



**VILLAGE OF BELCARRA
REVENUE GENERATION COMMITTEE
Village Hall
March 26, 2019
Minutes**



Minutes of the Revenue Generation Committee for the Village of Belcarra held March 26, 2019 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra BC.

Members in Attendance

Hirsch, Brian
Kim, Tom – Chair
Moen, Penny
Sweet, Sharilyn – Vice Chair

Member Absent

Sulcs, Maris

Council Representative

Liisa Wilder, Councillor

Staff in Attendance

Lorna Dysart, Chief Administrative Officer
Paula Richardson, Administrative Services Assistant

1. Call to Order

The Chair called the meeting to order at 7:00 pm.

2. Approval of the Agenda

- 2.1** It was moved and seconded that the Agenda for March 26, 2019 be approved as circulated.

CARRIED

3. Adoption of Minutes

- 3.1** It was moved and seconded that the Minutes from the meeting held February 26, 2019 be adopted.

CARRIED

4. Unfinished Business

No Items

5. New Business

- 5.1** Establishing Guidelines / Criteria for Assessing the Viability and Benefit of Various Proposed Revenue Generating Ideas

Chair Kim requested Committee members to suggest a short list of Revenue Generation ideas from the Town Hall meeting held January 19, 2019. He suggested that items may be prioritized and grouped on the spread sheets provided.

Two Committee members advised that they may need to recuse themselves from Road Ends discussions due to the proximity of their personal residences which may cause a conflict of interest.

Committee member discussion included:

- Ranking the items on the Town Hall – Revenue Generation Boards from 1 – 5 to determine revenue generating potential
- Setting goals for the Committee with respect to a target and time frame to reach the target
- The creation of a Project List
- Committee should pursue items in parallel rather than in a series
- The generation of funds are for contingency rather than budget items
- Crown Land funds are directed, policy states that funds may only be used for specific things

5.2 Review of the Results of a Town Hall Meeting held January 19, 2019 regarding Revenue Generation

- a) Suggestions on Revenue Generation which may influence criteria generation

Ranking of January 19, 2019 Town Hall – Revenue Generation Boards

Board #1

- 1 – Provincial Land Acquisition
- 1 – Commercial Zones
- 1 – Road Ends
- 1 – Subdividing Large Lots
- 2 or 3 – Senior Housing
- 4 – Midden Road Easement Use
- 5 – Tourism Board
- 5 – Eco Tourism, Walks
- 5 – Paid Parking, Tennis Court
- 5 – Fines
- 5 – Short Term Rentals / Air BnB

Board #3

- 5 – Home Business
- 5 – Village Land Use for Septic

Board #2

- 2 – Film
- 5 – Food Trucks
- 5 – Village Promotion
- 5 – Merchandising, t-shirts etc.
- Port Authority – Mayor (TBD)
- Moorage – Lorna (TBD)
- Grants – Staff

Board #4

N/A

Committee member discussion included:

- The challenges involved in selling Road Ends and the possibility of leasing them
- The 2014 Revenue Generation Options for Belcarra Roads report
- Acknowledgement of items on the list from the Town Hall as resident suggestions
- Parking ticket revenue
- The Village Fees & Charges Bylaw
- The work of the Village on Provincial Land Acquisition
- The possible closure of Midden Road and the use of the property
- Issues surrounding First Nations and whether the Committee may provide assistance in negotiations
- The creation of Commercial Zones in the Village and the tax implications

- The Evangelical Laymen's Church Tea House and Wellness Centre and possible fees incurred
- Restrictions within the OCP
- Air BnB / Short Term Rentals and the possible fees the Village may charge and Zoning Bylaw amendments
- The possibility of Senior Housing in the Village
- The subdivision of properties in the Village which are less than 1/2 acre and possible creation of Development Cost Charges
- Providing a report to Council defining scope and potential revenue streams that the Committee would like to investigate
- The increase in fees for filming
- Managing leases for the Port Authority as a means to generate fees
- The possibility of charging fees for boats moored in Bedwell Bay
- Selling water to Metro Parks etc.

6. Next Steps

Chair Kim suggested Committee members read the 2014 Revenue Generation Options for Belcarra Roads report for further discussion at the next meeting.

- Lorna Dysart will provide Committee members with a copy of the current Fees & Charges Bylaw
- The Committee plans to meet casually before the next scheduled formal meeting

7. Adjournment


The Chair declared the meeting adjourned at 9:03 pm.

Next meeting date: Tuesday, April 23, 2019

Certified Correct:



Lorna Dysart
Chief Administrative Officer



Tom Kim
Chair