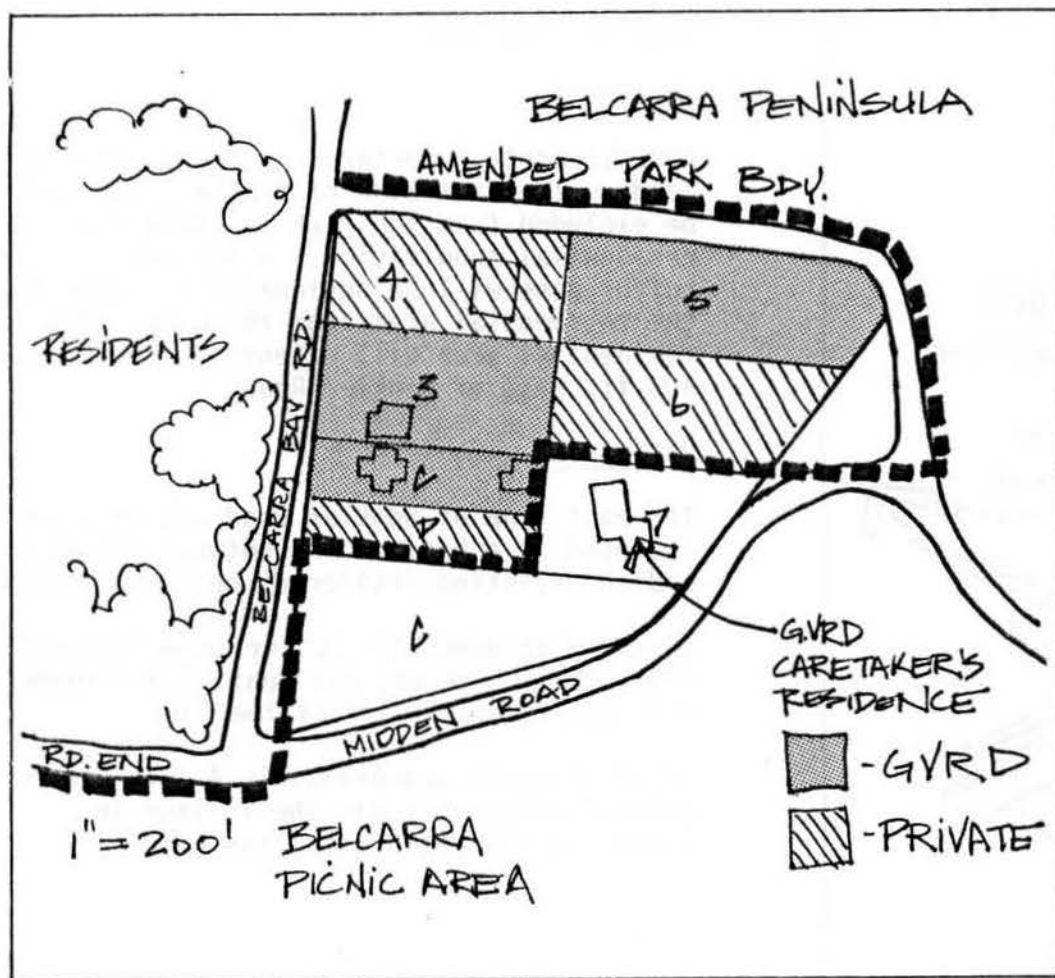
3. Ray Creek South

Agreement

Approximately 2 hectares (5 acres) of GVRD land on the eastern bank of Ray Creek south of Bedwell Bay Road will be designated surplus to Park needs. The surplus land extends from the Ray Creek channel east to the GVRD property line, including roughly 183 meters (600 ft.) of road frontage and extending approximately 122 meters (400 ft.) south from the road.

Rationale

This land is part of a buffer zone on the edge of the Park boundary. Under this agreement with the Village it could not be developed for recreational purposes. Residential development of the area would not affect the Park in a major way.



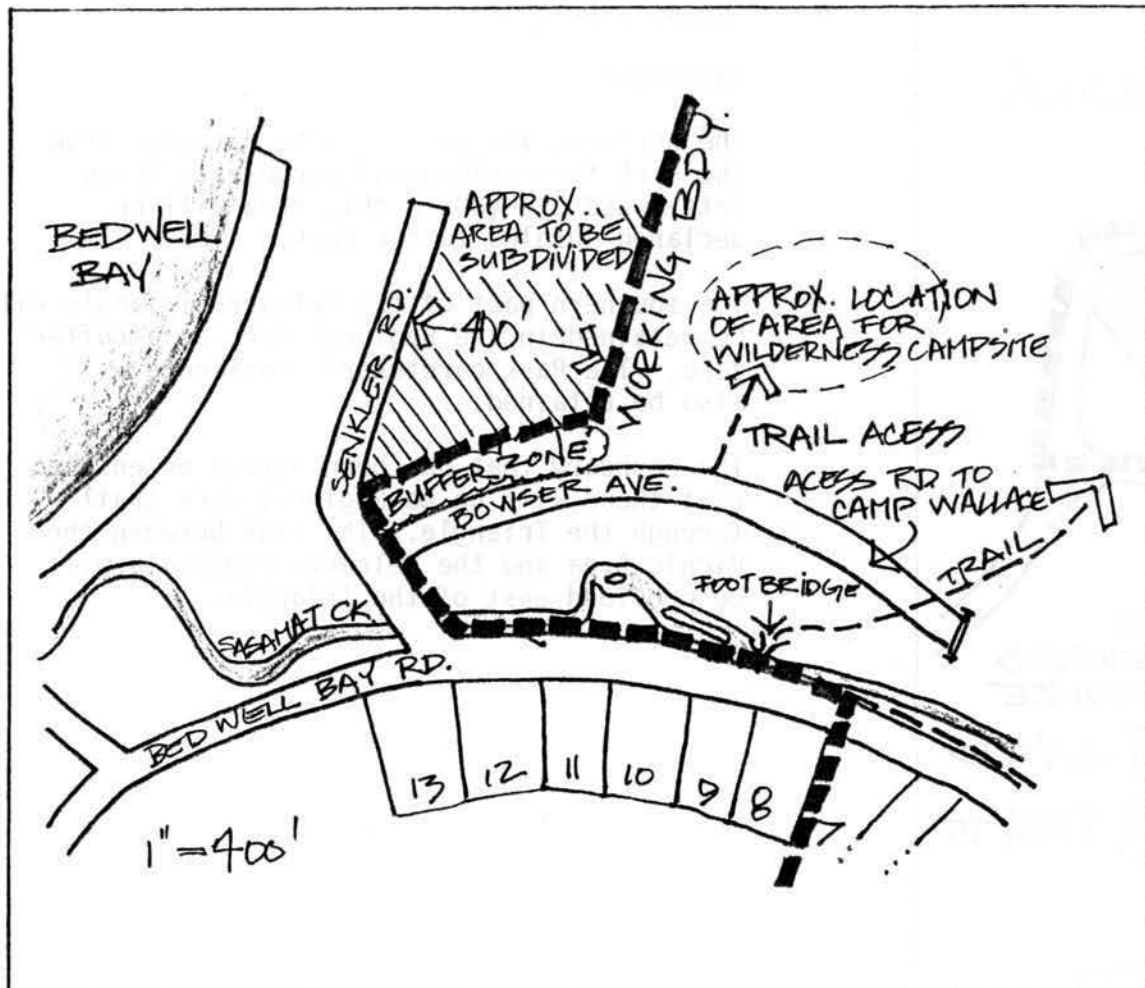
4. Belcarra Triangle

Agreement

The northern six lots will be excluded from the Park for residential purposes. Three lots owned by GVRD in this area will be declared surplus to the Park.

The southern part of the Belcarra Triangle will be retained in the Regional Park as a buffer zone. The Park caretaker's residence will also be retained.

The boundary that has been agreed on ensures that there will be no Regional Park trail through the Triangle. The link between the Picnic Area and the Belcarra Peninsula will be provided east of the Triangle.



5. Senkler Road East

Agreement

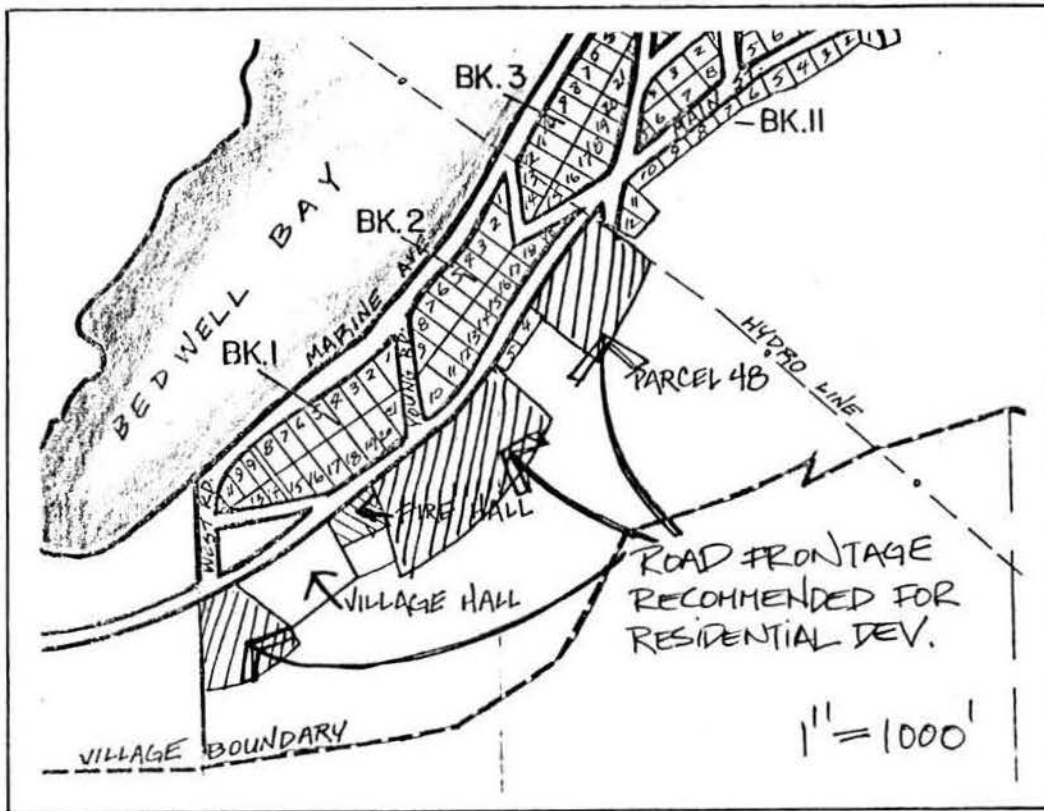
Approximately 2 hectares (5 acres) of Crown land on the east side of Senkler Road will be excluded from the Park to allow for residential subdivision. A 100 ft. buffer zone will be designated to separate the residential area from the Park. The residential area will extend approximately 400 ft. east of Senkler Road.

Rationale

The east side of Senkler Road was originally proposed as a buffer zone between the park and the existing residences on Senkler Road.

Provided an adequate buffer zone is maintained along Bowser Avenue, residential development will not adversely affect the Park.

If subdivided, approximately 4 lots can be created which will aid the Village in enhancing its residential tax base.



6. Bedwell Bay Road South

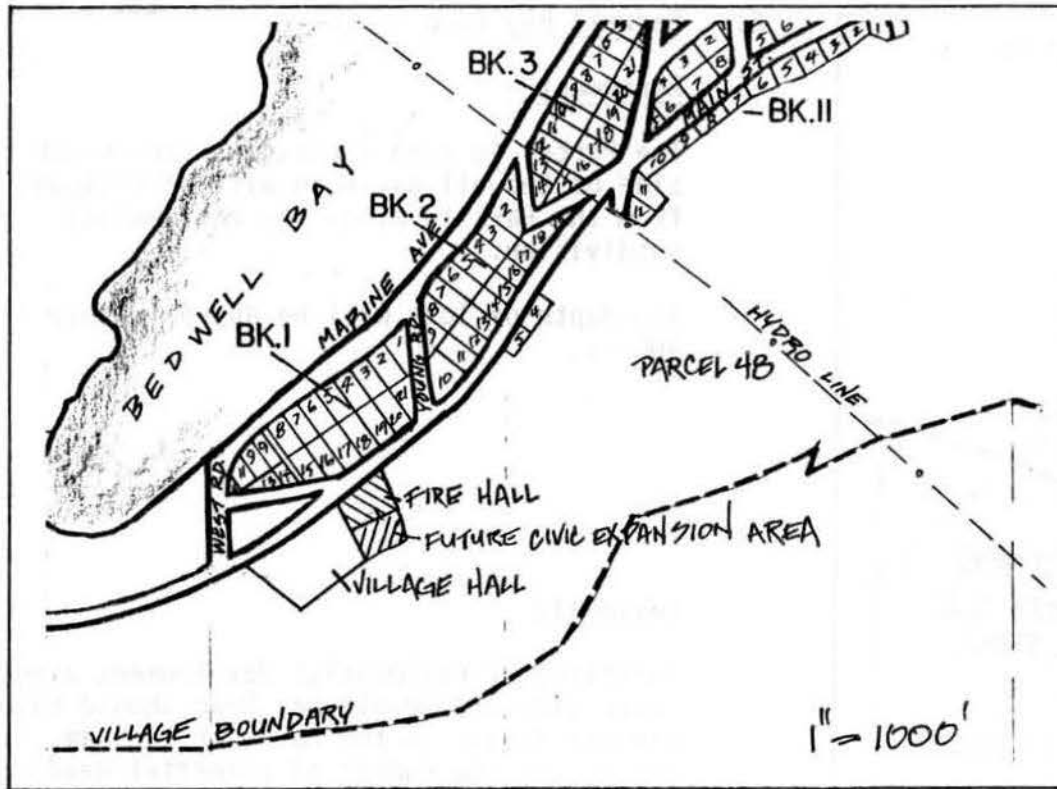
Agreement

The Parcel 48 road frontage on the south side of Bedwell Bay Road will be excluded from the Park to allow for residential subdivision.

The depth of lots will be approximately 400 ft.

Rationale

Infilling of residential development along the south side of Bedwell Bay Road should have a minimal impact on the Park, at the same time increasing the number of potential developable lots in the Village.



