

From: pilgrim land <[REDACTED]>

Sent: Monday, January 29, 2024 9:27 PM

To: Paula Richardson <prichardson@belcarra.ca>; Carolina Clark <cclark@belcarra.ca>; Joe Elworthy <jelworthy@belcarra.ca>; Jamie Ross <jross@belcarra.ca>; Janet Ruzycski <jruzycki@belcarra.ca>; Liisa Wilder <lwilder@belcarra.ca>

Subject: Funding and debt

To Whom it may concern,

The Village 5-Year Financial Plan document, it states (p.55) the "...Infrastructure Funding gap is estimated to be \$5.3million..."

This does not include the Firehall builds at all, since that funding is through Metro etc. However, the Village will incur some debt regarding the Firehalls. So our infrastructure debt can be estimated to be \$5.3M , plus perhaps what amount? What is foreseen minimum Infrastructure gap and maximum?

Will council and staff look at sale of road ends or other sources of revenue besides increasing taxes or fees, which all would only add a few to several thousand anyways?

Sincerely,

Mrs. Deborah Struk

Correspondence received from John Snell – February 2, 2024

-----Original Message-----

From: John Snell [REDACTED] >
Sent: Friday, February 2, 2024 10:54 AM
To: Amanda Seibert <ASeibert@belcarra.ca>
Subject: 2024-2028 Financial Plan - Option B

Freedom of Information &
Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

[You don't often get email from [REDACTED]. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

Feedback, Comments and Input to Council.

I am in favour of Option B - 10% increase.

The point has been made that reserves need to be built up and perhaps raising taxes is the easiest way of doing just that.

Less palatable, and appears to be the trend nonetheless, is the raising of fees and permit charges. Many cannot be justified and can be counterproductive when a homeowner wants to create additional accommodation on their property. This applies especially to the many and increasing number of single seniors. Perhaps a reduction in fee and charges to those in that sector might enable "aging in place" to become a more attainable option.

Respectfully submitted,

John Snell, [REDACTED]

-----Original Message-----

From: John Snell [REDACTED] >
Sent: Friday, February 2, 2024 10:55 AM
To: Amanda Seibert <ASeibert@belcarra.ca>
Subject: 2022-2028 Financial Plan - Where's the money coming from ?

[You don't often get email from [REDACTED]. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

Feedback comments and input to Council.

Where's the money coming from ?

Our financial " Road Map to Financial Sustainability" suggests the village has an accumulated infrastructure shortfall of \$5.3 million .

Additionally SVFD trustees have unanimously agreed to progress construction of 2 new Fire Halls in excess of \$7million each, with no consideration of the financial implications to our long term financial planning strategies.

Building these fire halls from borrowed funds will add somewhere around \$1400 to every residents property tax bill annually for 30 years.

Regardless of how Municipal Property Taxes and Other Taxing Agencies are disguised , residents are on the hook for all Emergency and Fire Service costs.

Again, "Where is the money coming from"

Respectfully submitted.

John Snell, [REDACTED]

Correspondence received from John Snell – February 2, 2024

-----Original Message-----

From: John Snell [REDACTED]
Sent: Friday, February 2, 2024 10:56 AM
To: Amanda Seibert <ASeibert@belcarra.ca>
Subject: 2022-2028 Financial Plan - Funding for the Future.

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Protection of Privacy Act
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[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Feedback comments and input to Council.

It has been stated that our Village Hall is past its best before date and at some point in the future it will need to be replaced. Where will the funds come from ?
Some years back the proposal was floated of a charge in addition to property taxes to fund future infrastructure spending in the village. This charge was to be collected in conjunction with property taxes. Residents have been paying into a SVFD fund administered by Metro for several years. The shortfall of what is in the fund now, and the cost of new Fire Halls will be provided by Metro and charged back to Belcarra and Anmore equally and will show as a component of "other taxing agencies" on property tax notices to residents. The \$ amount of the property tax "pie chart" due to other agencies will rise dramatically, while municipal and school taxes will proportionately shrink. Overall it will impact negatively on a residents tax bill, as the overall dollar size of the tax pie will grow.
Perhaps now is the time to consider saving for the future and strengthen reserves, and to a specific account for a defined purpose, and to be a component of the village tax pie.
Respectfully submitted,

John Snell, [REDACTED]

-----Original Message-----

From: John Snell [REDACTED]
Sent: Friday, February 2, 2024 10:57 AM
To: Amanda Seibert <ASeibert@belcarra.ca>
Subject: 2024-2028 Financial Plan - Marine Avenue

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Feedback, Comments and Input to Council.

