



**VILLAGE OF BELCARRA
REVENUE GENERATION COMMITTEE
Village Hall
May 27, 2019
Minutes**



Minutes of the Revenue Generation Committee for the Village of Belcarra held May 27, 2019 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra BC.

Members in Attendance

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

Member Absent

Moen, Penny
Sulcs, Maris

Council Representative

Liisa Wilder, Councillor

Staff in Attendance

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

*AMENDED
June 25/19*

1. Call to Order

The Chair called the meeting to order at 7:03 pm

2. Approval of the Agenda

- 2.1** It was moved and seconded that the Agenda for May 27, 2019 be approved as circulated.

CARRIED

3. Adoption of Minutes

- 3.1** It was moved and seconded that the Minutes from the meeting held April 23, 2019 be adopted.

CARRIED

4. Unfinished Business

4.1 Road Ends:

Committee members prepared a list of Road Ends categorized into most and least promising. Further evaluation to plot the location of water lines, rights of way and utilities is required. Initially, 6 of the listed road ends will be considered. Discussion ensued with regard to whether property measuring under a 1/4 acre would be permitted or would require a Variance.

Discussion ensued with regard to accessing information from BC Assessment and Land Titles to assist with valuing properties. It was noted that surveys may be required to determine the size and value of the road ends.

Chair Kim noted that more information was required from BC Assessment to approximate revenue potential and to determine the treatment of narrow Road Ends that do not meet the 66 ft. width criteria.

~~It was noted that legislation states that the proceeds from the sale of waterfront Road Ends are entirely committed to providing water access for the community.~~

NOTED
June 25/19
Bysant

The Committee discussed changing RS-1 Zoning to 1/4 acre minimum lot size from the current 1/2 acre size required in the Zoning Bylaw to deal with Road Ends, improve density through subdivisions and to allow more affordable housing. Cathy & Fraser MacDonald, Belcarra residents, provided a letter, dated May 8, 2019, to the Committee with regard to subdividing their property which would not meet the current Zoning Bylaw size requirement. Their submission illustrated revenue generation potential within the Village. Lisa & Steve Bakx, Belcarra residents, in attendance, noted that the same situation is related to their property. It was noted that changing the RS-1 provision would also require an Official Community Plan amendment.

Committee members discussed whether an RS-1 amendment would be for specific lots or for the entire RS-1 zone, as it encompasses a large portion of the Village. More definitive zones may possibly be created. Providing smaller lot sizes would provide for more density.

Discussion ensued with regard to a potential long term lease arrangement for specific road ends.

4.2 Development Cost Charges (DCC) fee update and potential revenue

Committee members discussed DCC fees and the relevance in the Village. L. Dysart noted that the Village Planners indicated that there is no opportunity to develop land in the Village and that fact restricts the generation of DCC fees. The question of "late comer" fees for the water system was discussed. L. Dysart noted that water connection fees are charged for new owners to connect to the system. The Committee may advise the Chief Administrative Officer if they wish to invite a Planner to provide information regarding DCC fees at a Committee meeting.

5. New Business

5.1 Creation of a new zone for higher density development

Committee members noted that a new zone for higher density would be required before further discussions regarding a retirement / care home project.

5.2 Investigation of care home financial benefits and feasibility

Committee members discussed whether Crown Land may be used to service a retirement / care home. P. Moen will investigate further and report back to the committee.

L. Dysart noted that it was anticipated that the Crown Land property in the Village would be subdivided into 9 properties. The first "right of refusal" is with First Nations and the Province will advise if the land becomes available. The Village Hall is on Crown Land and the dedicated Municipal purpose of use is dictated by the Province.

5.3 Discussion request from Councillor Drake regarding potential for Development of 2 or 3 lots on Midden Road

Committee members discussed the closing of Midden Road and the potential development. Concern was expressed over underground water pipes which would require relocation to enable construction. First Nations would also need to be consulted. Committee members discussed adding this property to the report to Council to request funds for Planners and Surveyors to investigate the property.

L. Dysart noted that the property across the street is owned by Metro Parks. Chair Kim advised that, for the record, the report to Council should include the possible purchase of the Park land to create a larger parcel of property for development purposes on Midden Road. Midden Road is not part of the Major Road Network (MRN).

6. Next Steps

Vice-Chair Sweet will research formation of an endowment opportunity to receive donations of both property and money. She will also investigate the investment of funds and how funds would be managed and by whom. The Village has a registered number to issue tax receipts.

Further discussion will take place regarding 1/4 acre parcels of land, leasing property and encroachments when all Committee members are in attendance.

7. Adjournment

The meeting adjourned at 8:36 pm.

Next meeting date: Tuesday, June 25, 2019

Certified Correct:



Lorna Dysart
Chief Administrative Officer



Tom Kim
Chair