7. Village Hall and Expansion Area

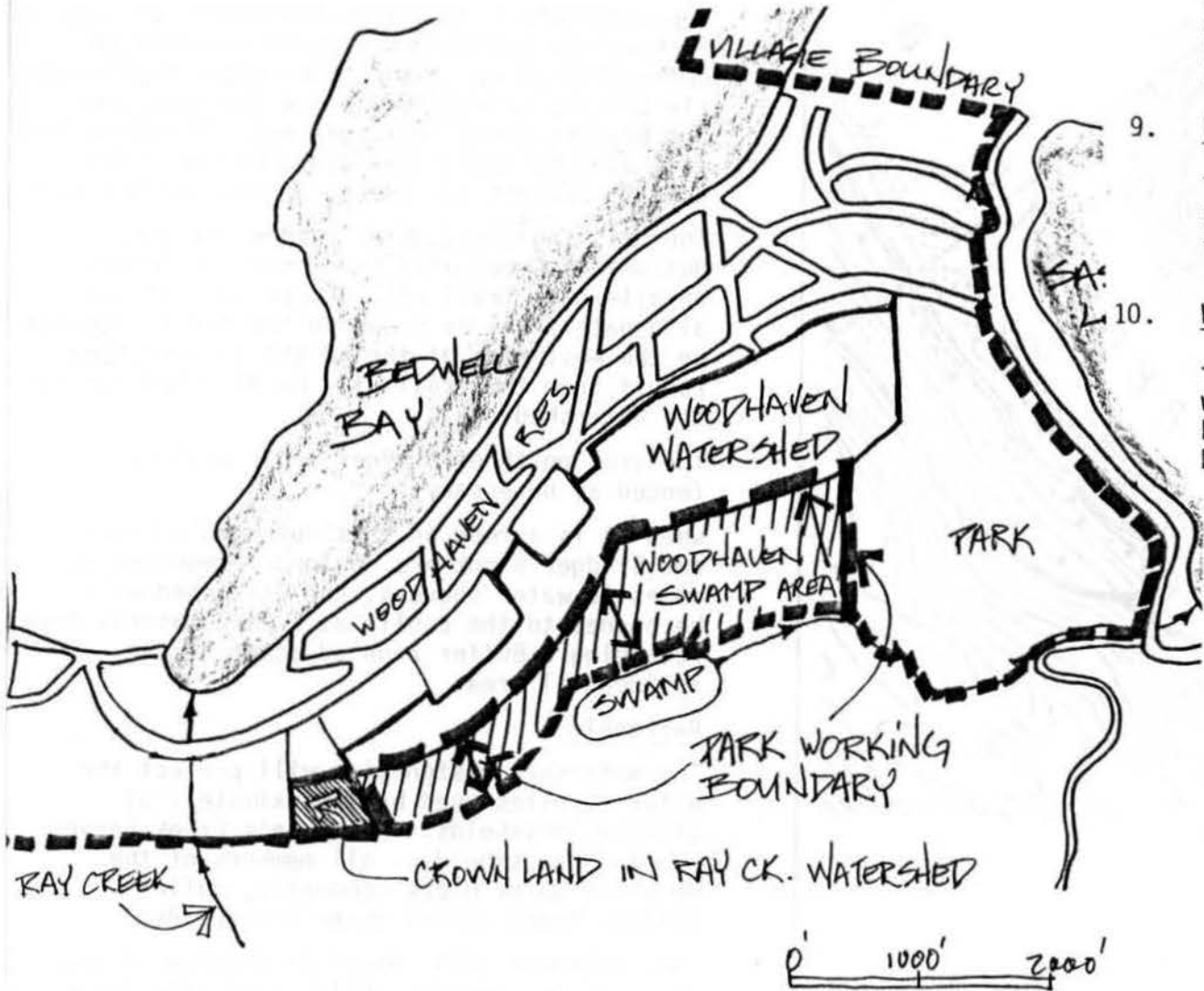
Agreement

The Village's existing Village Hall site and an adjacent civic expansion area will be excluded from the Park.

In 1979 1.8 hectares (4.4 acres) were granted to the Village by the Ministry of Lands, Parks and Housing for civic use. The site has been developed as a Village Hall and works yard and the existing Park boundary will be officially amended.

Rationale

This civic area is in a Park buffer zone and its exclusion would not have a major impact on the Park. The Village needs expansion area to accommodate future civic uses.



8. Ray Creek Watershed

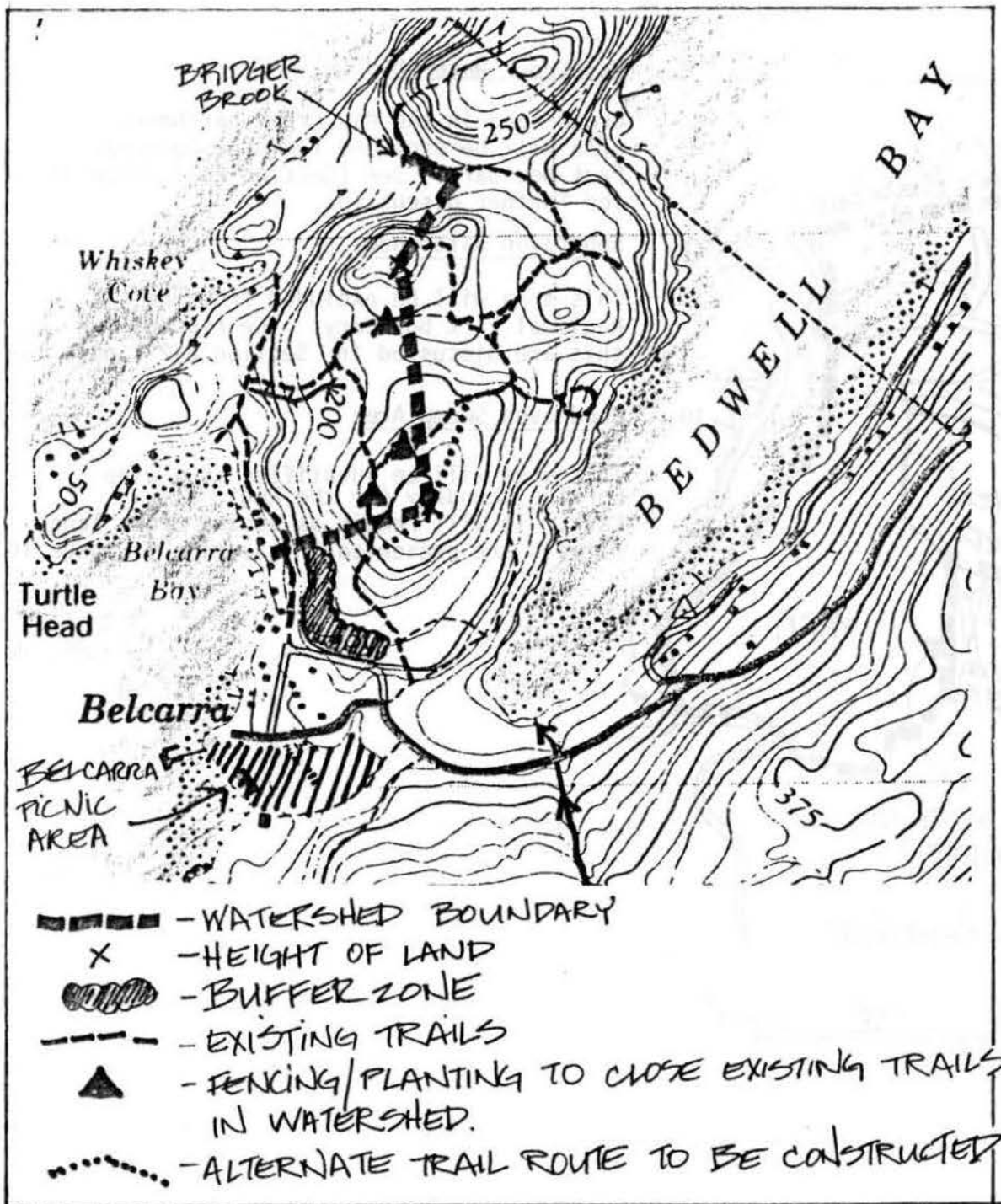
Crown land in the Ray Creek catchment area will be excluded from the Regional Park boundary. See (Section B-3), page 14 for Further discussion.

9. Woodhaven Watershed

This area will be excluded from the Regional Park boundary. The reasons for this are discussed in Section B-2, page 15.

10. Woodhaven Swamp Area

This area will be identified as a wide working boundary for the Regional Park. It will remain as vacant Crown land. Details are presented in Section C, page 16.



B. Watersheds

1. Belcarra Peninsula Watershed

Agreement

Approximately 16 hectares (39 acres) of Regional Parkland on the Belcarra Peninsula will be designated as watershed. The watershed primarily contains Dutchman's Creek drainage area, and Bridger Brook drainage area. A buffer zone will also be designated along Belcarra Bay Road to protect the Granny Spring surface well.

The existing trail which passes through Dutchman's Creek will be closed and fenced; an alternate trail will be opened. If the alternate trail as shown on the map is located on the west side of the height of land, then runoff from the trail will be directed outside the watershed.

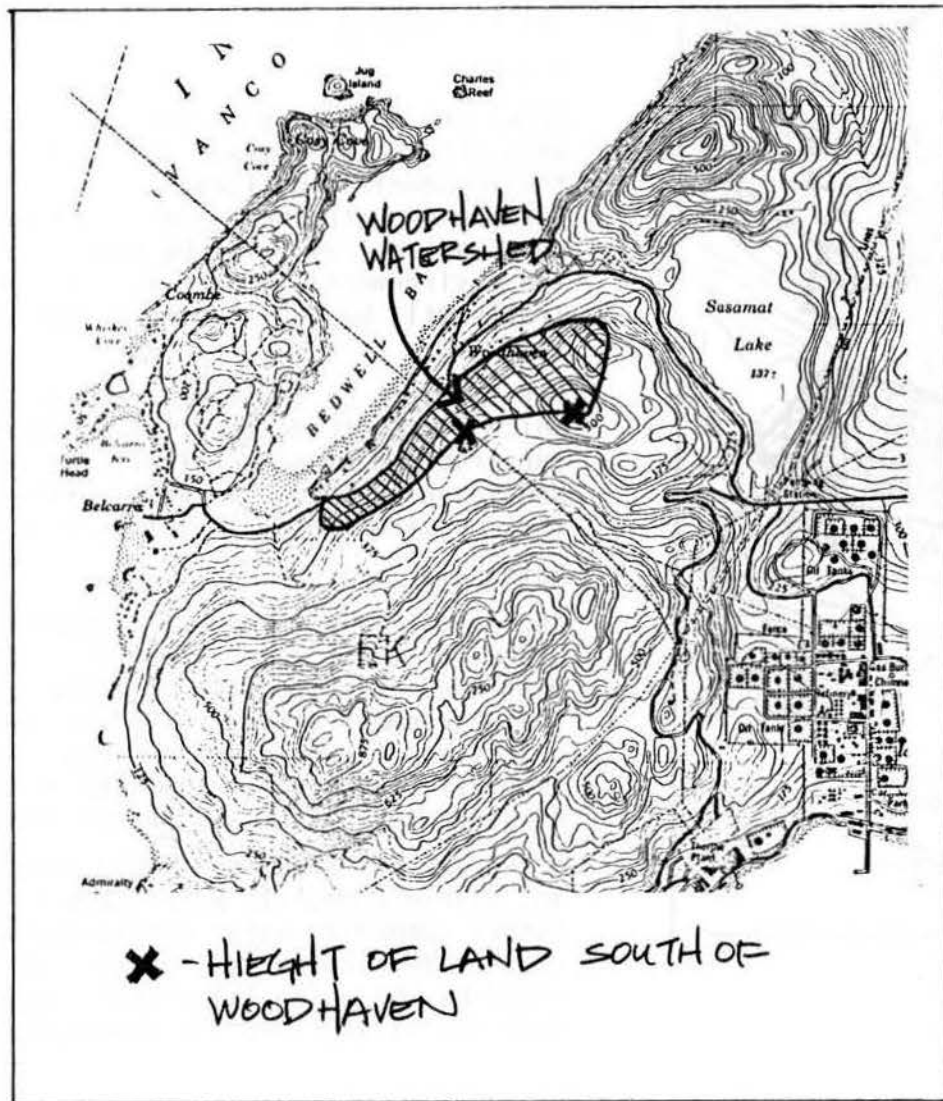
The area north of Bridger Brook will be fenced as necessary.

When it is agreed on that Dutchman's Creek and Bridger Brook are no longer required as domestic water sources, the watershed will be opened to the public as a Park Natural Area, retaining a Buffer Zone adjacent to the residential area.

Rationale

The watershed designation will protect the water supplies used by approximately 33 Village households. Dutchman's Creek serves about 30 households - all members of the Belcarra Water Users Community, while Bridger Brook serves three households.

The Agreement will ensure protection of the above water sources, while still allowing trail access between the Picnic Area and the northern Belcarra Peninsula.



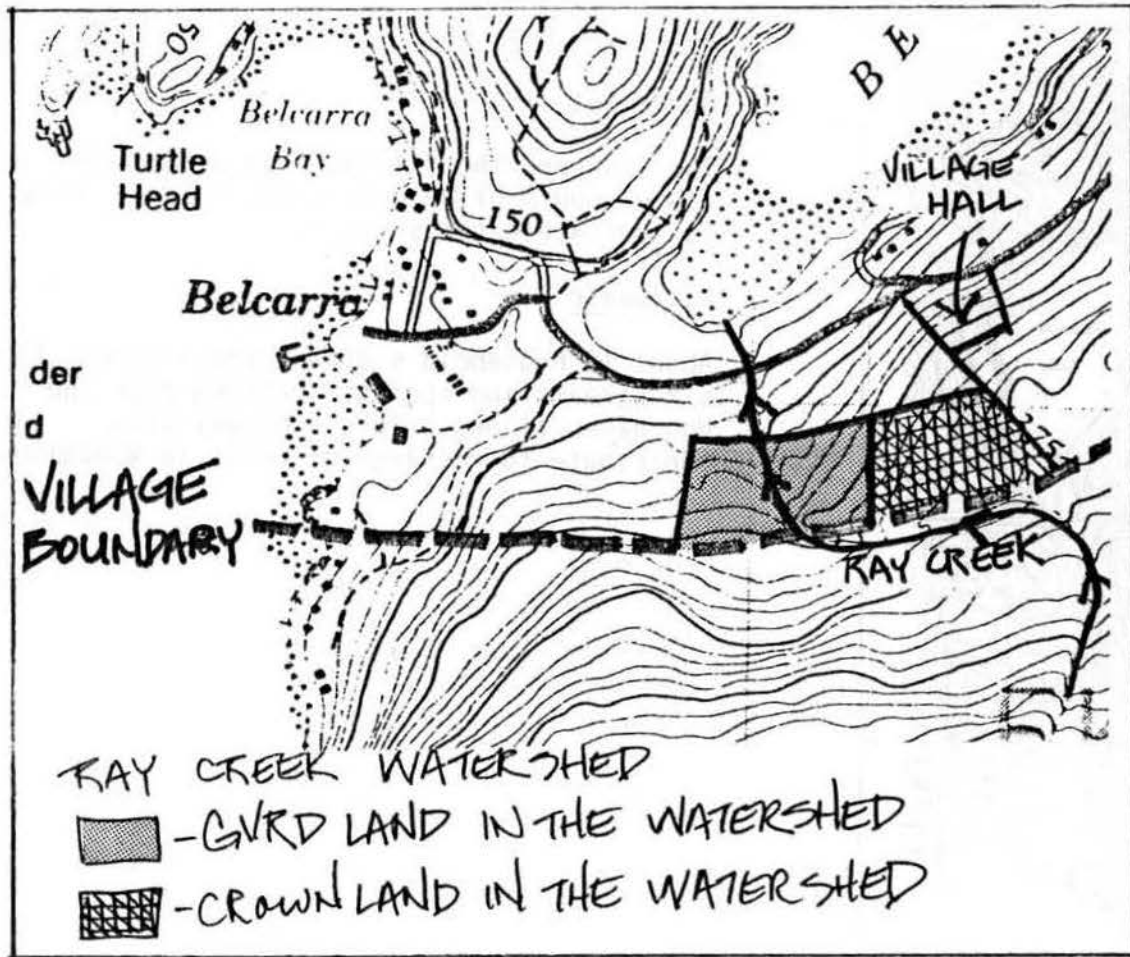
2. Woodhaven Watershed

Agreement

The GVRD and the Village have agreed that the slopes south of Woodhaven serve as a watershed for surface water supplies.

