



**VILLAGE OF BELCARRA**  
**Revenue Generation Committee Agenda**  
**Village Hall**  
**Tuesday, November 5, 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 November 5, 2019

**Recommendation:**

That the Agenda for November 5, 2019 be approved as circulated.

**3. Adoption of Minutes**

**3.1** Minutes of October 8, 2019

**Recommendation:**

That the Minutes from the meeting held October 8, 2019 be adopted.

**4. Unfinished Business**

**5. New Business**

**5.1** A year to date report on the topics evaluated for potential revenue generated from a Town Hall Meeting of January 2019 and subsequent suggestions received:

- a) Worksheet – Prioritizing Ideas – outlines all the opportunities discussed and evaluated.
- b) Worksheet – Active Opportunities – provides a list of outstanding potential revenue topics for further follow up.

**5.2** Discussion: Active Opportunities.

**6. Other Business**

**7. Next Steps**

**8. Adjournment**

**Next Meeting Date:** To be determined

## 5.1 a) Prioritizing Ideas

### RGC Ideas from a Town Hall Meeting - Apply Terms of Reference as Criteria to Evaluate Ideas

Updated:

Friday, November 1, 2019

Rev4

RGC

Tuesday, April 23, 2019

Rank each criteria:

(A) How much (NET) revenue is the opportunity expected to generate?	>\$50k	\$500k	>\$1million
(B) Associated timelines	6 months	1 year	3+ years
(C) Any potential downsides including cost and risk	Low	Medium	High
(D) RGC Recommendation	"Go"	"No-Go"	ParkingLot

N/A = Not Applicable, Outside RGC mandate/scope

G\* = awaiting Council

(D) RGC RECOMMENDATION

Frm Town Hall Mtg		RGC Ranking	Description of the Opportunity	(C) Any potential downsides including cost and risk				Remarks/Notes
Line Item #	Votes			(A)	(B)	(C)	(D)	
<b>Property - Real Estate</b>								
1								
2	23	1	Provincial Land Acquisition	>\$1million	±5years	High	Go	RGC to initiate & investigate opportunities
3	16	1	Road Ends	>\$1million	2years	Medium	Go*	Awaiting Council decision- Policy/bylaw
4	11	1	Commercial Zones				N/A	Business licence applications thru Council
5	9	1	Subdividing large lots	\$50K	2years	Low	Go*	RS1 ¼ acre- RGC report to Council & OCP
6		1	Senkler Parcel	>\$1million	±5years	High	Go*	Subset of Line#2;Council waiting on Prov.Govt
7		3	Senior Housing (Town homes & condos)	TBD	±5years	Medium	Go	RGC to investigate
8		4	Midden Rd & Park Lot Development?	TBD	±2years	High	Go	Subset of Line#2;CAO to approach Parks
9		5	Village Land Use for Septic"				NG	
10		6	Additional Density				Go*	see line 5
11		6	(Secondary) Suites				N/A	Covered by existing Council bylaw/s & regs.
12		6	Lane-Way Carriage Housing				N/A	As per line 11 above (Secondary Suites)
13		5	Short Term Rentals / Air BNB				N/A	Bylaw to be created by Council
14		6	Strata				N/A	Covered by existing Council bylaw
15		6	Renters				N/A	see line11
16		6	Property Sale – New Tax				Go	Further investigation by RGC
17	7	6	Leasing Property – Park & Municipal				NG	
18			Lot Consolidation				Go*	Covered by existing bylaws/regs & see line 3
19			Seniors Care Facility				NG	Not viable project at present time
20								
21								
<b>Fees, Licences &amp; Misc.</b>								
23			Paid Parking				ParkingLot	RGC to revisit at a later date.
25			Property Transfer Tax				Go	Further investigation by RGC
26	2	3	Development – Community Amenity Contributions (CAC)				N/A	Council policy
27		2	Film				N/A	Council fee structure, recently updated.

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**(D) RGC RECOMMENDATION**

Frm Town Hall Mtg		(A) Expected Potential net revenue from the opportunity		(B) Associated timelines		(C) Any potential downsides including cost and risk		(D) RGC RECOMMENDATION		Remarks/Notes
Line Item #	Votes	RGC Ranking	Description of the Opportunity	(A)	(B)	(C)	(D)			
28	1	5	Fines				N/A	Council now has active bylaw officers		
29		5	<del>Paid Parking</del> , Tennis Court				N/A	23 yrs lease remains, Council to decide next		
30		5	Food Trucks				NG	No significant net revenue		
31		5	Village Promotion				NG	No significant net revenue		
32		5	Merchandising – T-Shirts				NG	No significant net revenue		
33		5	Home Business				N/A	see line 4 same as Business licence applictns		
34		6	Sell Water				NG	Not feasible		
35		6	Event Associated Fees				N/A	Covered by existing Council fee schedule		
36		6	Commercial Ventures Around Parks – Boating				NG	No significant net revenue		
37	2		Restaurant / Pub				NG	Not feasible		
38			DCC -Development Cost Charge	TBD			Go	Recommendation being finalized by RGC		
39										
40		5	<b>Recreation Ideas</b>							
41		5	Tourism Boats				NG	No significant net revenue		
42	11	5	Eco Tourism – Walks				NG	No significant net revenue		
43		5	- Stable				NG	No significant net revenue		
44		5	- Hockey Rink				NG	No significant net revenue		
45		5	- Swimming Pool				NG	No significant net revenue		
46		5	- Bridge Club				NG	No significant net revenue		
47										
48		6	<b>- Municipality</b>							
49	10	1	Port Authority <i>TBD Mayor</i>				N/A	Mayor & Council in active negotiations		
50		6	Moorage <i>CAO TBD</i>				N/A	Townhall sessions by Council on DAA options		
51			Raise Taxes				N/A			
52			Cost Reduction <i>Staff</i>				N/A	Outside RGC terms of reference		
53			Grants <i>Staff</i>				N/A	Council's ongoing responsibility		
54		Completed	Registered Charity		1year	Low	Go*	Presented to Council, & awaiting decision		
55			Water Fee Modification				N/A	Council determines this fee structure		
56			Village Staff hired for private work				N/A			
57			Public Amenities, Tax Breaks, Referral Fees – Neighbor Director, Local Services, Approved Vendor, Advertising Fees				N/A	Outside RGC terms of reference or No significant net revenue		

### RGC Ideas from a Town Hall Meeting - Apply Terms of Reference as Criteria to Evaluate Ideas: Short List

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(B) Associated timelines				(A)	(B)	(C)	(D)		
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