

## 5.0 Regional Context Statement

Section 866 of the *Local Government Act* requires an OCP to include a regional context statement. For Belcarra, the purpose of the regional context statement is to demonstrate the ways that the OCP supports the fundamental strategies of the Regional Growth Strategy (RGS). This is Metro Vancouver's regional growth plan. It has five fundamental goals:

- a) create a compact urban area;
- b) support a sustainable economy;
- c) protect the region's environment and respond to climate change impacts and natural hazard risks;
- d) develop complete communities; and
- e) support sustainable transportation choices.

Because of its small size and limited opportunities for growth, the Village has a limited ability to influence the attainment of regional objectives. Nevertheless, Belcarra's OCP does take steps that are consistent with the fundamental regional strategies.

At time of OCP introduction, the *Livable Region Strategic Plan* (1996) is in legal effect. However adoption procedures for the Regional Growth Strategy (*Metro Vancouver 2040: Shaping Our Future* Bylaw 1136, 2011) have been initiated. Given the near simultaneous timing of both the Village's OCP and the Regional Growth Strategy, this Regional Context Statement has been structured according to the directions of the proposed *Metro Vancouver 2040: Shaping Our Future* (Bylaw 1136, 2011). This has been done on the understanding that the municipal requirements laid out in Bylaw 1136, 2011 are more comprehensive and detailed than those of the *Livable Region Strategic Plan* (1996), and that municipal consistency with the 2011 proposed Regional Growth Strategy will also mean the Village meets the requirements expected under the *Livable Region Strategic Plan* (1996) in the event that the 1996 Plan remains in effect.

### 5.1 Create a Compact Urban Area

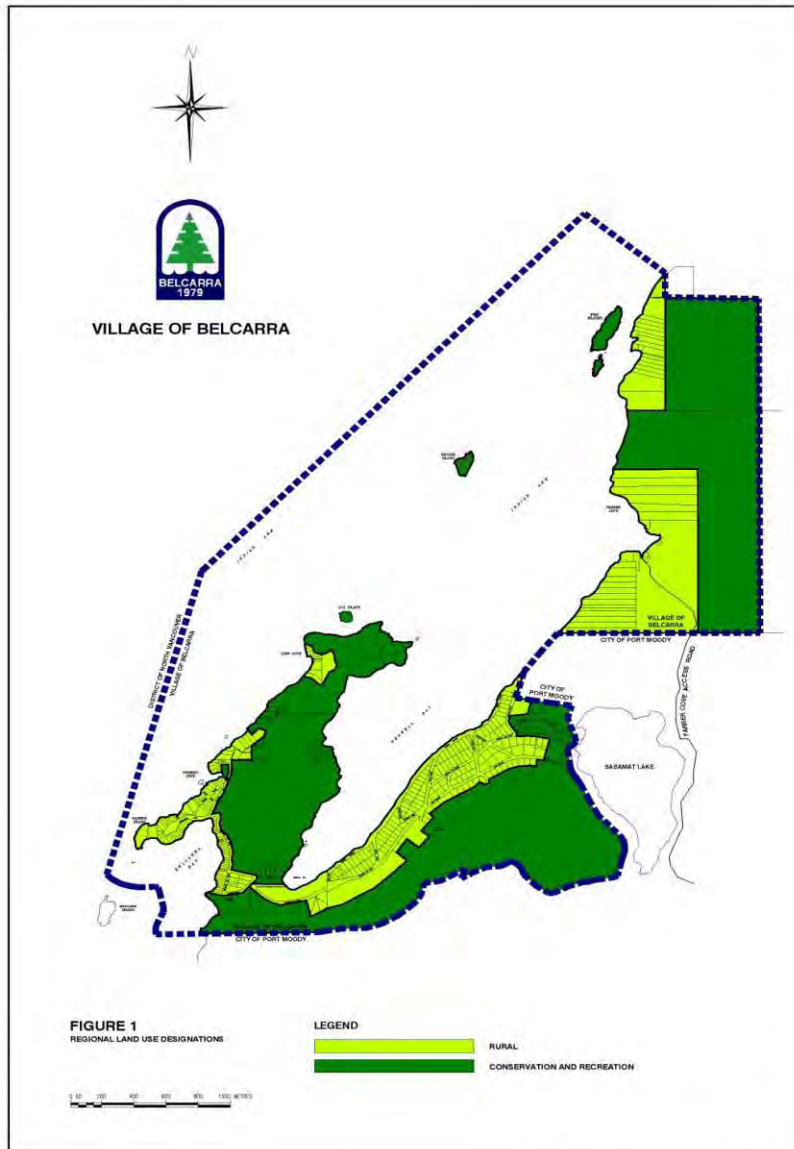
The RGS is intended to concentrate growth in compact communities that provide for a variety of housing choices and offer good access to employment opportunities, amenities, and services. Due to its isolated location and lack of available infrastructure, Belcarra does not offer these opportunities, and as such, other than the regional and provincial park areas, it has been designated **RURAL** in the RGS as is indicated in Figure 1 – Regional Land Use Designations Map. Therefore, this particular goal of the RGS while supported by the Village is not particularly relevant to Belcarra.