Rationale

About 12 households draw surface waters from six streams and springs draining from the Woodhaven slopes. This area may also contribute to recharge of wells in Woodhaven.



3. Ray Creek Watershed

Agreement

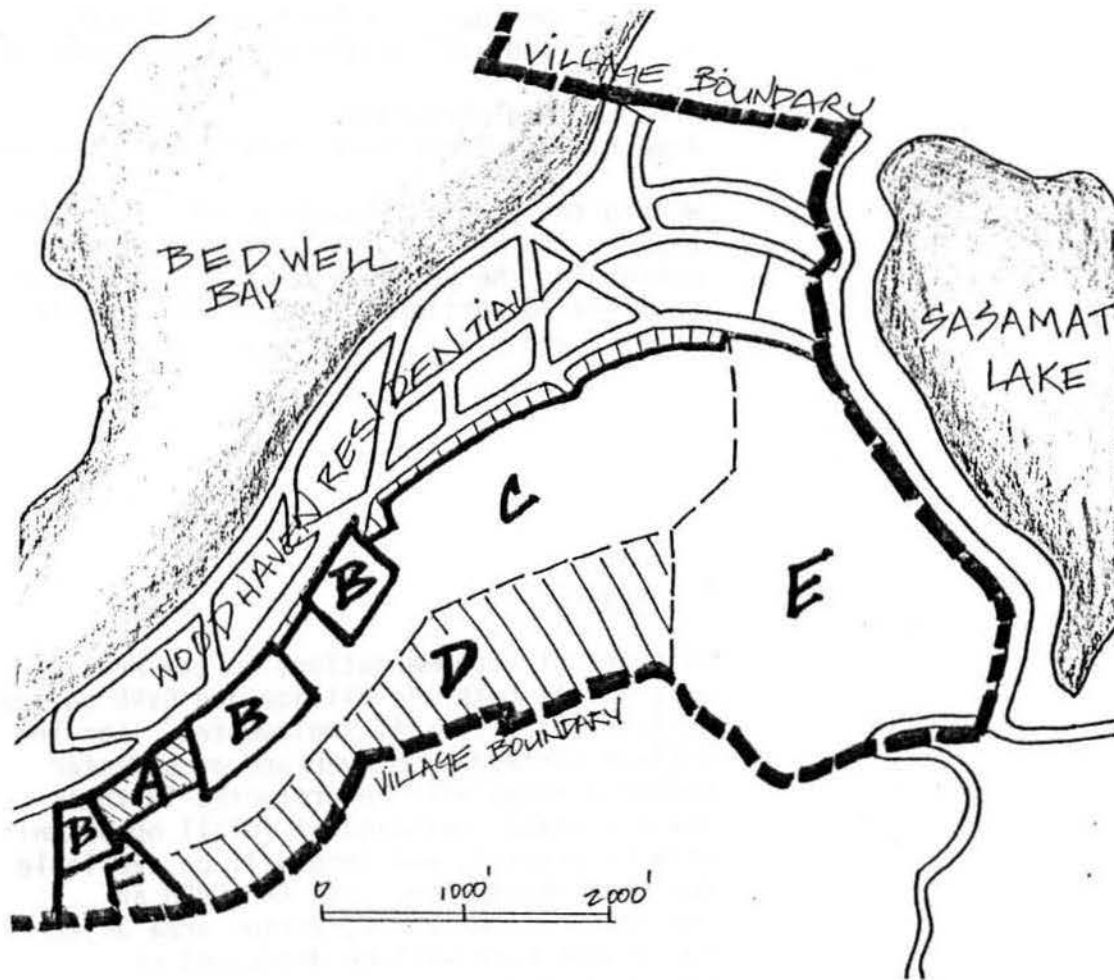
Crown and GVRD land in the Ray Creek catchment area within the Village of Belcarra (excluding the residential-designated area) will be designated watershed. Construction of the Woodhaven by-pass will be permitted only if the environmental impact is minimized. No trails will be constructed within the watershed.

For the part of the Ray Creek catchment area which lies outside the Village boundary, construction of either trails or the Woodhaven by-pass will be permitted, only if their environmental impact is minimized.

Rationale

Approximately six households depend on Ray Creek for their water supplies. This Agreement ensures protection of these supplies. The Agreement achieves the Village's objective of protecting residents' water supplies, and enables the GVRD to build the Woodhaven by-pass road through a watershed.

Ray Creek has been identified as a substantial and viable community water supply, and any future community water system would by necessity utilize this potential source. This supply would be the potential primary source for both the Village and the Regional Park.



C. Parcel 48

Parcel 48 is a large undeveloped block of Crown land in the Village of Belcarra. The area has been included in the existing boundary for Belcarra Regional Park.

Parcel 48 has been a major issue in the discussions of the Belcarra Joint Planning Program, and it is useful to group all recommendations about future use of Parcel 48 together. Some GVRD and Village agreements re: Parcel 48 have been presented elsewhere in this report under other appropriate headings.

Since Parcel 48 is Crown land, all joint agreements will be presented as recommendations to the Minister of Lands, Parks and Housing.

Agreement

The GVRD and the Village agree that Parcel 48 should be allocated as follows (keyed into the map):

- Area A: Village Hall site and expansion area (see page 11)
- Area B: Residential infill (see page 10)
- Area C: Woodhaven watershed - to be designated Crown Watershed Reserve
- Area D: Woodhaven Swamp Area- If GVRD builds the By-pass road Area D will become Regional Park land. If GVRD does not build the By-pass road in ten years then Area D will be excluded from the Park.

In the interim before the By-pass road is built and for ten years at the most, Area D will be identified as a wide working

boundary for the Regional Park,
and will remain as vacant Crown Land.

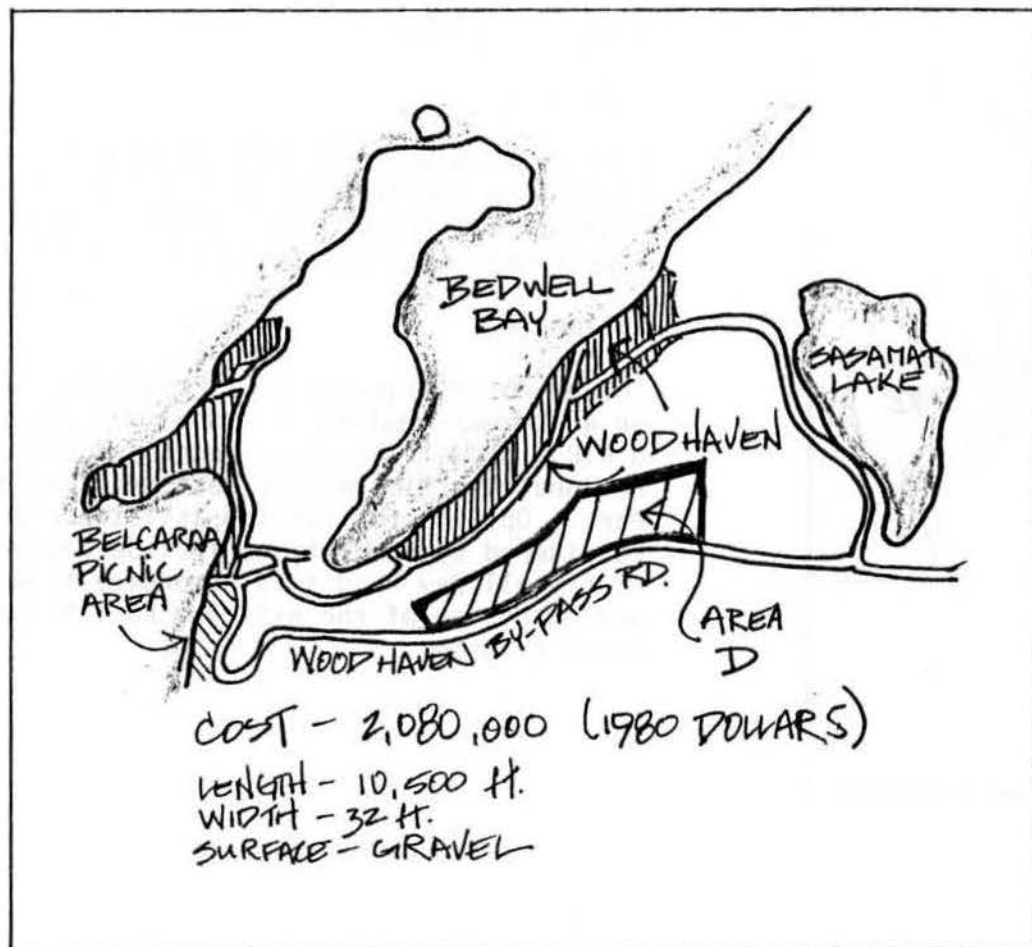
Area E: Regional Park

Area F: Ray Creek Watershed to remain Crown.

Within ten years discussions will take place between the Village, GVRD and the Crown concerning the possible disposition of the unalienated portions of Parcel 48, specifically Areas C and F.

Rationale

This set of recommendations to the Province will permit both the Village and GVRD to meet certain objectives if implemented. For the Village surface watersheds and groundwater recharge areas will be protected in their natural state, residential infill opportunities will be created, and land will be available for civic expansion. For the GVRD an important potential recreation area adjacent to Sasamat Lake will be dedicated as Regional Park.



D. Roads

1. Woodhaven By-Pass Road

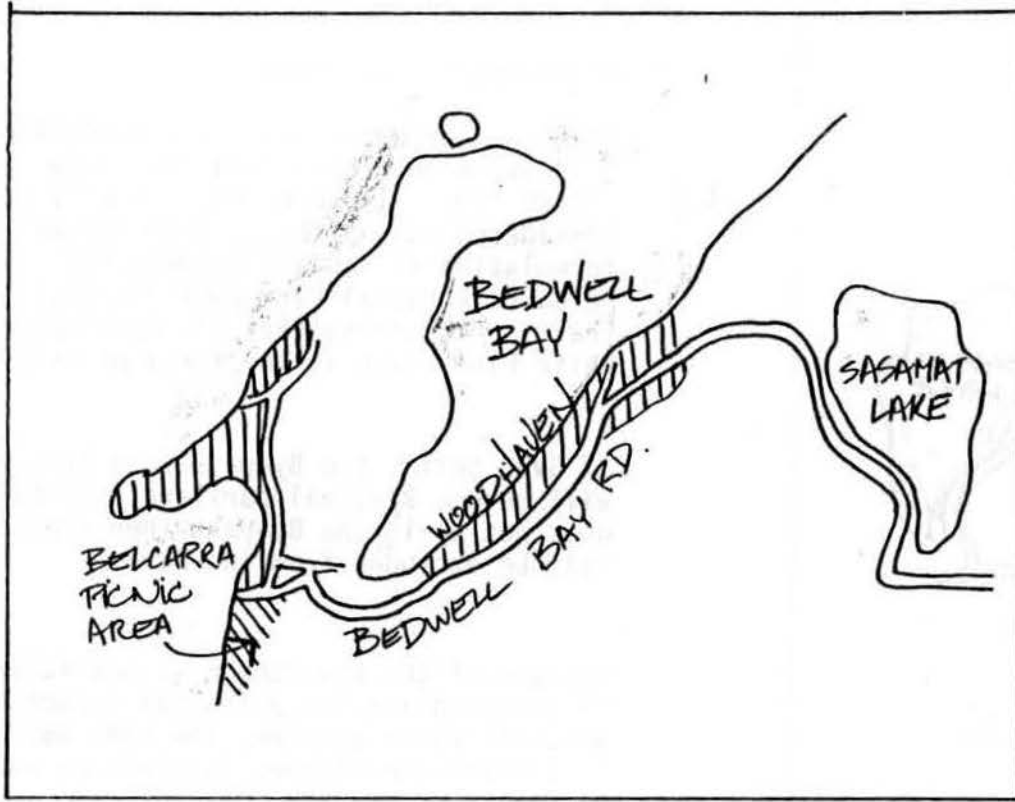
GVRD has agreed to build the Woodhaven By-pass as an access road to the Belcarra Picnic Area. Its construction will be considered as a priority item in the formulation of capital budgets for Belcarra Regional Park over the next ten years, recognizing that the development of White Pine Beach is the first priority.

If GVRD builds the By-pass road Area D will become Regional parkland. If GVRD does not build the By-pass then Area D will be excluded from the Park.

Because of the environmental sensitivity of the road and its potential impact on domestic water sources, the GVRD has agreed to involve the Village in planning and design of this road.

Rationale

This road will remove Park-destined traffic from Bedwell Bay Road, but will also be a major asset to Regional Park, providing a scenic drive and easy access to parts of the Park which are now isolated.