In my opinion we should not be considering spending over a quarter of a million dollars on a very short stretch of Marine Avenue.
The entire Belcarra MRN is a rural dead end and any traffic on its roads is serving the needs of residents only. There is no through traffic en-route to another community. Our roads are not busy highways. Marine Avenue has no other use than for residents to access their properties and group wharf members to access their docks.
Pedestrian traffic is greater than vehicular.

Correspondence received from John Snell – February 2, 2024

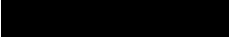
There is not the justification to bring the road up to the standard of a normal residential thoroughfare as might be seen in other communities, where a single subdivision can house more people than the entire population of Belcarra.

Too often, staff works and consultants drive us to emulate larger communities, losing sight of what the culture of Belcarra is all about.

Marine Avenue needs repair, but nothing more than filling and patching on a regular basis. Preventive maintenance is always preferred over major repairs.

The road is still salvageable and can be made fully functional despite years of wear and tear.

Respectfully submitted,

John Snell, 

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(Severed portions are shaded)

From: Brian Hirsch <[REDACTED]>
Sent: Saturday, February 3, 2024 5:43 PM
To: Amanda Seibert <ASeibert@belcarra.ca>
Cc: Jamie Ross <jross@belcarra.ca>; Liisa Wilder <lwilder@belcarra.ca>; Joe Elworthy <jelworthy@belcarra.ca>; Janet Ruzycski <[REDACTED]>; Carolina Clark <cclark@belcarra.ca>
Subject: 5-Year (2024-2028) Financial Plan - Comments

Our Village staff and Financial Consultant are commended on the comprehensive document titled 'The Village of Belcarra's Road Map to Financial Sustainability', which has been published, together with the 32-slide PowerPoint presentation for Monday's consultation session.

Referring to the Public Notice of January 25, 2024,
I recommend Council adopt Option B

In terms of the Village's long-term financial stability, there are/should be serious concerns.

1. The **Infrastructure Funding gap is ±\$5.3 million^a**, and

Our current **Borrowing Capacity is ±\$4.3 million on a 25-year term.^b**

2. **And what about the SVFD Firehall saga?**

On Page 5, it states, "... *Recent discussions at the SFVD Board of Trustees... The magnitude of the capital expenditures and related borrowing for the fire halls has not yet been determined. Once the capital costs and related borrowing are solidified, the financial impact on Village of Belcarra taxpayers can be determined...*"

In the next 5 years, VoB residents will have to pay significantly more for (the essential) fire services the Village must have as part of SVFD (or some other fire service arrangement.)

Surely **some provision should be made in the 5-year Financial Plan** even though the costs have not yet been determined? It is expected to be in the region of \$7 million.

It appears the VoB does not have the reserves to cover capital costs adequately; hence, raising taxes and borrowing money is necessary.

- The VoB, on behalf of the residents, can borrow funds up to its limits to be repaid as an extra line item on their property tax statements and likely a parcel tax to boot.

- And it will be necessary to prioritise the Village's capital expenditures - the must-dos first and the nice-to-have/feel-good projects later, maybe.

- The sale/disposition of Village land (road allowances/road ends) is noticeable by its absence in the 5-year Budget as a significant source of funds.

Land disposition is a glaring and obvious solution to boost financial sustainability significantly thus avoiding excessive property tax hikes or parcel taxes.

Just before the public budget consultation session, there is a Closed Meeting supposedly on the subject of Land Deposition.

The hope and expectation is that if this is the agenda item under discussion, the Mayor and Councillors will instruct Staff & the Financial Consultant to revisit this opportunity.

The Mayor and Councillors have a duty to act in the best interest of the Village residents as a whole and not succumb to pressure from special interest groups or act in their own self-interest.

Brian Hirsch



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References:

The Village of Belcarra's Road Map to Financial Sustainability 22-2024 (150 pages in length):

- a. Page 55: The Village's current Accumulated Infrastructure Funding Gap is estimated to be \$5.3 million (as shown in Table 27)—
- b. page 8 Table 2 – Village of Belcarra Estimated Borrowing Capacity \$ 4.3 million on a 25-year term.

