



VILLAGE OF BELCARRA
Revenue Generation Committee Agenda
Village Hall
Tuesday, October 8, 2019
7:00 pm to 9:00 pm



Committee Members

Hirsch, Brian
Kim, Tom - Chair
Moen, Penny
Sulcs, Maris
Sweet, Sharilyn – Vice Chair
Council Representative, Liisa Wilder

1. Call to Order

The Chair will call the meeting to order

2. Approval of the Agenda

2.1 Agenda for October 8, 2019

Recommendation:

That the Agenda for October 8, 2019 be approved as circulated.

3. Adoption of Minutes

3.1 Minutes of September 17, 2019

Recommendation:

That the Minutes from the meeting held September 17, 2019 be adopted.

4. Unfinished Business

5. New Business

5.1 Review, reassess and update the Priority list from the Town Hall Meeting of January 19, 2019

5.2 Ask Council representative Councillor Liisa Wilder to provide a progress report and expected time lines for the RGC recommended projects:

- a. Bylaw: Charitable Donation Plan
- b. Bylaw: Rezoning to Quarter Acre
- c. Bylaw: Policy & Actions for Road Ends

5.3 Real Estate potential opportunities, brain storming ideas:

- a. Midden Road location park land lot and road
- b. Belcarra Bay Road, Bedwell Bay Road, Main Avenue, Senkler Road etc.

5.4 Development Cost Charge (DCC) update

6. Correspondence

- 6.1** Peter Clark, Belcarra Resident, letter received October 2, 2019 regarding Revenue Generation Committee Recommendation on Sale of the Road End at Whiskey Cove Lane

7. Other Business

8. Next Steps

9. Adjournment

Next Meeting Date: Tuesday, November 5, 2019



**VILLAGE OF BELCARRA
REVENUE GENERATION COMMITTEE
Village Hall
September 17, 2019
Minutes**



Minutes of the Revenue Generation Committee for the Village of Belcarra held September 17, 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
Paula Richardson, Administrative Services Assistant

1. Call to Order

Chair Kim 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 September 17, 2019 be amended to include a Minority Report submitted by Penny Moen; and
That the Agenda be approved as amended.

CARRIED

3. Adoption of Minutes

3.1 It was moved and seconded:

That the Minutes from the meeting held June 25, 2019 be adopted.

CARRIED

4. Unfinished Business

No items.

5. New Business

5.1 Revenue Generation Committee Interim Report dated September 17, 2019 regarding Road Ends – Policy & Actions

Chair Kim advised that a revised report was on table with a relatively minor revision. He noted that the report was called “interim” as the RGC has not completed the work within its mandate. The report suggests that the Village consult experts to determine next steps in the process of selling Road Ends (RE’s).

P. Moen provided a summary of her Minority Report and agreed that the RGC is in need of professional assistance to complete the work regarding the sale of Road Ends (RE's). She suggested that a report to Council was required to determine whether the RGC was proceeding in the right direction.

S. Sweet provided an overview of the RGC Interim Report dated September 17, 2019 regarding Road Ends – Policy & Actions noting the following:

- The need for a Council Policy regarding the sale of Road Ends
- An Official Community Plan Bylaw Amendment is required to move forward on the sale of RE's
- Municipal, Provincial & Federal regulations need to be considered
- The legislative requirement for public input
- Budget requirements need to be determined for survey, assessment and utility services
- Estimates on the value of the RE's considered in the report
- If the use of funds may be used for debt reduction

Discussion ensued with regard to the Road Ends chosen for the report. Residents in attendance provided comments and asked questions. Chair Kim indicated that the 7 Road Ends were selected based on their saleability and with the least impediments to sell, i.e. no BC Hydro right of way, the width of the property, accessibility, trails and public access issues. It was noted that the report will go forward to Council which will provide an opportunity for further input by residents.

Committee members discussed encroachments on the RE's and the development of a Council policy to manage encroachments.

It was moved and seconded:

That the Revenue Generation Committee Interim Report – Road Ends – Policy & Actions dated September 17, 2019 be presented to Council at the next Regular Council Meeting on September 30, 2019.

CARRIED

5.2 High Density Developments

P. Moen advised that Senior Housing was discussed and the RGC concluded that there is no property suitable in the Village currently that would fit a proposal of alternative housing for revenue generation.

5.3 Commercial Business License

P. Moen advised that when the Village is approached by an individual who wishes to open a commercial business and provides a business plan, the RGC will assist with application requirements.

5.4 Other items

Village Hall Parking Lot

M. Sulcs advised that providing a pay parking option at the Village Hall for vehicle parking could potentially result in an income stream for the Village. The RGC will complete further research on the costs to install parking meters in the Village Hall parking lot.

Development Cost Charges

M. Sulcs reported on Development Cost Charges (DCCs) noting that they are not a revenue source. Funds collected are to be used to fund infrastructure associated with growth of a community. He requested that the Chief Administrative Officer gather information with regard to Anmore DCCs.

Property Transfer Tax

Discussion ensued with regard to Property Transfer Tax that has been implemented in some Canadian cities and the possibility of implementing such a tax on properties purchased in the Village.

Official Community Plan

Discussion ensued with regard to the Official Community Plan (OCP) and the possibility of an amendment to include subdivision of properties to .25 acre lots. L. Dysart advised that the OCP will be reviewed in its entirety rather than one amendment at a time. If a subdivision request was received, an amendment would be reviewed.