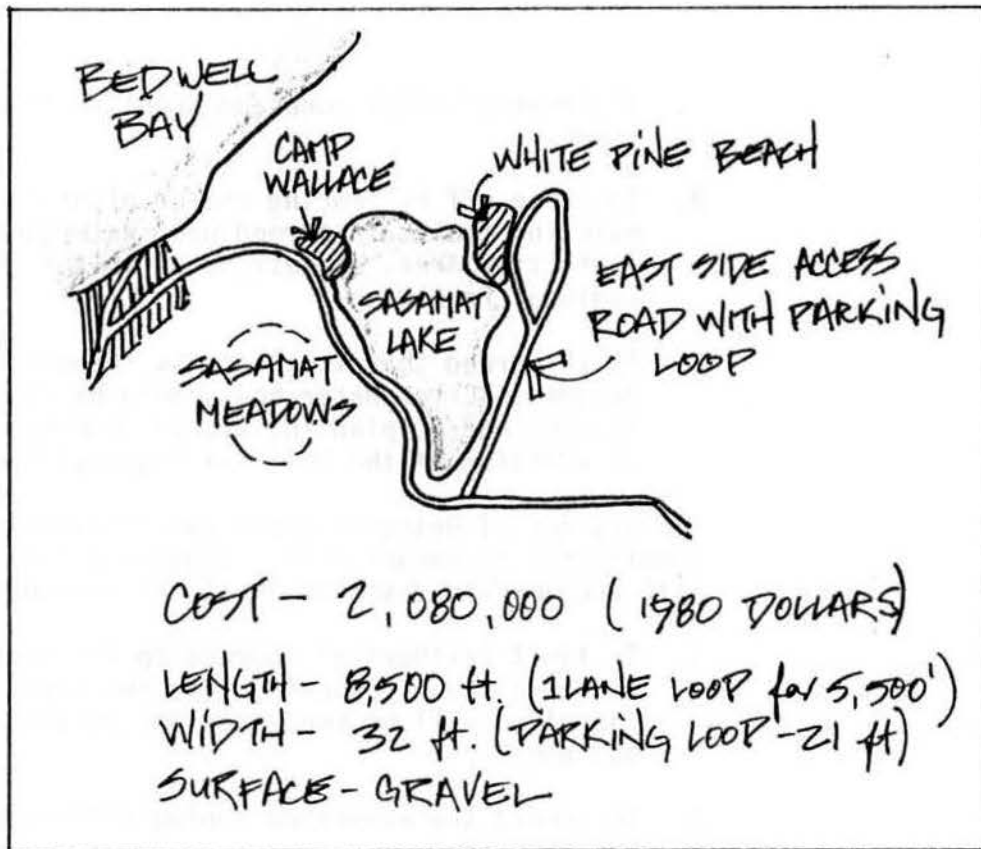
2. Bedwell Bay Road

Agreement

GVRD will support the Village in the Village's request to the Ministry of Transportation and Highways for financial assistance regarding the improvement and maintenance of Bedwell Bay Road.

Rationale

Though not designated as a Provincial Highway or a Road of Regional Significance in the O.R.P., Bedwell Bay Road receives considerable regional traffic, mostly destined towards the Park. Options for funding assistance to be considered by the Village include designation of Bedwell Bay Road as a secondary highway and extension of the existing Road Maintenance Grant program.



3. Sasamat Lake Access Road

Agreement

GVRD is committed to building the access road for White Pine Beach on the east side of Sasamat Lake. This is the first priority in developing Belcarra Regional Park and will be undertaken as soon as funding becomes available.

Rationale

The new road will improve access to White Pine Beach and divert traffic from Centennial Beach and Village residential areas.

E. Regional Park Development Compatible With the Village

The GVRD has agreed to the following commitments to ensure that the development of Belcarra Regional Park will be compatible with the Village's residential areas:

1. To respect the Village's policy in its proposed O.C.P. that "There shall be no significant Park development within the Village until the Woodhaven by-Pass is built...upgrading of existing facilities so as to eliminate safety and health hazards will be permitted."
2. To consider White Pine Beach and relocation of Camp Wallace as priorities in the first phase of Park development, which is expected to take place in the next five years.
3. To consider the Woodhaven by-pass as a priority in the second stage of Park development, which is expected to take place between five and ten years from now.
4. To limit major Park development to the area south of Bedwell Bay and Midden Roads.
5. It is agreed that Parking Lot # 2 on Lot B should be closed as soon as possible, and that when 35 additional parking spaces can be identified south of Bedwell Bay Road or when the by-pass is built Parking Lot # 2 will be closed.
6. Not to locate major park facilities, such as headquarters, on the Belcarra Triangle.

7. To provide buffer zones adjacent to residential areas.
8. To close off by fencing and/or planting existing trails in agreed upon Watershed Protection Area, as designated in the Official Regional Park Plan.
9. It is agreed that trail access through Duchman's Creek Watershed should be closed via fencing and/or planting within one year of adoption of the Official Regional Park Plan.

The Village of Belcarra makes the following commitments to ensure that Village policies will accommodate development of the Regional Park:

1. To limit residential moorage to the east side of Bedwell Bay, ensuring that the Park shoreline will be kept free for public access and use.
2. To remove the watershed zoning from around Sasamat Creek.

F. Park Management and Operation Agreement

The Village and GVRD agree that the following will be undertaken to improve Park management and operation:

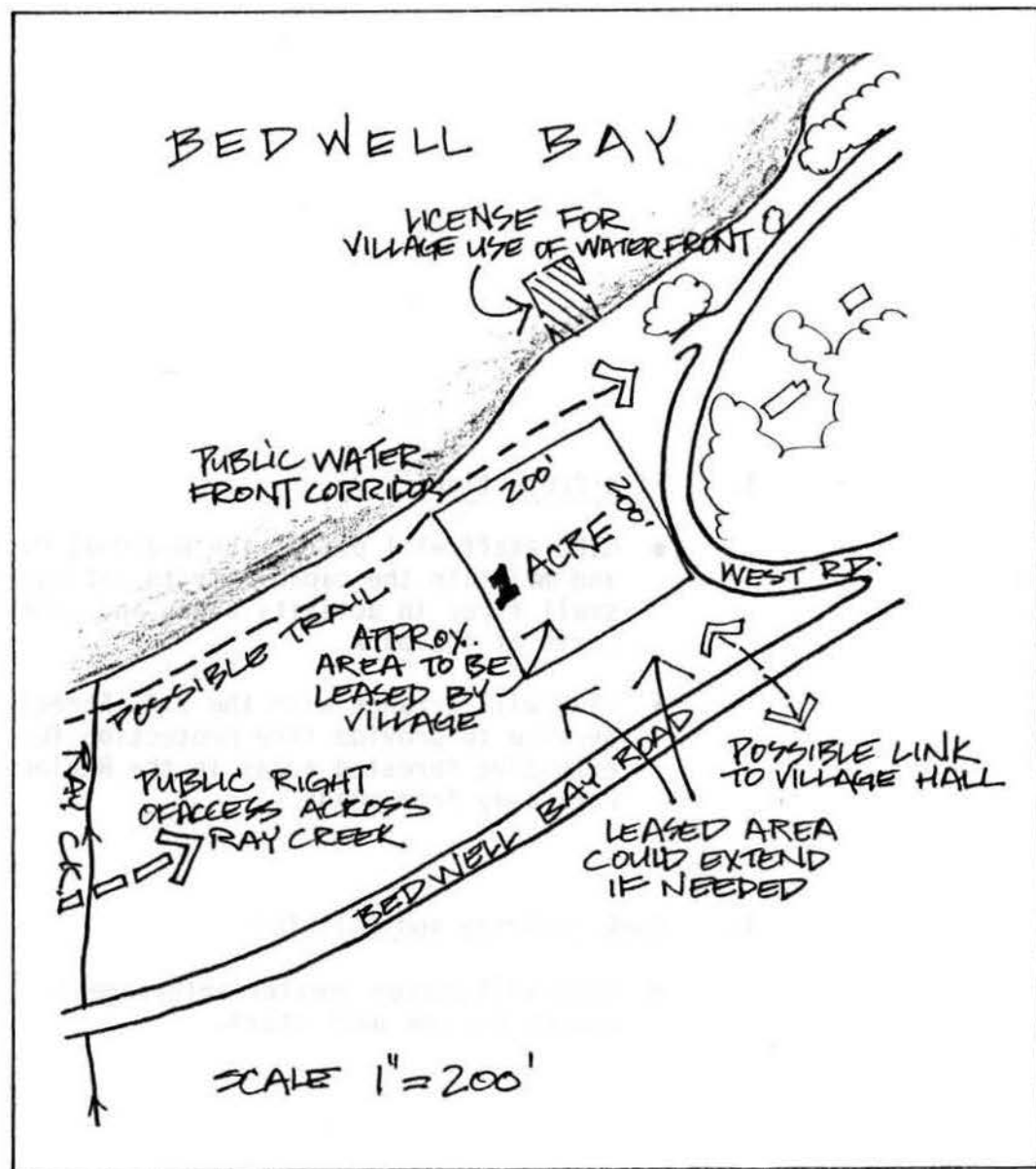
1. Current projects will be completed by the GVRD:
 - trees will be planted on the edge of the Picnic Area along Midden Road.
 - A new "Park-Full" sign will be erected at the intersection of Ioco Road and First Avenue.
2. Midden Road and the Road End
 - The Village and GVRD agree that current parking restrictions on Midden Road will not be increased.
 - The Village and GVRD concur that a joint project to design and landscape the closed portion of Midden Road will be undertaken in keeping with the accepted park buffer zones.

3. Fire Protection

- GVRD staff will patrol the Regional Park and maintain the capability to extinguish small fires in activity areas and other parts of the park.
- GVRD will arrange with the B.C. Forest Service to provide fire protection for extensive forested areas in the Regional Park away from roads.

4. Park Security and Policing

- GVRD will pursue greater enforcement powers for the park staff.



G. Civic Recreational Land (West Road)

Agreement

1. GVRD land near the Bedwell Bay waterfront at West Road will be leased to the Village for recreational use.
2. The exact area to be leased will be determined based on the facilities the Village decides to put there. The Village expects to use about one acre, but this might be expanded up to approximately two acres depending on Village needs.
3. GVRD will not lease the waterfront to the Village
 - A public waterfront corridor will be retained
 - If required by the Village, GVRD will issue a license for a cartop boat launch or a corridor to the water.
4. The public will have the rights of access to all of the waterfront and right of access across Ray Creek, however, GVRD agrees not to build a bridge across the Creek to facilitate this access.
5. Trail routes in the vicinity will be established through consultation between the Village and GVRD including:
 - A possible waterfront corridor linking up to West Road
 - Possible local links to the civic land south of Bedwell Bay Road.
6. A series of guidelines for lease and development of the Village civic recreation area has been agreed on and is attached as Appendix 1.

H. Continuing Consultation

This Agreement has been reached through a lengthy process of consultation. To continue in this spirit of concensus any changes to the Agreement must be agreed upon by both the Village and the GVRD. Since the Official Regional Park Plan forms an integral part of the Village's Official Community Plan, the consultative process should be retained.

II IMPLEMENTATION

A. Introduction

The implementation measures address the following:

1. Recommendations to the Ministry of Lands, Parks and Housing.
2. Official Regional Plan (O.R.P.) amendments
3. Official Community Plan (O.C.P.) designation
4. Official Regional Park Plan (O.R.P.P.) for Belcarra Regional Park
5. Zoning By-law (ZBL) amendments

Since the utilization of the Official Regional Park Plan as an implementation measure is a new concept and given its importance for executing the Agreement, an explanation of its use and mechanics follows in Section II-B, page 26.

Implementation of the Agreement Package requires decisions to be made at the Provincial, Regional and Municipal levels, and the process tends to be complicated. Therefore, a separate section has been provided to explain the components of this multi-jurisdictional process. This is Section II-C, Page 27.

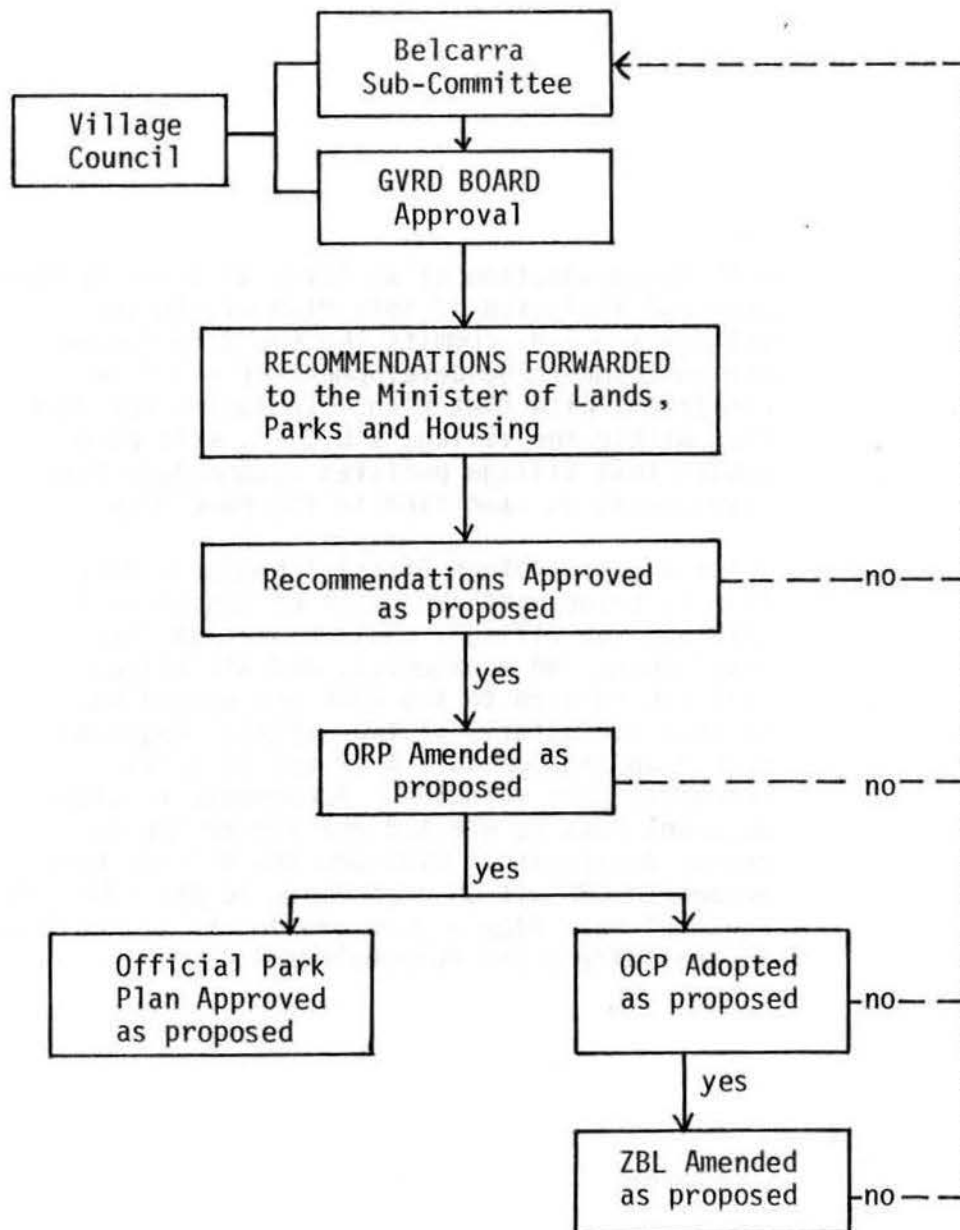
B. Belcarra Official Regional Park Plan

Agreement

To formalize agreements reached as a result of the Belcarra Joint Planning Program, GVRD and the Village have agreed that an Official Regional Park Plan for Belcarra Regional Park adopted by GVRD bylaw, will also be adopted as a schedule to the Village's Official Community Plan. The Official Regional Park Plan (O.R.P.P.) will map and describe Park development plans policies agreed on for areas within the Regional Park. By adopting the O.R.P.P. as a schedule to the O.C.P. it will be possible to specify the detailed use and development policies for the Regional Park separately. All areas within the Regional Park will be designated REGIONAL PARK on the O.C.P. map (Schedule A) while the Official Regional Park Plan (Schedule B) will contain the functions and expected level of development for areas within the Park. The O.R.P.P. for example will differentiate between MAJOR ACTIVITY AREAS, where Park facilities and development are concentrated, and PARK NATURAL AREAS, which are to be retained in their natural state. This Plan is included as Appendix 2.

