



**VILLAGE OF BELCARRA  
REVENUE GENERATION COMMITTEE  
Village Hall  
June 25, 2019  
Minutes**



Minutes of the Revenue Generation Committee for the Village of Belcarra held June 25, 2019 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra BC.

Members in Attendance

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

Council Representative

Liisa Wilder, Councillor

Staff in Attendance

Lorna Dysart, Chief Administrative Officer  
Connie Esposito, Recording Secretary

**1. Call to Order**

Chair Kim called the meeting to order at 7:04 pm

**2. Approval of the Agenda**

**2.1** It was moved and seconded:

That the Agenda for June 25, 2019 be approved as circulated.

**CARRIED**

**3. Adoption of Minutes**

**3.1** It was moved and seconded:

That the Minutes from the meeting held May 27, 2019 be amended as follows:

Delete under Section 4.1 Road Ends the following sentence:

"It was noted that the legislation.....providing water access for the Community."

And be approved as amended.

**CARRIED**

**4. Unfinished Business**

No items presented.

**5. New Business**

**5.1** Revenue Generation Committee Interim Report dated June 25, 2019 regarding RS-1 Zoning Amendment

Discussion ensued relative to:

- An interim report being submitted to Council at the next Regular Council Meeting;
- The Committee reviewing the proposed Interim Report;

- The subject of densification and the Zoning Bylaw amendment process;
- The subject of Development Cost Charges and the selling of Road Ends;
- Exploring the possibility of reducing the current lot size minimum from 0.5 acre to 0.25 acre;
- The potential impact on revenue from subdivision and reduction in lot size;
- A review of 11 out of 31 road ends have been completed to date;
- Road ends are not registered with BC Assessment; and
- Engagement of consultants requires Council approval.

It was moved and seconded:

That the Revenue Generation Committee RS-1 Zoning Amendment Interim Report dated June 25, 2019 be included as an Interim Report to Council; and That the Revenue Generation Committee RS-1 Zoning Amendment Interim Report dated June 25, 2019 be referred to staff to be included for consideration when the Official Community Plan is reviewed.

**CARRIED**

**5.2 Revenue Generation Committee Interim Report dated June 25, 2019 regarding Charitable Donation Plan**

Discussion ensued relative to:

- A charitable donation discussion at a Town Hall meeting on April 23, 2019;
- Legal costs being the most measurable expense when administering charitable donations; and
- A suggestion for a Public Information Meeting to be held at the Village Hall and include invited speakers.

It was moved and seconded:

That the Revenue Generation Committee Interim Report dated June 25, 2019 regarding Charitable Donation Plan be included in the Interim Report to Council.

**CARRIED**

**5.3 Update on Road Ends**

Discussion ensued relative to:

- Legal challenges that will need to be addressed with respect to road ends due to legislation;
- Waterfront road ends are more complicated than standard road ends;
- Information included in the Roads Ends Report from 2014;
- Legislation that requires a legal public process and engagement prior to selling of road ends; and
- Professional consultants that would be required to proceed with the road ends process.

**5.4 Development Cost Charge update**

Discussion ensued relative to:

- The Development Cost Charges (DCC) definition;

- DCC's are specific to fee collection from developers related to new or updated infrastructure;
- DCC's cannot be used to generate revenue; and
- Municipal Affairs is responsible for approving a municipal DCC bylaw.

L. Dysart will send a query to Anmore regarding their DCC process and fee schedule.

#### **5.5 Update on a Residential Care Option**

Penny Moen provided an overview of the report on Residential Care Options.

Discussion ensued relative to:

- The aging demographic of residents;
- Senior housing is discussed among Belcarra residents;
- Logistics surrounding location and whether the facility would be public or private requires additional discussion and research; and
- A care facility is more challenging to operate than seniors housing.

#### **5.6 Discussion on Alleged Conflict of Interest**

Discussion ensued relative to 2 Committee members that are adjacent property owners next to road ends that may be perceived to have a conflict of interest.

Penny Moen and Sharilyn Sweet publicly stated that they live next to roads ends. Penny Moen lives adjacent to Sites 11 & 12 and Sharilyn Sweet is adjacent to Site 9.

The Committee members agreed that Penny Moen and Sharilyn Sweet will abstain from voting on the sites where there is a perceived conflict.

#### **6. Next Steps**

Interim Report to be sent to Council

#### **7. Adjournment**

The meeting adjourned at 8:43 pm.

**Next meeting date: To be determined**

Certified Correct:

  
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Lorna Dysart  
Chief Administrative Officer

  
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Tom Kim  
Chair