



**VILLAGE OF BELCARRA
REVENUE GENERATION COMMITTEE
Village Hall
October 8, 2019
Minutes**



Minutes of the Revenue Generation Committee for the Village of Belcarra held October 8, 2019 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra BC.

Members in Attendance

Hirsch, Brian
Sulcs, Maris
Sweet, Sharilyn – Vice Chair

Members Absent

Kim, Tom – Chair
Moen, Penny

Council Representative

Liisa Wilder, Councillor

Staff in Attendance

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

1. Call to Order

Vice Chair Sweet 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 October 8, 2019 be approved as circulated.

CARRIED

3. Adoption of Minutes

3.1 It was moved and seconded:

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

CARRIED

4. Unfinished Business

No items.

5. New Business

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

Committee members examined the Priority list from the Town Hall Meeting of January 19, 2019 to evaluate cost and risk, associated timelines and the revenue opportunity expected for each item listed. The Priority list will be brought back to the next Committee meeting with the latest ranking information included.

Further discussion ensued with regard to encroachments on Road Ends and strategies the Village may consider including a charge to residents to lease the Road Ends where current encroachments occur.

Discussion ensued with regard to consideration of a Land Transfer Tax. It was determined that this item would be tabled until the next meeting where the Vice Chair will bring an evaluation forward.

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

Councillor Wilder outlined the current timelines for staff priority items.

S. Sweet noted that the Planning Consultants will provide information with regard to the RGC report on Road Ends in a timely manner.

Further discussion ensued with regard to a time line for RGC recommendations. S. Sweet thanked Committee members, Councillor Wilder, L. Dysart and staff for their work on behalf of the Committee.

5.3 Real Estate potential opportunities, brain storming ideas:

Committee members discussed the following:

- The possibility of the acquisition of Crown Land.
- Issues surrounding development close to Metro Park property and the set back requirements.
- The possibility of opening up Midden Road and closing Bedwell Bay Road to develop lots. It was noted that there are water lines under Midden Road that need to be considered.

L. Dysart will contact the Manager at Metro Parks to determine the set back requirement for development near the park.

5.4 Development Cost Charge (DCC) update

Discussion ensued with regard to DCC information available from the Ministry of Community Services of BC. A DCC Best Practises Guide is available on their website. It was noted that there is very little chance that a DCC will apply in the Village, if there are only 2 properties being developed. The possibility of smaller 1/4 acre lot sizes may increase the possible use of DCC's. L. Dysart noted that the new Engineering Consultant may be able to provide assistance regarding DCC's.

Committee members discussed a "late comer" charge for development of new lots where Village water services would be provided.

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

Moved and seconded:

That the correspondence from Peter Clark, Belcarra Resident dated October 2, 2019, be received.

CARRIED

7. Other Business

8. Next Steps

9. Adjournment

The meeting adjourned at 8:58 pm.

Next meeting date: Tuesday, November 5, 2019

Certified Correct:



Lorna Dysart
Chief Administrative Officer



Sharilyn Sweet
Vice Chair