GVRD Board adoption of an Official Regional Park Plan and inclusion of this Plan within the Village's O.C.P. commits the Board to taking actions concerning development of the Park consistent with that Plan. Including the Park Plan within the Village's O.C.P., will also ensure that Village policies accommodate Park development as specified in the Park Plan.

Joint adoption of an Official Regional Park Plan is being used as a tool of consensus by GVRD and the Village. All details of Park development and management, and all Village policies related to the Park are agreed on, so that the details of the Official Regional Park Plan and Schedule B of the Official Community Plan coincide. Amendments to either document must be enacted jointly or the consensus disappears. GVRD and the Village have agreed to consult on amendments to the Official Regional Park Plan and on amendments to the O.C.P., if they affect the Regional Park.



C. Implementation Process

The implementation of the Agreement requires decisions to be made at the Provincial, Regional and Municipal levels. The Ministry of Lands, Parks and Housing will be asked to approve recommendations concerning the disposal and use of Crown land. The GVRD Board will be asked to approve amendments to the Official Regional Plan and to adopt an Official Regional Park Plan. The Village Council will also be asked to include specific policies within its Official Community Plan and to amend its Zoning By-law accordingly.

If, for any reason, the implementation measures cannot be executed as proposed in this Agreement, then it will be the responsibility of the Belcarra Sub-Committee to review and resolve such issues. In other words all parties agree to fall back on the continuing consultation process that has been established as part of this Agreement see page 24.

The diagram illustrates the various steps of this multi-jurisdictional implementation process.

Plan Amendments required to Implement the Agreement

The implementation process identifies amendments to the Official Regional Plan and Zoning By-law and the adoption of the Official Community Plan and the Official Regional Park Plan consistent with this Agreement.

Many amendments and provisions will be required to be consistent with decisions expected to be made by the Ministry of Lands, Parks and Housing. If the Ministry of Lands, Parks and Housing allocates the Crown Land in accordance with recommendations of this Agreement Package, then amendments identified in the subsequent section will be pursued. If the Ministry's decisions are not consistent with what was recommended, then the areas in question will be referred to the Sub-Committee for review and discussion.

Since the Official Regional Plan provides a general policy framework for official community plans and zoning by-laws, amendments to the O.R.P. must be enacted prior to the Village adopting its Official Community Plan. If the GVRD Board amends the O.R.P. according to this Agreement, then the Village can adopt its O.C.P. If the Board does not approve the amendments as proposed, then the issue will be referred to the Belcarra Sub-Committee for review. Adoption of the Official Regional Park Plan will also occur after the O.R.P. is amended.

If the Village proposes to adopt its O.C.P. or if the GVRD Board proposes to adopt its Official Regional Park Plan with content contrary to what is proposed in this Agreement, then again the discrepancy will be referred back to the Belcarra Sub-Committee for review and resolution.

Once the O.C.P. and the Official Regional Park Plan are in place, the Village will amend its Zoning By-law in accordance with this Agreement. If the Village proposes amendments contrary to the Agreement package, then review by the Sub-Committee will be required.

Implementation measures are discussed on page 29-35 and shown on Maps 4, 5, 6, and 8 in Appendix 3.

Review of Implementation if Crown Decisions not Forthcoming

GVRD and the Village agree to review the implementation process if it appears that decisions on Crown Land will not be made quickly. Some amendments to the O.R.P. could be initiated before the Province's decisions are known. These would bring the O.R.P. into line with GVRD Parkland ownership and expedite adoption of an O.C.P. and Official Park Plan for Belcarra. Later, further amendments could be made to make these documents consistent with Provincial decisions.

D. Implementation Measures

1. Cosy Cove

1.1 O.R.P.

- a) Current designation - URBAN
- b) Amendment - The part of Cosy Cove to remain within the Park's working boundary will be amended to LIMITED USE. The rest will remain URBAN.

When GVRD has acquired the necessary parkland in the area, the O.R.P. will be amended to PARK to identify the area acquired.

1.2 O.C.P.

- a) The area excluded from the Park will be designated RESIDENTIAL.
- b) The area within the Park working boundary will be designated LIMITED USE.

1.3 Official Regional Park Plan

Only that portion of Cosy Cove that is required for Park purposes will continue to be shown as part of the Regional Park boundary. The Official Regional Park Plan will show Park Natural Area and Buffer Zone.

1.4 Zoning

- a) Current zoning - EXTENSIVE RURAL
- b) Amendment - The appropriate Park area will be zoned CIVIC-INSTITUTIONAL after acquisition.

2. Woodhaven East

2.1 Recommendation to the Crown

GVRD and the Village will recommend to the Minister of Lands, Parks and Housing:

- That the Crown grant an easement to provide for a Regional Park trail on Lots 10 and 19.
- That the following Crown lots be sold for residential use: Lot 24 (Block 12); Lot 10, 13 and 19 (Block 6).

2.2 O.R.P.

- a) Current designation - URBAN
- b) Amendment - None

2.3 O.C.P.

- a) Will be designated - RESIDENTIAL

2.4 Official Regional Park Plan

Woodhaven East will be eliminated from the Regional Park boundary, except for the trail corridor which will be identified as part of the Regional Park.

2.5 Zoning

- a) Current zoning-ONE-FAMILY URBAN RESIDENTIAL
- b) Amendment - None

3. Ray Creek South

3.1 O.R.P.

- a) Current designation - PARK
- b) Amendment - The area that is surplus to the Park will be amended to URBAN

3.2 O.C.P.

- a) The area identified for residential use will be designated RESIDENTIAL.

3.3 Zoning

- a) Current zoning - The area is zoned WATERSHED within the EXTENSIVE RURAL zone.
- b) Amendment - The WATERSHED zoning will be removed, and the area will be zoned ONE-FAMILY URBAN RESIDENTIAL.

4. Belcarra Triangle

4.1 O.R.P.

- a) Current designation - URBAN
- b) Amendment - The two southern lots (Lot 7 and Lot C) will be changed to PARK.

4.2 O.C.P.

- a) The northern 6 lots will be designated RESIDENTIAL, while Lot 7 and Lot C will be designated REGIONAL PARK.

4.3 Official Regional Park Plan

Lots 7 and C will be shown as Buffer Zone in the Official Regional Park Plan.

4.4 Zoning

- a) Current zoning - ONE-FAMILY URBAN RESIDENTIAL
- b) Amendment - The zoning will be amended to identify Lots 7 and C as CIVIC-INSTITUTIONAL.

5. Senkler Road East

5.1 Recommendation to the Province

GVRD and the Village will recommend that the Crown place the appropriate land in a Residential Reserve and grant the Buffer Zone to GVRD as part of the Regional Park.

5.2 O.R.P.

- a) Current designation - LIMITED USE
- b) Amendment - If the Crown's decisions are consistent with the recommendation above, the designation will be amended to URBAN for the Residential Reserve and PARK for the Buffer Zone.

5.3 O.C.P.

- a) The area will be designated LIMITED USE.
- b) Amendment - The area will be designated RESIDENTIAL and REGIONAL PARK.

5.4 Official Regional Park Plan

The Park Plan will identify the Park area as Buffer Zone.

5.5 Zoning

- a) Current - Current zoning is WATERSHED within an EXTENSIVE RURAL zone.
- b) Amendment - The WATERSHED zoning will be removed from the entire area.

- c) Second Amendment - The Residential Reserve will be zoned ONE-FAMILY URBAN RESIDENTIAL when subdivision takes place. The Park buffer will be zoned CIVIC-INSTITUTIONAL.

6. Bedwell Bay Road South

6.1 Recommendation to the Crown

GVRD and the Village will recommend that the Crown place the land indicated in the Agreement in a Residential Reserve.

6.2 O.R.P.

- a) Current designation - LIMITED USE
- b) Amendment - The area along the Road will be designated URBAN, when the Crown implements the above recommendation.

6.3 O.C.P.

- a) The area will be designated RESIDENTIAL.

6.4 Zoning

- a) Current zoning - Current zoning is WATERSHED within an EXTENSIVE RURAL area.
- b) Amendment - The WATERSHED zoning will be removed, although the EXTENSIVE RURAL zoning will remain until subdivision takes place.

7. Village Hall Site and Expansion Area

7.1 Recommendation to the Province

GVRD and the Village will recommend that the expansion area be granted to the Village under terms similar to the existing Village Hall grant.

7.2 O.R.P.

- a) Current designation - LIMITED USE. Civic uses are permitted in areas designated LIMITED USE.
- b) Amendment - The whole Civic Hall and Expansion site will be amended to URBAN if the Crown grants for the expansion area are received. This amendment can take place at the discretion of the Village.

7.3 O.C.P.

- a) The Village Hall and Expansion site will be designated CIVIC-INSTITUTIONAL.

7.4 Zoning

- a) Current zoning - The Village Hall site is zoned CIVIC-INSTITUTIONAL. A small part of the site is zoned WATERSHED. The Civic Expansion site is zoned EXTENSIVE RURAL.

- b) Amendment - The WATERSHED zoning will be removed from the Village Hall site.
- c) Second Amendment - If the Crown grants the Civic Expansion area to the Village, this area will be re-zoned CIVIC-INSTITUTIONAL.

8. Belcarra Peninsula Watershed

8.1 O.R.P.

- a) Current designation - URBAN
- b) Amendment - The watershed will be amended to PARK.

8.2 O.C.P.

- a) The O.C.P. will show the Belcarra Peninsula Watershed as REGIONAL PARK.

8.3 Official Regional Park Plan

The Belcarra Peninsula Watershed will be identified as a Watershed Protection Area within the Park, and is subject to the Watershed policies stated in the Official Regional Park Plan.

8.4 Zoning

- a) Current zoning - The area is zoned WATERSHED within a CIVIC-INSTITUTIONAL zone.
- b) Amendment - The WATERSHED zone will be amended to reflect the changed watershed boundaries.

9. Ray Creek Watershed

9.1 Recommendation to the Crown

The GVRD and the Village recommend that the land be retained by the Crown for the next ten years.

9.2 O.R.P.

- a) Current - PARK and LIMITED USE
- b) Amendment - None

9.3 O.C.P.

- a) The GVRD owned area will be designated as REGIONAL PARK, the remainder as WATERSHED.

9.4 Official Regional Park Plan

The area within the Village and owned by the GVRD will be shown as Watershed Protection Area.

9.5 Zoning

- a) Current zoning - The area is zoned WATERSHED within an EXTENSIVE RURAL zone.
- b) First phase amendment - The GVRD owned area will be changed to CIVIC-INSTITUTIONAL, retaining the WATERSHED zoning.

10. Woodhaven Watershed

10.1 Recommendation to the Crown

The GVRD and the Village will recommend that the Crown place the land in a Watershed Reserve.

10.2 O.R.P.

- a) Current designation - LIMITED USE.
- b) Amendment - None

10.3 O.C.P.

- a) The area will be designated WATERSHED.

10.4 Zoning

- a) Current zoning - The area is zoned WATERSHED within an EXTENSIVE RURAL zone.
- b) Amendment - None.

11. Parcel 48

11.1 Recommendations to the Province

GVRD and the Village recommend that Parcel 48 be allocated as follows:

- Area A: Crown grant to the Village of Belcarra
 - Area B: Residential Reserve
 - Area C: Crown Watershed Reserve land
 - Area D: Vacant Crown land (ie. no change from present status)
 - Area E: Crown grant to GVRD
 - Area F: Vacant Crown Land
- See Map on page 16 for location of Areas A through F.

11.2 O.R.P., O.C.P. and Zoning and Official Regional Park Plan implementation measures for Areas A, B, C and F have been dealt with elsewhere.

11.3 Area D: Vacant Crown Land

- a) O.R.P.
 - o Current designation - LIMITED USE
 - o Amendments - None
- b) O.C.P.
 - o Area D will be designated LIMITED USE
- c) Zoning
 - o Current zoning: EXTENSIVE RURAL
 - o Amendment - None

11.4 Area E: Regional Park

- a) O.R.P.
 - o Current designation - LIMITED USE
 - o Amendment - when the land is granted to GVRD, the designation will be amended to PARK
- b) O.C.P.
 - o The O.C.P. will designate this area REGIONAL PARK
- c) Official Regional Park Plan

A Major Park Activity Area will be designated in this area. The expected uses are group camping, nature study and outdoor education.

d) Zoning

- o Current - EXTENSIVE RURAL
- o Amendment - The zoning will be amended to CIVIC-INSTITUTIONAL at the time that the Crown grant is received.

12. Other areas within the Regional Park Boundary, but not specifically discussed in this Agreement

12.1 Areas now owned by GVRD

Land that is owned by GVRD and agreed to be within the Park boundary should be designated as follows:

- a) O.R.P. - PARK
- b) O.C.P. - REGIONAL PARK
- c) Official Regional Park Plan-Designation vary but are shown on Map 6 in Appendix 3
- d) Zoning - CIVIC-INSTITUTIONAL

12.2 Crown land areas within the Park Boundary

a) Recommendation to the Crown

GVRD and the Village will recommend to the Province that Crown land within the amended Park boundary be granted to GVRD.

b) If and when the Crown grants this land to GVRD, the O.R.P., O.C.P. and Zoning by-law will be brought into line with ownership as outlined above.

13. Roads

13.1 Woodhaven By-pass Road

After development of White Pine Beach is completed and when funds are available within the next ten years, funds for this Park access road will be included in the capital budget.

13.2 Bedwell Bay Road

a) O.R.P. Amendment

To execute this agreement the Transportation Network Map of the O.R.P. will be changed to designate Bedwell Bay Road as a "Road of Regional Significance".

b) Official Regional Park Plan

A statement will be included to the effect that Bedwell Bay Road serves as the major access road to the Regional Park at present.

13.3 Sasamat Lake Access Road

As soon as funds are available to build this road and develop White Pine Beach; this project will be included in the capital budget.

14. Regional Park Development Compatible With Village

14.1 The GVRD commitments will be reiterated in the Official Belcarra Regional Park Plan.

14.2 The Village's commitments will be reflected in the Village's O.C.P. and Zoning By-law.

15. Civic Recreational Land (West Road)

15.1 The GVRD will lease the appropriate land to the Village when needed, after the Village prepares a site development plan that is mutually agreed to.