From: Brian Hirsch [REDACTED]

Sent: Sunday, February 4, 2024 12:16 PM

To: Jamie Ross <jross@belcarra.ca>; Liisa Wilder <lwilder@belcarra.ca>; Carolina Clark <cclark@belcarra.ca>; Joe Elworthy <jelworthy@belcarra.ca>; Janet Ruzycski <jruzycki@belcarra.ca>

Cc: Paula Richardson <prichardson@belcarra.ca>; Amanda Seibert <ASeibert@belcarra.ca>

Subject: Special Council Meeting February 5, 2024

To: Mayor and Council

Cc CAO, Corporate Officer

From: Brian Hirsch

4 February 2024

In my submission to the 5-Year Financial Plan, Public Budget Consultation Session, I wrote, "... *there is a Closed Meeting supposedly on the subject of Land Deposition.*

The hope and expectation are that if this is the agenda item under discussion, the Mayor and Councillors will instruct Staff & the Financial Consultant to revisit this opportunity...."

Now the hard & impressive work of developing the 5-year plan has been completed, the Mayor, Councillors, and residents can see what lies ahead, and it all depends on our financial health.

There is an alternative to excessive tax increases, imposing parcel taxes and meeting our goals -the disposition of land.

The sale of surplus municipal land (road allowances) is **the** primary source of significant funds to put the Village in a solid financial position (and not the 2nd last ranking in terms of Net Financial Assets among 161 BC municipalities. (See attachment *).

The approach should be "Why yes!, not "Why not!"

Staff have a wealth of information - reports, letters, opinions – about road allowances/road ends, which should be consolidated into one report for the Mayor and Council to study and be fully informed on the subject before making decisions.

After all, It has been 10 years since this initiative was first introduced; new councillors & new staff are likely unformed, and veteran council members and staff similarly will benefit from a "refresher course"! Legal counsel should be given the appropriate brief of our specific circumstances.

For each road allowance under consideration, there is a procedure to follow, and the Approving Officer will ensure all legitimate objectives are resolved.

A small (45 participants) informal poll conducted on the Belcarra Oversight Facebook page resulted in overwhelming support for the sale of the road allowances. (See attachment**)

Now is the opportunity for the Mayor & Councillors, during their current term in office, to create a legacy of the Village being in a strong financial position and having completed all the major infrastructure projects.

Brian Hirsch



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(Severed portions are shaded)

From: dkbabineau@gmail.com <[REDACTED]>
Sent: Sunday, February 4, 2024 9:17 AM
To: Amanda Seibert <ASeibert@belcarra.ca>
Subject: "2024-2028 Financial Plan"

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Hi Amanda,

In the 32-page power point slides I did not see anything about the new fire halls. Perhaps I missed it. In the 150 page financial plan there is a paragraph on the new fire halls but nothing substantive. Given that the trustees have all agreed to get this project going with construction beginning in the near term... in the next year or two I believe, shouldn't there be more detail on how we are going to pay for this?

It would be helpful if instead of sending out a link to 32 power point slide and another link to the 150-page draft financial plan, that less than a handful of people in our village would take the time to read let alone understand, a two- or three-page summary that would support the two options for tax and rate increases would be much more helpful. Sending out the two options as presented seems arbitrary and meaningless – like do you want to jump off a 100' cliff or a 120' cliff.

Thanks, Don



Don Babineau

[REDACTED]
[REDACTED]
[REDACTED]

Belcarra, February 4, 2024
Re: 2024-2028 Financial Plan

Dear Mayor and Council,

On page 55 (in table 27) it states that we have an accumulated funding gap of 5.3 million dollars to replace our existing infrastructure.

It stands to reason that previous Village budgets likely did not reflect the true cost of running our Village on sustainable footing. And that is costing us now..

So the plan seems to be to not only raise the municipal portion of our property taxes by a whopping 48% but also to increase the fees for water by 123% and the Waste and Recycle Depot (WARD) by 91% by 2033 to make up that funding gap.

The Plan notes how currently 31% of our inhabitants are 65 and older. It is to be expected that in those 10 years of substantial tax increases a lot more than 31% of inhabitants will be retired and very likely living on a fixed budget.

We have known for a long time that our fire hall needed replacement and the Fire Trustees have decided that we need to build 2 new fire halls in Anmore and Belcarra. Curiously, the cost of replacement of all our buildings in Belcarra is pegged at about 1.4 million in this Financial Plan. But that projected replacement cost is wildly inaccurate as each Village needs to put up 7.4 million dollars just to build these fire halls. Of course, this 7.4 million dollars is before inflation and inevitable cost overruns and (gauging from our water project) the true cost will probably be much closer to 10 million.