6. Next Steps

Chair Kim proposed that the Revenue Generation Committee present a report to Council at the next regular Council meeting scheduled for September 30, 2019.

Councillor Wilder thanked the RGC members for their work.

7. Adjournment

The meeting adjourned at 8:52 pm.

Next meeting date: Tuesday, October 8, 2019

Certified Correct:

Lorna Dysart
Chief Administrative Officer

Tom Kim
Chair



VILLAGE OF BELCARRA

Mayor Neil Belenkie

Town Hall Summary

January 19, 2019

Revenue Generation



Town Hall Summary - Topic: Revenue Generation

Intent:

The goal for this Town Hall was to brainstorm opportunities for the Village to generate additional revenue. This summary will be part of the package provided to the new Revenue Generating Committee for the purpose of supporting their quick ramp-up and planning for future resident engagement and Council recommendations.

Please note, applications to join all Committees are available online at www.belcarra.ca and the deadline for applications is Tuesday, January 22nd at 4pm.

Summary:

Attendees were asked to provide any and all ideas for potential revenue generation by the Village. The ideas were captured on the attached flipchart photos in no particular order. These ideas were discussed only at the highest levels, not intending to prove or disprove any ideas for future consideration.

The red numbers beside the ideas only indicate heightened interest in the ideas, these numbers do not indicate or assign priority for committee exploration.

It was generally accepted that the most valuable asset the Village controls is our land. Many ideas were discussed about how best to leverage the different properties if and when possible.

The evening concluded with a question and answer period with the Mayor to discuss any and all municipal and regional areas of interest.

Thank you to everyone who attended. Your ideas, questions and opinions were well-prepared and presented thoughtfully; a solid foundation upon which the Revenue Generating Committee can begin building its evaluation and engagement process.

Neil Belenkie
Mayor

Village of Belcarra

4084 Bedwell Bay Road

Belcarra, BC V3H 4P8

Tel: 604-839-5313

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FINES

23

11

LEASING PROPERTY - PARK + MUNICIPAL 7

16

MIDDEN ROAD EASEMENT USE

9

2

10

2

- SUITES

- LANE W

-LANE WAY HOISING-

- STRATA

-RENTALS

- Municipality

③

TAX BREAKS

- REFERRAL FEES - NEIGHBOR DIRECTION

- LOCAL SERVICES

- ADVERTISING FEES - APPROVED VENDOR

COMMERCIAL VENTURES AROUND PARKS - BOATING

④

VILLAGE STAFF HIRED FOR PRIVATE WORK

RECREATIONAL IDEAS

RECEIVED

OCT 2 - 2010

FILE NO. 0360-20-RGC

Belcarra Council

I am writing regarding the RGC recommendation that the waterfront lot on whiskey cove be sold. The sale and development of this property will do two things.

1. It will destroy the view that we enjoy from our home, a view that we have enjoyed since we moved in, a view that was one of the main drivers for us to buy the home to begin with.
2. The value of our property will be substantially reduced. Everyone knows that views add considerable value to a property with an ocean view being the most desirable.

This home like many people our age is our entire life savings, it is all we have and potentially inflicting this type of a financial loss should be avoided at all costs. No villager at any point should have their financial well-being jeopardized from the actions of Council. If the lot in question is sold and ultimately developed these consequences would become our reality. No villager at any point should be put in this type of a position, especially when we have many options to prevent this from happening.

I spoke out at the last council meeting regarding this property. The only response I received was from the mayor in which he stated that this matter is somewhat time sensitive. If this is the case then I urge council to immediately direct RGC to remove this as a current option and replace it with a more suitable and less damaging option.

I believe that council would never cause such severe financial damage to a resident's life savings, destroying a view they have enjoyed the entire time they have lived in the village. The fact is, as the committee stated there are over 20 other options available, showing that this is completely avoidable.

The mayor has fought hard to try to prevent unfair costs to residents in his fight with the speculation tax. The mayor has done media tours, meetings, and given countless hours to this cause in defense and protection of the residents. The mayor has also created a committee with the sole purpose of protecting and enhancing views through the tree committee. Its goals are to improve and maintain villagers views, which would in turn create more value for residents overall. This shows that the village does care about the financial well-being of individual residents, spending time and money protecting views. I only ask that as a villager, the same energy and defensive spirit can be put towards my situation. As stated above there are over 20 other options besides the 7 properties proposed. We can achieve the desired end result of the goals set, all while protecting rather than harming residents, and we can do all this in a timely manner.

The RGC stated that the properties that were presented were the ones that they focused on. I am hoping that with the Village's urgent needs for funding in mind as well as the added incentive of helping a fellow villager to not have the above mentioned consequences inflicted upon them, they would accommodate a more appropriate option by replacing this property with one of the over 20 other options available to them. The RGC has done a huge amount of work so far, and it is truly appreciated by all. Directing them to choose another property would be much easier and less time consuming than it would have been at the start of this process. If a suitable alternative option is found and can be acted upon in a timeline that is acceptable to council then this should be the path taken. The alternative for us sadly would be a permanent loss of our view and permanent loss in our only property and our only major asset.

In the end we are all neighbours, I want what's best for the village and its residents. We are all part of each other's lives in one way or another, whether it is daily chats, spending time with each other during local events or seeing each other at meetings. I have seen the village banding together and coming up with solutions to problems since I moved in, whether it be helping an individual or helping the village as a whole. I believe that this can happen yet again with our case as I am sure no one would like the thought of having that kind of potential loss forced upon them.

Thank You

Peter Clark

Belcarra B.C.