15.2 O.C.P. designation - The area will be designated REGIONAL PARK in the O.C.P.

15.3 Official Regional Park Plan

A Minor Park Activity Area will be identified and shown as a Local Recreation Area.

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Village-GVRD Agreement Package

Re: BELCARRA REGIONAL PARK in the VILLAGE OF BELCARRA



GVRD PARKS



VILLAGE OF
BELCARRA

Appendices

APRIL 1983

REGIONAL PARKS

APRIL, 1983

GVRD00521, c.2 v.2

APPENDIX 1

GUIDELINES FOR USE & DEVELOPMENT OF THE VILLAGE OF BELCARRA'S

WEST ROAD RECREATION SITE

Drafted Jointly by GVRD and Village Staff

Need for Guidelines - These guidelines will be used by the GVRD and the Village in site planning and in drafting the lease for the West Road waterfront site. Once endorsed by both parties, the guidelines will be an element of the overall Village/GVRD agreement package.

Guidelines Agreed on at the staff level

1. Relationship of Leased Area, Exclusive Use Area & Rights of Public Access

An area will be leased to the Village, and that area required for security of the Village property will be designated for the exclusive use of the Village.

2. Tenure

The Village will be offered a 20 year lease at a nominal cost, say \$1.00 per year.

3. Preservation of Ecology

- a. any developments of the site must be compatible with preservation of Bedwell Bay as a natural area.
- b. the ecology of the Bay must be protected. Disturbance of the foreshore will be kept to a minimum. There will be no dredging or filling of the foreshore and mudflats.
- c. Village foreshore access and construction requirements will have to be agreed on between the Village and GVRD as part of the site planning process.

4. Preservation of Natural Landscape and Views

- a. clearing will be kept to the minimum necessary to facilitate construction of facilities on site.
- b. development should be unobtrusive so as not to destroy the view from other parts of the Park, notably the Belcarra Peninsula.
- c. development must be done in a workmanlike manner with due consideration to the landscape, soils and drainage.
- d. to protect the natural attractiveness of the site, enough room should be allowed so that facilities can be developed without crowding.

5. Vehicular Access & Parking

- a. vehicular access to the site will be discouraged by providing only a minimum number of parking spaces on the site.
- b. auto access to the site must be via West Road to minimize visibility to the Regional public, thus discouraging Regional visitors from driving in to the Village site.
- c. after the Woodhaven by-pass road is built, the Village will have the option of constructing access off Bedwell Bay Road.
- d. no overnight parking will be permitted.
- e. the Village will be responsible for managing off-site parking problems with the aim of minimizing traffic and noise impacts on surrounding residential areas.
- f. the Village, in conjunction with the GVRD, will implement the necessary management mechanisms to discourage regional auto access at this location.
. appropriate signage and buffers will help achieve this aim.

6. Coordination and the planning process

- a. the Village will consult the GVRD on the site plan for the Village recreation area.
- b. the Village's proposed site plan must conform to these guidelines. If it does not, an alternate, acceptable plan will have to be prepared, before the lease is signed.

7. Servicing

Water and sewer services will be provided by the Village according to the servicing requirements of the specific uses developed on site.

8. Security

- a. the Village will protect and secure their facilities in the exclusive use area.
- b. the GVRD will patrol and maintain any Regional park trails and facilities in the vicinity of the Village recreation area.

9. Sub-leases

- a. the Village will be permitted to sub-lease the site to a local society or association to enable that group to develop and manage the site consistent with these guidelines.
- b. sub-leases must be approved in advance by GVRD.

10. Right of Reversion

- a. the lease will specify that the land is to be used only for purposes consistent with these guidelines.
- b. if the site is not used for purposes consistent with these guidelines, or if its use ceases, the land will revert to the GVRD for Regional Park use.

APPENDIX 2

THE OFFICIAL REGIONAL PARK

SOME STATEMENTS FOR JOINT ADOPTION,
TO AN OFFICIAL COMMUNITY PLAN

The GVRD Board, Belcarra Council and the Electoral Area A.P.C. could jointly adopt a general statement of intent about the Official Regional Park Plan and the agreed on process for its amendment. These statements could be drafted along the following lines:

A. Regional Park Plan Schedule

- The Belcarra Regional Park Plan is the Official Plan for Belcarra Regional Park and has been adopted by GVRD by-law.
- The GVRD Board will act consistently with the Park Plan in developing, managing and operating Belcarra Regional Park.
- Council/APC agree to respect the objectives, policies, and area designations of the Official Regional Park Plan.

B. Amendment Process

1. Commitment To Consultation Prior To Amendment

- a. The Village Council/APC will consult with the GVRD Park Committee prior to amendment of any provision of the O.C.P./O.S.P. which deals with a policy relating to the Regional Park.
- b. The GVRD Park Committee will consult the Village Council/APC prior to amendment of any provision of the Official Park Plan By-law affecting an area of the Park within the Village boundary.

Discussions:

It would not be reasonable for either party to commit itself to achieving consensus on amendments, though ideally this would be the case.

2. Action On Amendments Both Parties Agree To

If both the Village/APC and GVRD agree on an amendment, the Official Regional Park Plan and the Official Community Plan and Schedule all must be amended. A time period should be specified as the maximum reasonable time for both Village/APC and GVRD amendments to be completed.

Comment:

This ensures that Village/Electoral Area and GVRD Official Plans will remain consistent when both sides agree to a particular amendment.

B. Periodic Review

The O.C.P./O.S.P. policies related directly to the Park, the Official Park Plan, and the Park Plan Schedule should be reviewed periodically to determine whether they are still consistent. If inconsistent (for whatever reason) and if neither party wants to make the necessary amendments to bring the Plan(s) into line, the Park Plan Schedule should be declared null and void. Both plans could contain a measure which would result in automatic abolition of the Schedule under the above circumstances.

Discussion:

This allows the Schedule to be maintained as long as it is useful. When the consensus that resulted in adoption of an Official Park Plan and Schedule disappears, so should the Schedule itself.

If at any time the Schedule is declared null and void, the Village/APC can still fall back on the provisions in the body of the O.C.P./O.S.P. which regulate the Regional Park. Likewise GVRD has policies and by-laws to fall back on.

C. Regional Park Zones and Policies

This section designates five different zones within Belcarra Regional Park, outlines the intent of the designation and describes recreational or other uses permitted within each zone. Map 1 and Table 1 supply the details of the physical area included in each zone and permitted uses.

1. Natural Park Areas

INTENT - To identify the extensive forested areas which will remain in their natural state and which will preserve the "wilderness" like setting and character of the Regional Park and nearby residential areas.

POLICIES FOR USE AND MANAGEMENT

- a. Forest cover will be retained in Natural Park Areas.
- b. The natural forest cover may be manipulated or enhanced through:
 - removal of trees due to safety hazard or disease
 - removal of small numbers of trees or brush for trails or to open up viewpoints along trails
 - reforestation with ^{indigenous} endemic tree species where regeneration is poor or where undesirable tree species have proliferated.
- c. Trails will be the main recreational development in Natural Park Areas. Minor facilities may be associated with trails, these include: trail maps and signing, trailheads, vistas, benches, garbage cans, bridges, occasional picnic tables, toilets and similar small scale facilities.
- d. Table 1 indicates the recreational activities associated with trails and the waterfront of Natural Park Areas.

Discussion:

Existing patterns of surface water flow and of groundwater recharge are maintained in Natural Park Areas, because the forest cover and landscape do not need to be changed to permit recreational use. Maintaining such Natural Areas makes a contribution to recharge of domestic water supplies in the Village of Belcarra.

2. Buffer Zones

INTENT - To identify natural areas which provide a separation between the Regional Park and adjacent land uses such as Residential and Industrial.

POLICIES FOR USE AND MANAGEMENT

- a. Natural forest cover will be retained in buffer zones and will be enhanced through planting where better screening is needed.
- b. Buffer zones are not recreational lands. The Regional District will not provide trails or access through buffer zones, except upon agreement for local access.
- c. The width of a buffer in most cases will exceed the 30 metres specified in the Belcarra and Electoral Area Official Community Plans. In waterfront areas, where the scarcity of waterfront makes a 30 metre minimum buffer zone unworkable site design, access and landscaping will be used to accentuate separation. Map 1 shows Buffer Zones.
- d. Local trail access to the Regional Park will be provided only at the request of local residents subject to approval of Council or the A.P.C.
- e. Replacement water wells and water tanks will be permitted in buffer zones subject to guidelines developed in consultation with Council and prospective water users at GURD's discretion.

3. Park Activity Areas

INTENT - To identify areas where public recreation facilities, hence public use, will be concentrated.

POLICIES FOR USE AND MANAGEMENT

Two types of activity areas, major and minor, are designated. These vary in size, scale of development and amount of modification to forest cover and environment.

Major Activity Areas

- a. The Regional District may modify the natural landscape to provide major recreation facilities, including improved beaches, service buildings and parking lots in major activity areas.
- b. Major activity areas will only be designated if serviced by a park road.
- c. Four major activity areas are planned for Belcarra Regional Park, as shown on Map 1. These may accommodate any or all of the activities and facilities noted on Table 1.
- d. Major Activity Areas also serve as staging areas for other parts of the Regional Park. Facilities which relate to the staging function are parking lots, trail information and signing, cartop boat or canoe launches.

Discussion:

Modification of the landscape required to create major recreation facilities will be done carefully so as to preserve as much as possible the natural setting and character of each site. Modifications may include clearing, grading, landscaping, building and planting.

Minor Activity Areas

- a. In Minor Activity Areas the Regional District will provide small scale recreational development to facilitate public use of an essentially "natural" landscape. This includes: viewpoints, small picnic or rest areas, rustic group camps and pit toilets.
- b. A number of Minor Activity Areas are planned for Belcarra Regional Park as shown on Map 1. Table 1 lists the activities that may be possible at such areas.
- c. The Regional District will not provide road access to minor activity areas. Access will be by boat or trail only. Minor activity areas will be linked to other major and minor activity areas by trails.

4. Marine Shoreline

INTENT - To identify the types of recreational uses that will be encouraged along the Regional Park's extensive marine shoreline.

POLICIES FOR USE AND MANAGEMENT

- a. Access to the Park via boats of all types will be encouraged by providing a variety of stopping points of all sizes on the Park shoreline. Both Minor and Major Activity Areas along the shoreline may be developed to facilitate boat access. Minor Activity Areas quite small scale, ie. clearing a small landing site, while Major Activity Areas may contain wharves for docking. Many facilities at Major and Minor Activity areas under general purpose will be used by boaters as well as other Park visitors.
- b. Scuba diving will be encouraged at appropriate points along the shoreline where there are marine underwater features of interest. Buoys would be the main development required to mark diving spots and to ensure power boats avoid them. Other facilities for divers will be concentrated in Major and Minor Activity Areas.
- c. An Underwater Marine Park will be designated along the shoreline to protect the ecology of marine reefs, fish, crab breeding grounds, mudflats and eelgrass beds and to provide opportunities to study and enjoy marine ecosystems. } *expand*
- d. The south end of Bedwell Bay is regarded as a natural area for activities such as nature study, bird watching, fishing and canoeing.
- e. With such a variety of water based activities taking place along the shoreline, management measures will be implemented as needed to ensure safety of all users and minimize, prevent recreational conflicts between different user groups.

Discussion:

In general facilities which serve the average Park visitor, also serve visitors whose use of the Park is specifically oriented towards the marine shoreline, so little special additional development is needed.

5. Sasamat Lake

INTENT - To identify the types of recreational uses encouraged on the surface of Sasamat Lake.

POLICIES FOR USE AND MANAGEMENT

- a. All types of non-motorized water activities will be encouraged at Sasamat Lake: including: swimming, floating, canoeing, non-power boating, wind surfing, sailing and fishing. These require no special facilities other than the facilities being planned for White Pine Beach.
- b. Management measures to separate these different activities will be incorporated into the design of White Pine Beach. For example, a distinct swimming area will be created, where no boating will be permitted.

Discussion:

The warm water of Sasamat Lake is ideally suited to all types of popular water recreation. The semi-wilderness atmosphere of the Lake and its small size dictate that motorized boating be banned.

6. Park Access Roads

INTENT - To identify concept and approximate alignment for roads that will be built to provide access to Belcarra Regional Park.

Two roads are planned (see Map 1).

1. Sasamat Lake Access Road - provides access to the planned beach Activity Area.
2. Woodhaven by-pass - provides access to the Belcarra picnic area, separates Park and residential traffic.
3. Interim Access - until the two new access roads are built, Bedwell Bay Road will function as the major access road to the Regional Park.

7. Watershed Protection Areas

INTENT - To identify streams and drainage basins in the Regional Park whose surface flows are actively used for domestic water supplies and which may contribute to groundwater recharge.

POLICIES FOR USE AND MANAGEMENT

- a. The Regional District will retain these areas in a natural state.
- b. The Regional District will not permit trails or recreational use of Watershed Protection Areas.
- c. Trails within Watershed Protection Areas will be closed (Subject to resolution of acceptable alternate route on Belcarra Peninsula - see Report Section (B-1))
- d. Where a Park road traverses a Watershed Protection Area, the road must be located, designed and built with minimum impact of streams which serve as domestic water supplies.
- e. When no longer serving a water supply function, Watershed Protection Areas can be amended to Park Activity or Natural Areas, subject to retention of Buffer Zones in consultation with the local body.

Discussion:

Amendment would be by agreement, brought forward to O.C.P. and Official Park Plan By-laws.

B. 1. Staging of Park Development

- Development of White Pine Beach is the first development priority in Belcarra Regional Park.
- Expansion and Development of the Belcarra Picnic Area is the second priority in Belcarra Regional Park.

2. Interim Development

- The GVRD accepts the Belcarra O.C.P. statement which reads as follows: There shall be no significant Park development within the Village of Belcarra until the Woodhaven By-pass road is built...upgrading for health and safety reasons is permitted.