Consistent with the **RURAL** land use policies in the RGS, the Village's residential areas will not be connected to the region's sewer system. Densities will be limited to a scale and form that are compatible with the Village's semi rural character. Pursuant to Policy 3.1.1, densities could range from 1 unit per 0.5 acre – 1.0 acre. The potential development of the "Camp Howdy" land would be in the 1 unit per 1 acre range which is at a lower density than the Village's established residential areas.

In 2006, Belcarra had 676 people in 296 private homes. Because of existing conditions and severe constraints in its land base and topography, there are limitations to growth. The RGS anticipates that by 2041 the population would reach approximately 1000. Over the next 5 to 10 year time frame, the number of additional households in Belcarra is projected to increase at 1 - 2 per year. If however the Camp Howdy land is developed, this annual increase would be higher depending upon market absorption and project timing. As such, the OCP accommodates very little growth and is therefore consistent with that regional population estimate.

According to the 2006 Census, there were about 410 people in the labour force, only 10% of which work within the community, most of whom are engaged in home businesses. Policy 3.1.2(b) supports home based businesses.

## 5.0 Regional Context Statement



### 5.2 Support a Sustainable Economy

The RGS protects the land base and transportation corridors needed to foster a vibrant regional economy. Industrial and agricultural areas are protected and commerce is directed towards the Urban Centers. Again due to its isolated location in the region, Belcarra is not in a position to contribute to a flourishing regional economy but does support the general direction of the RGS. Policy 3.1.2(b) speaks to supporting home based businesses.

### 5.3 Protecting the Region's Environment

This particular goal focuses on the region's conservation and recreational land including providing connectivity. It also is intended to encourage a land use and transportation pattern that reduces energy consumption and greenhouse gases and is able to withstand climate change impacts and the risk of natural hazards.

Within the Village of Belcarra, Figure 1 identifies the following areas designated **Conservation and Recreation** on the Regional Land Use Map:

- Belcarra Regional Park; and
- Indian Arm Provincial Park

Within the Official Community Plan, the following land use designations have been applied to these areas to reflect the **Conservation and Recreation** land use designation:

- Belcarra Regional Park – Regional Park (RP); and
- Indian Arm Provincial Park – Provincial Park (PP).

Policy 3.1.4 supports the Belcarra Regional Park Detailed Land Use Plan which is a detailed set of land use policies for the major portions of Belcarra Regional Park.

Policy 3.3.1(e) supports new public road access through a portion of Belcarra Regional Park, but recognizes that the road will not be constructed until agreements are entered into amongst the Village, Metro Vancouver, Port Moody and the Crown that address such

## 5.0 Regional Context Statement

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issues as: road alignment, road design, ownership, and operation and maintenance.

Policies 3.5 and 3.6 speak to environmental protection and hazard land management. While mapping has not been completed, the policy framework requires new development to address these matters.

Section 4 specifically addresses greenhouse gas emission reduction and identifies a number of initiatives that Belcarra can pursue in an attempt to reduce energy consumption and emissions.

### 5.4 Develop Complete Communities

The RGS encourages municipalities to increase community diversity, create opportunities for residents to live and work in the same community, provide for a wide range of housing types, create social, cultural and commercial opportunities for its residents, and promote mixed use activity centers.

Given the relative isolated geographic location of Belcarra, its desire to remain as a semi-rural community, and its lack of available infrastructure, the Official Community Plan does not provide the creation of a complete community as envisioned by the RGS.

However, the Official Community Plan does speak to a different type of complete community for Belcarra, being a community that blends in with its natural settings, a community that values its viewscapes and open spaces, a community that promotes a friendly social spirit and volunteerism, and a community that prides itself in being financially sustainable.

### 5.5 Increasing Transportation Choice

The RGS seeks to co-ordinate land use and transportation that will result in the efficient movement of people and goods and will encourage transit, cycling, and walking.

Given the Village's isolated location, these principles are not fully applicable, and therefore alternative forms of transportation are not a key element of the Official Community Plan. That being said, Policy 3.3.2 speaks to bicycle and path networks, Policy 3.3.5 supports continued transit use, and Section 4.2.2 speaks to improving transit ridership, and encouraging car pooling and car sharing co-operatives.