Type of Park Development Expected At the Four Major Activity Areas

1. White Pine Beach

- improved sandy beach
- floats, docks, boardwalks
- picnic areas, including group picnic areas with shelters
- washroom and changeroom building or buildings
- parking lots
- access road
- paths
- trails and trailheads
- viewpoints
- cartop boat launch
- concession, restaurant
- water supply and storage
- septic field or treatment plant
- signing, information and interpretive displays
- caretaker
- riding, cycling facilities
- playground

2. Belcarra Picnic Area

- water access
- picnic areas, including group picnic areas with shelters
- parking lots
- access road
- wharves and floats
- washroom buildings
- cartop boat launch
- ^{playground} park headquarters, interpretive centre
- historic sites or buildings
- museum, interpretive displays
- paths
- trails and trailheads
- concessions, food services, restaurant
- water supply and storage
- grassy fields
- septic field(s) or treatment plant
- signing, information and interpretive displays
- caretaker
- park works yard
- other facilities consistent with GURD's role

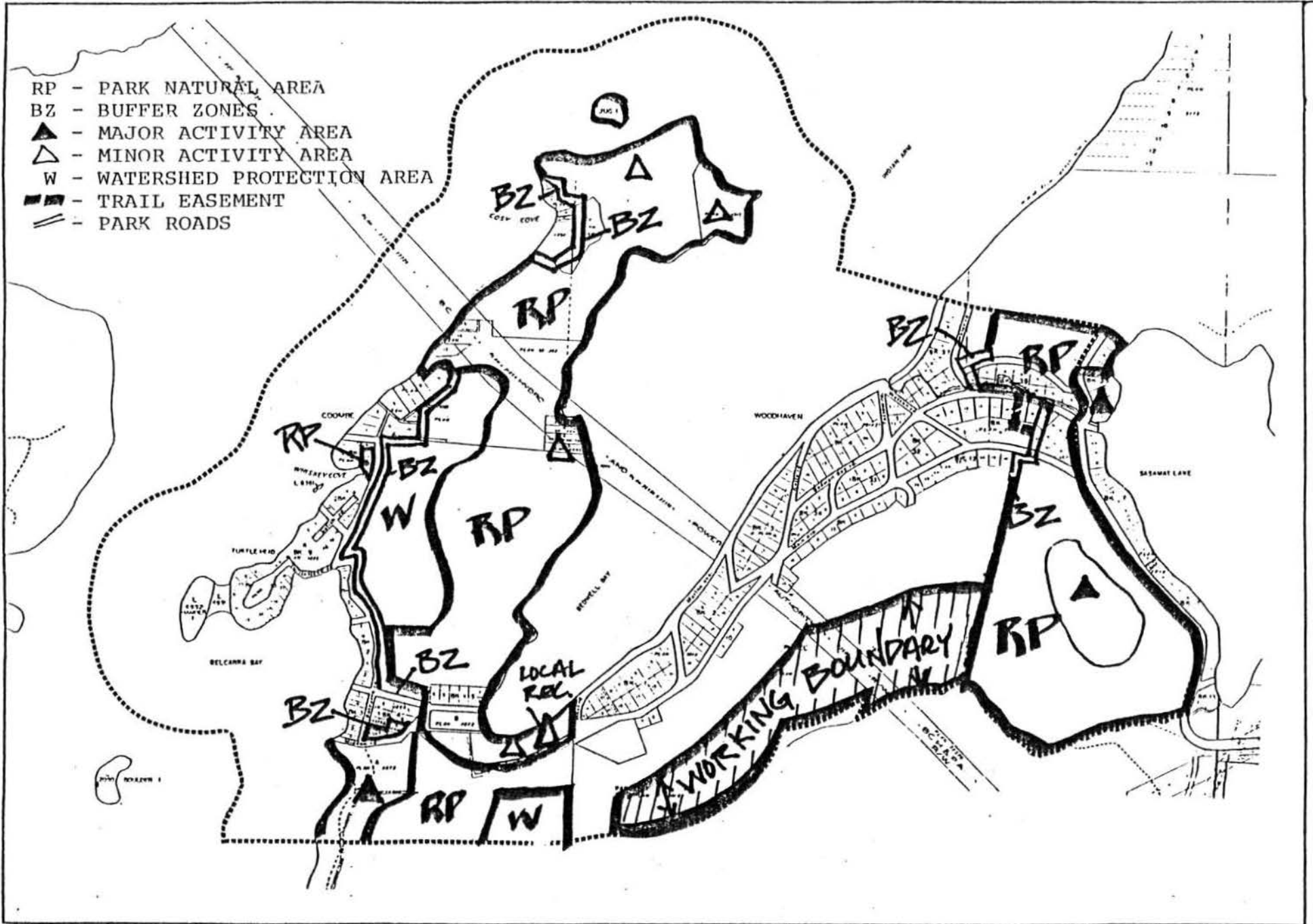
3. Camp Wallace

- multi-purpose building with kitchen, meeting space, staff sleeping quarters
- cabins - overnight
- docks and floats
- storage buildings
- washroom - changeroom
- septic field/treatment plant
- access road and small parking lot
- viewpoints
- trails and boardwalk
- campfire circle(s)
- wilderness campsite
- paths
- work area
- water supply and storage
- caretaker's house
- signs, displays

4. Admiralty Lookout

- parking lot
- signs, interpretive displays
- washrooms
- picnic area
- trails and trailheads
- viewpoints
- septic field or treatment plant
- water supply and storage

OFFICIAL REGIONAL PARK PLAN



RECREATIONAL & OTHER USES PERMITTED IN
PARK ZONES

Recreational Activities	Natural Park Areas	Buffer Zones	Major Activity Areas	Minor Activity Areas	Watershed Protection Areas	Park Access Roads
Bicycling						X
Boating						
Fishing	X		X	X		
Group Camping			X	X		
Horseback Riding	X ¹					X ¹
Nature Study	X		X	X		
Picnicking	X		X	X		
Pleasure driving/sightseeing						X
Swimming/Beach Activities	X		X	X		
Walking/Hiking	X					
Other Park Facilities & Ancillary Functions						
Water supply protection	X	X			X	
Separate residential areas from Park		X				
Park headquarters building			X			
Park works area			X			
Public information & displays	X		X	X		
Museum			X			
Floats, wharves, diver stations	X		X	X		
Sanitary facilities			X	X		

1. Applies mainly to Buntzen Ridge, Admiralty Point area. Not appropriate within the Village of Belcarra due to water supply function of some Natural Park Areas.

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APPENDIX 3

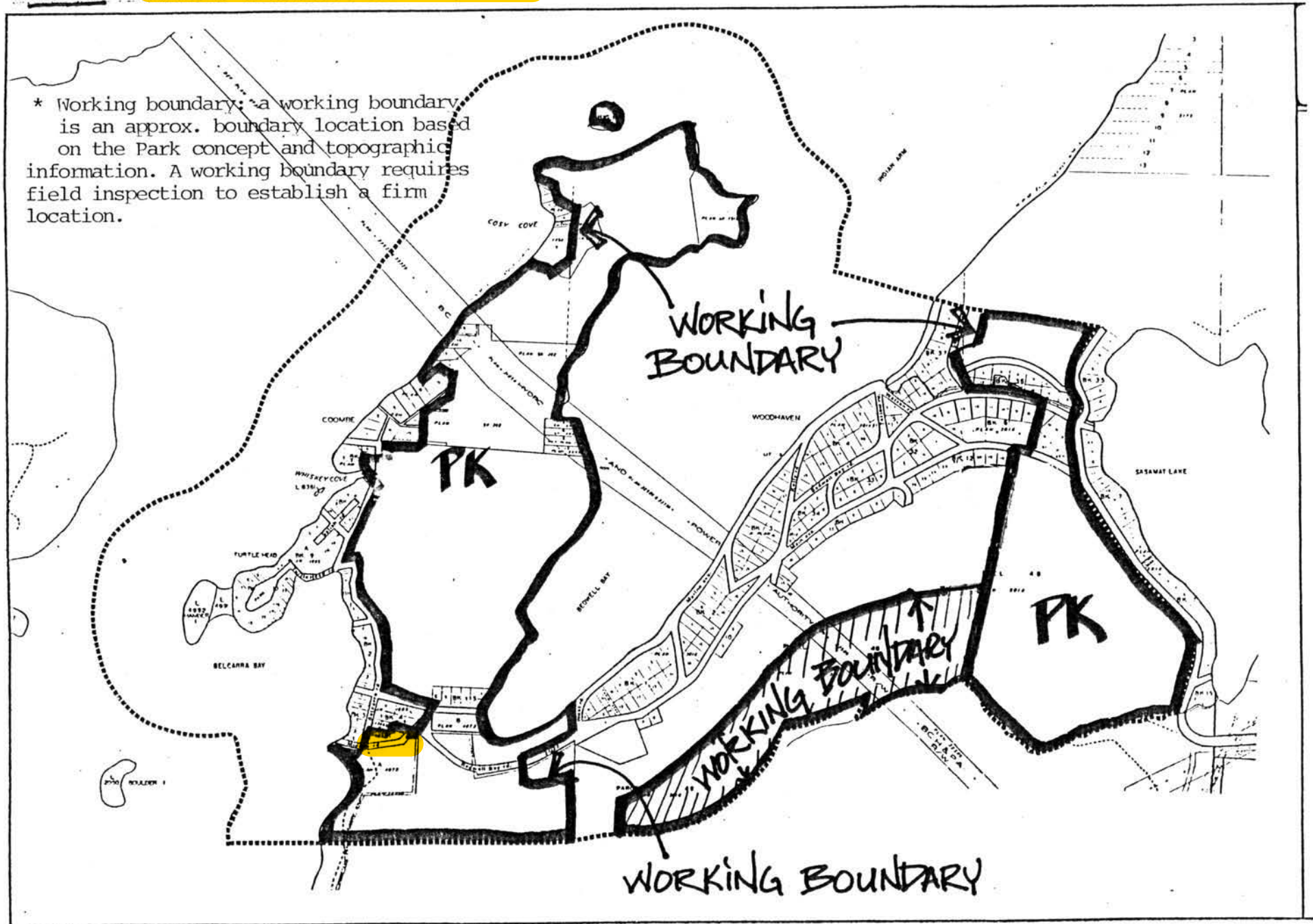
REFERENCE MAPS FOR VILLAGE-GVRD AGREEMENT

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MAP 2 - AMENDED REGIONAL PARK BOUNDARY

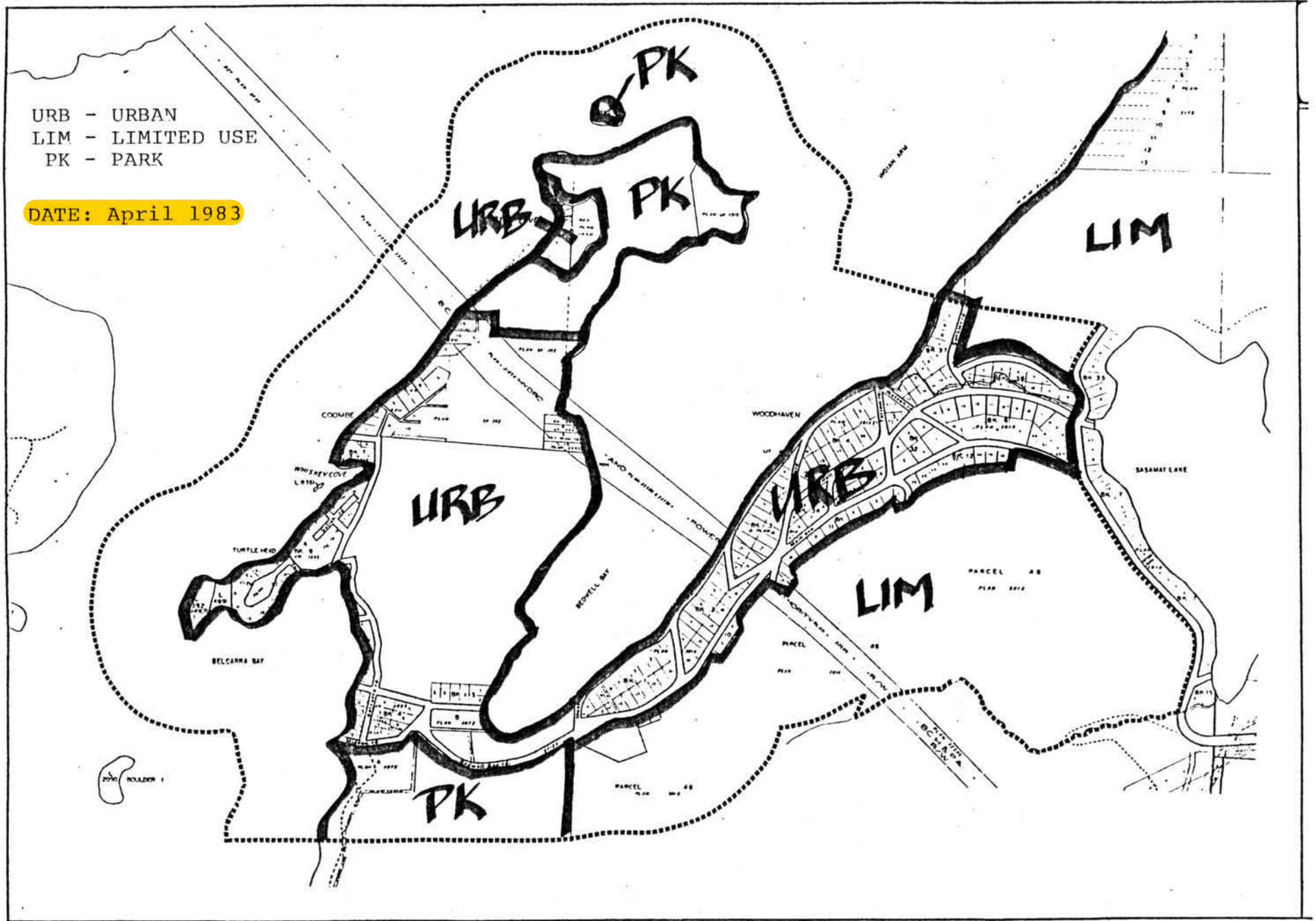
* Working boundary: a working boundary is an approx. boundary location based on the Park concept and topographic information. A working boundary requires field inspection to establish a firm location.



MAP 3 - ORP: CURRENT AREA DESIGNATIONS

URB - URBAN
LIM - LIMITED USE
PK - PARK

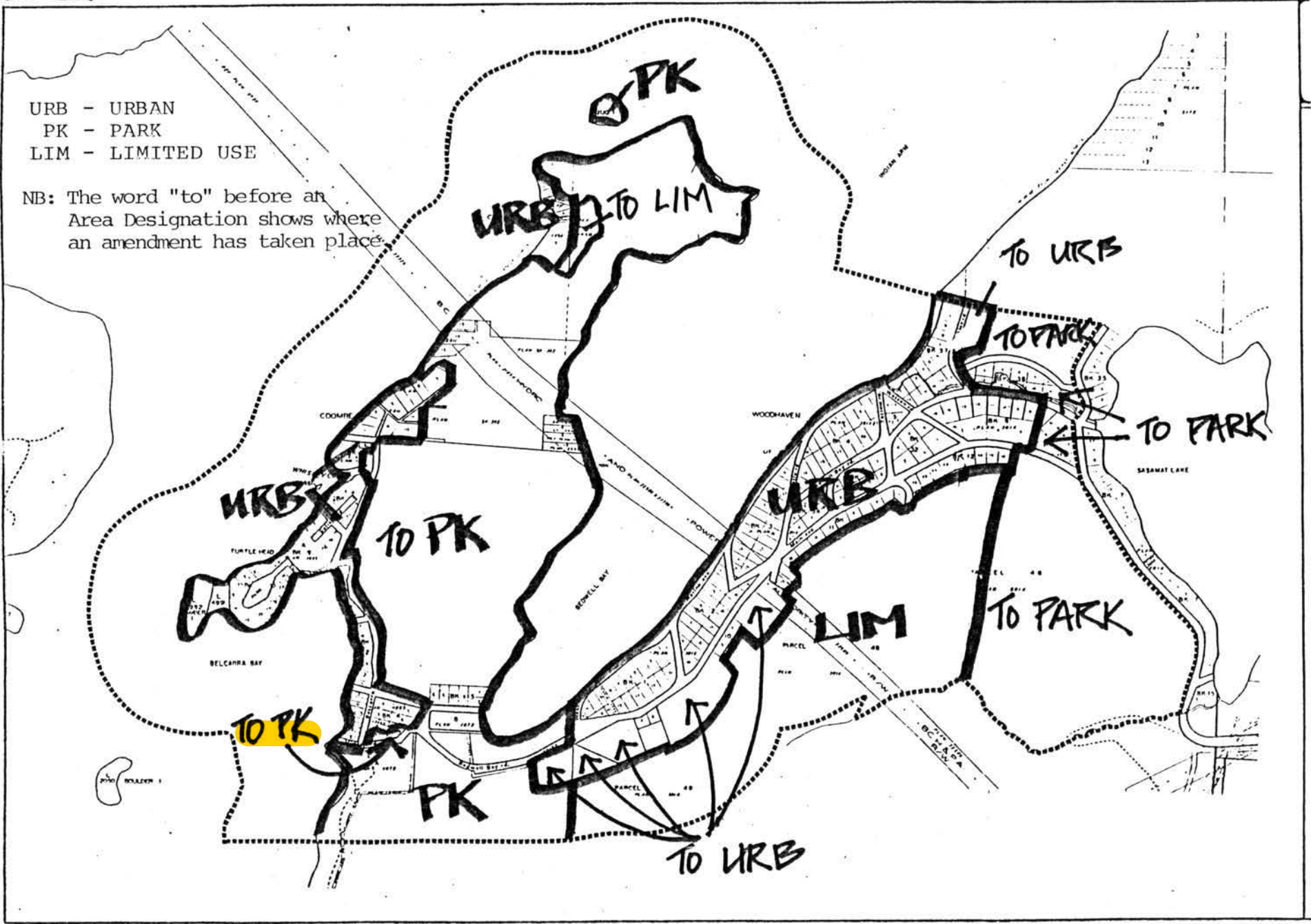
DATE: April 1983



MAP 4 - OFFICIAL REGIONAL PLAN DESIGNATIONS AFTER AMENDMENT

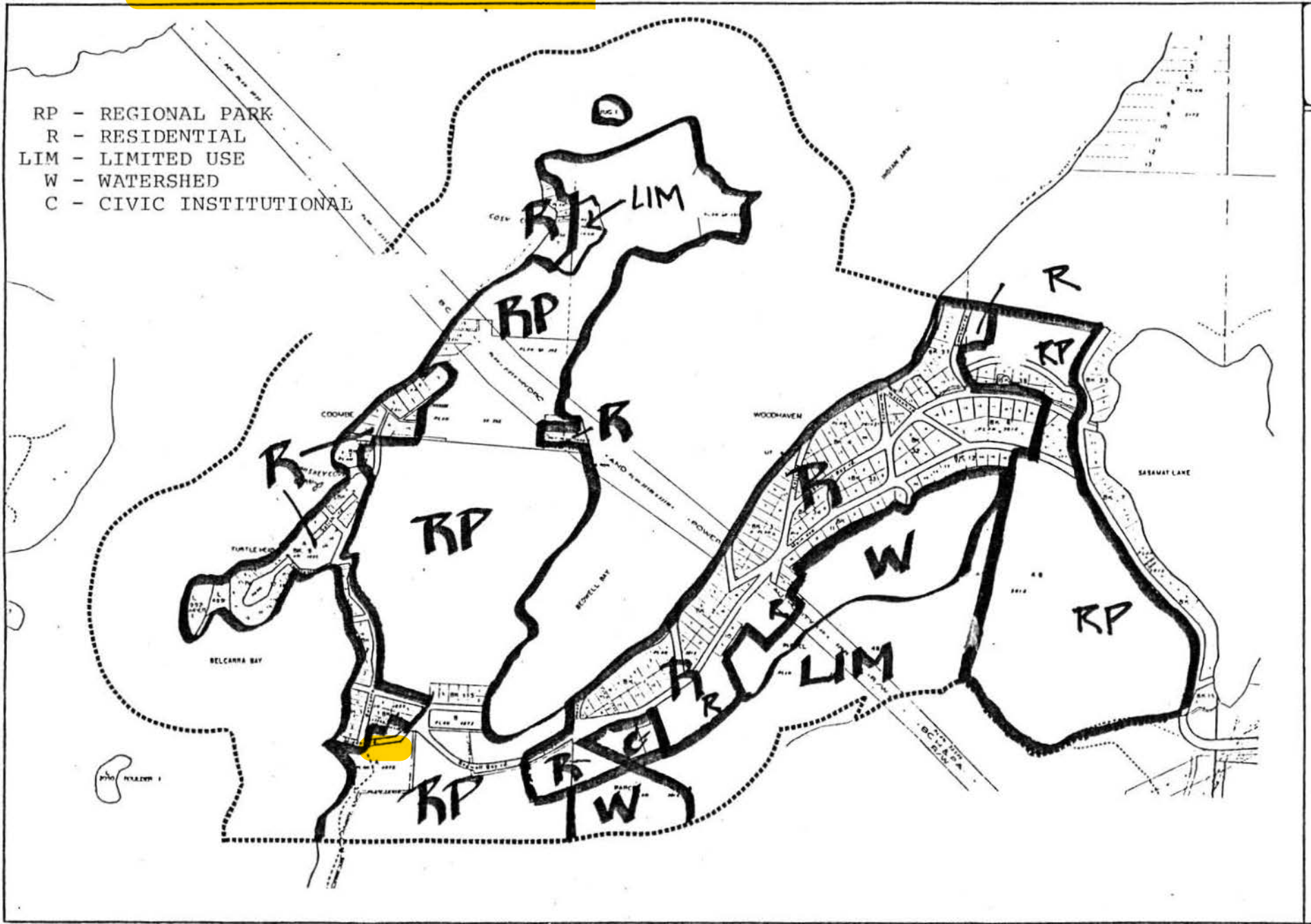
URB - URBAN
 PK - PARK
 LIM - LIMITED USE

NB: The word "to" before an Area Designation shows where an amendment has taken place

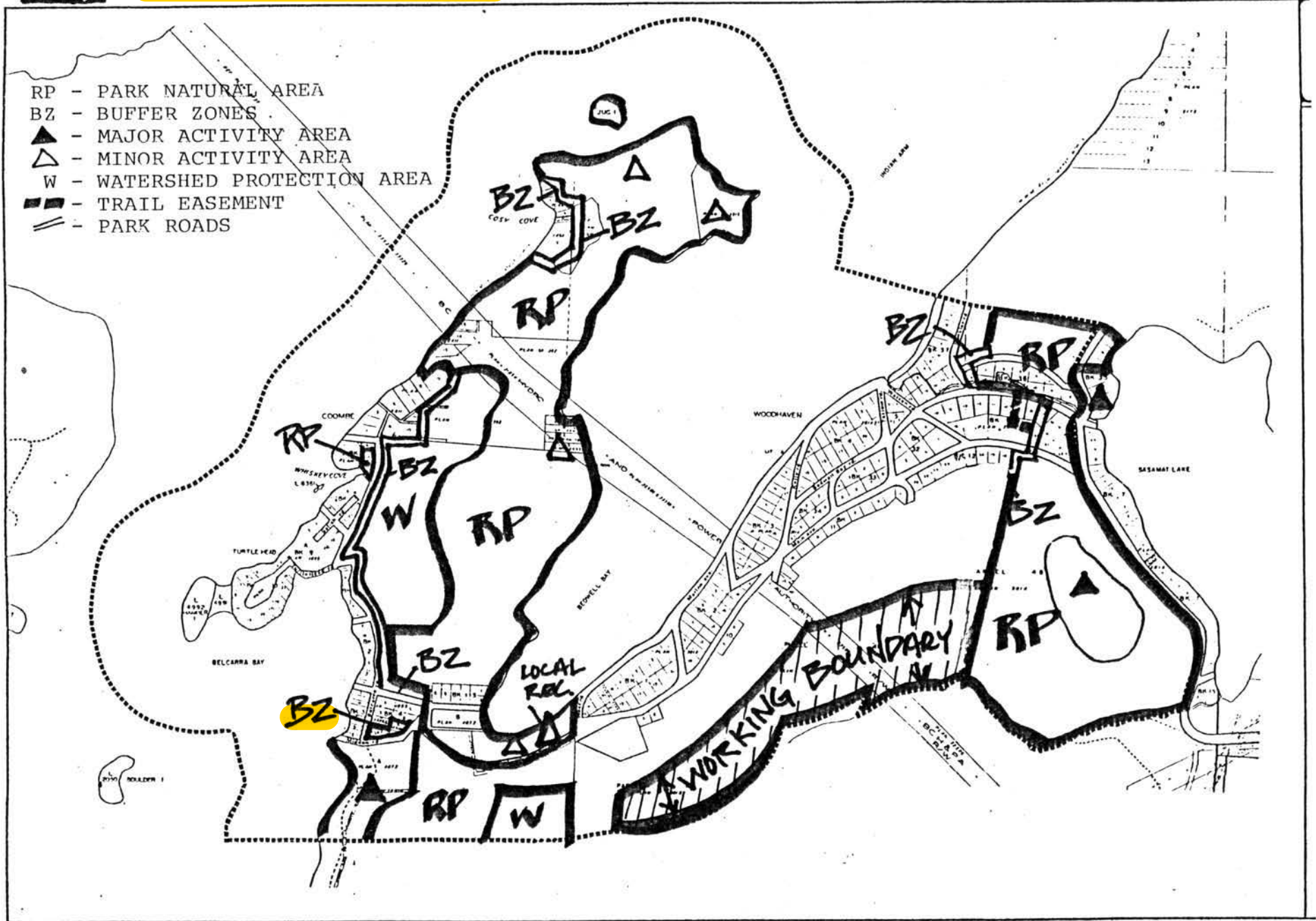


MAP 5 - OFFICIAL COMMUNITY PLAN DESIGNATIONS

- RP - REGIONAL PARK
- R - RESIDENTIAL
- LIM - LIMITED USE
- W - WATERSHED
- C - CIVIC INSTITUTIONAL



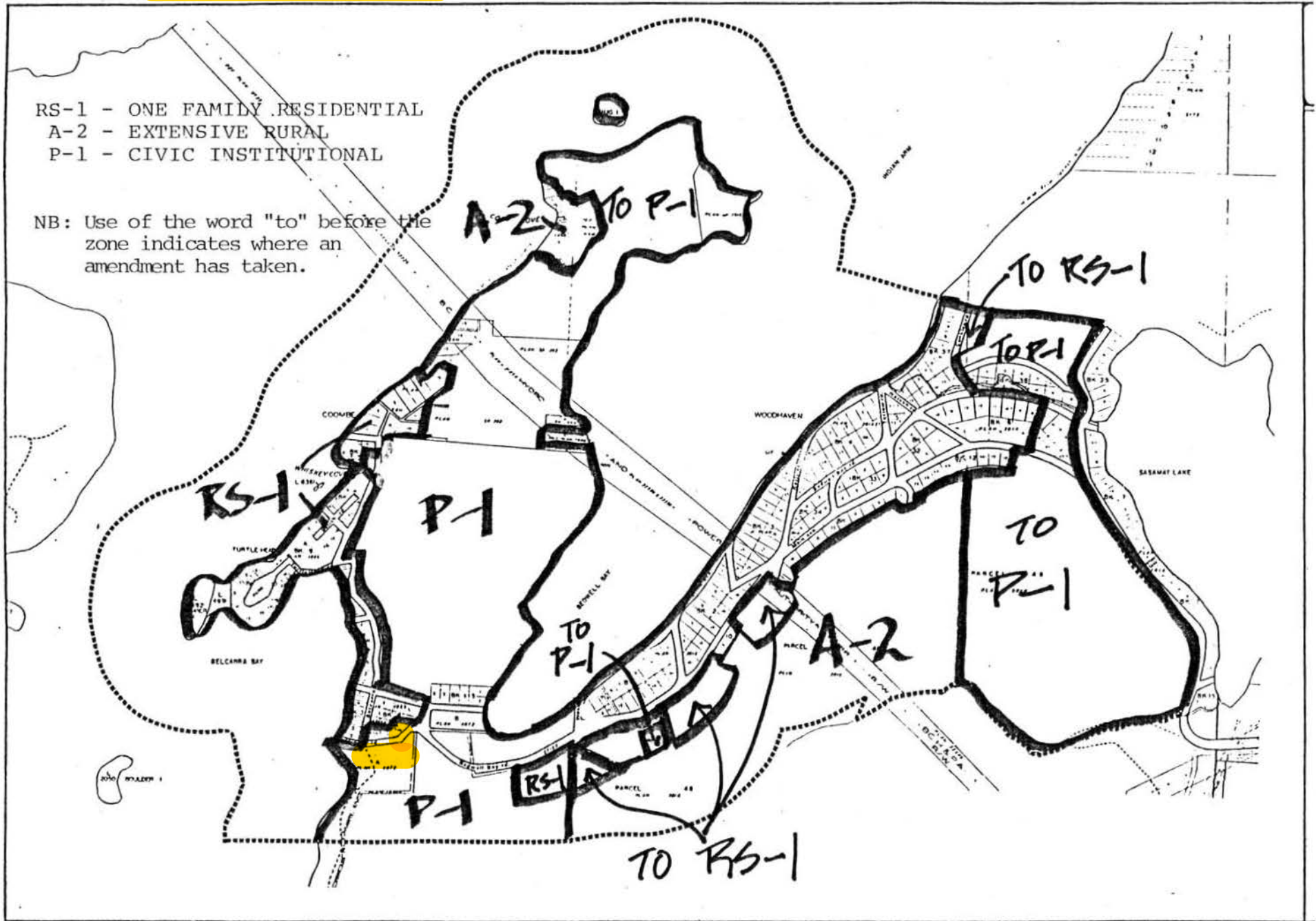
MAP 6 - OFFICIAL REGIONAL PARK PLAN



MAP 8 - ZONING AFTER AMENDMENT

- RS-1 - ONE FAMILY RESIDENTIAL
- A-2 - EXTENSIVE RURAL
- P-1 - CIVIC INSTITUTIONAL

NB: Use of the word "to" before the zone indicates where an amendment has taken.



MAP 10 - WATERSHED ZONING AFTER AMENDMENT