Under an old cost sharing agreement each Village has to put up the same amount. When one considers that Belcarra has about 262 tax paying households and Anmore about 840 households, the fairness principle does not apply to this arrangement. Each household in Belcarra will have to pay over 3 times more than each Anmore household for the fire halls. A huge amount and burden when we are talking about millions of dollars.

So, the 48% increase in municipal property taxes, the 91% increase in fees for the WARD and 123% fee increase for municipal water will, over many years, only close the 5.3 million dollar gap for replacement funding of our existing infrastructure. The true 10 million (?) dollar cost of a new fire hall is not an item in this budget and we still need to pay off 3 million dollars towards our water project.

We are talking about many, many millions of dollars here with a tax base that consists of only 262 homes...

There are 4 things we can do to help solve this huge financial problem and get ourselves onto stable footing.

1) The first one is self-evident: to cut all unnecessary, discretionary spending. Indeed the Village was explicitly warned not to engage in that. The 30,000 dollar we are paying for a MUP feasibility study (voted down by Council some months before it was all of a sudden approved?) is a clear example of that type of spending; \$30,000 is a substantial amount that should and could have been used to pay towards the cost of a new fire hall. Finance 101 tells you: Niceties are something you can afford when you have extra money lying

around (in case of the MUP, millions), not when you are woefully underfunded and in a deep financial hole.

2) We can tax our way out of this by simply taxing each household more and more to pay for all funding gaps and a new fire hall. This would be an unaffordable burden on many when you consider the amount of retirees on fixed budgets and households with high mortgages in our Village. Most people's incomes will not be going up at the same rate as all these tax and fee increases. Not even close!

3) We can allow for subdivision to slowly create more tax-paying households.

4) We can start taking the findings of our Revenue Generating Committee seriously. They identified 12 suitable lots that could be sold to create the revenue we now so sorely need. We could and should sell some of those lots so we can solve our Village's financial budget problems without busting the (fixed) budgets of many of our citizens. In terms of funding option A (9.7-10.5% increase and 20/20) or B (10.8-11.5% increase and 20/20), we don't like either. But if forced to choose then option A.

Sincerely,

Steve Marchese

[Redacted]



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(Severed portions are shaded)

Belcarra, February 4, 2024

Re: 2024-2028 Financial Plan

Dear Mayor and Council,

On page 55 (in table 27) it states that we have an accumulated funding gap of 5.3 million dollars to replace our existing infrastructure.

It stands to reason that previous Village budgets likely did not reflect the true cost of running our Village on sustainable footing. And that is costing us now..

So the plan seems to be to not only raise the municipal portion of our property taxes by a whopping 48% but also to increase the fees for water by 123% and the Waste and Recycle Depot (WARD) by 91% by 2033 to make up that funding gap.

The Plan notes how currently 31% of our inhabitants are 65 and older. It is to be expected that in those 10 years of substantial tax increases a lot more than 31% of inhabitants will be retired and very likely living on a fixed budget.

We have known for a long time that our fire hall needed replacement and the Fire Trustees have decided that we need to build 2 new fire halls in Anmore and Belcarra. Curiously, the cost of replacement of all our buildings in Belcarra is pegged at about 1.4 million in this Financial Plan.

But that projected replacement cost is wildly inaccurate as each Village needs to put up 7.4 million dollars just to build these fire halls. Of course, this 7.4 million dollars is before inflation and inevitable cost overruns and (gauging from our water project) the true cost will probably be much closer to 10 million.

Under an old cost sharing agreement each Village has to put up the same amount. When one considers that Belcarra has about 262 tax paying households and Anmore about 840 households, the fairness principle does not apply to this arrangement. Each household in Belcarra will have to pay over 3 times more than each Anmore household for the fire halls. A huge amount and burden when we are talking about millions of dollars.

So, the 48% increase in municipal property taxes, the 91% increase in fees for the WARD and 123% fee increase for municipal water will, over many years, only close the 5.3 million dollar gap for replacement funding of our existing infrastructure. The true 10 million (?) dollar cost of a new fire hall is not an item in this budget and we still need to pay off 3 million dollars towards our water project.

We are talking about many, many millions of dollars here with a tax base that consists of only 262 homes...

There are 4 things we can do to help solve this huge financial problem and get ourselves onto stable footing.

- 1) The first one is self-evident: to cut all unnecessary, discretionary spending. Indeed the Village was explicitly warned not to engage in that. The 30,000 dollar we are paying for a MUP feasibility study (voted down by Council some months before it was all of a sudden approved?) is a clear example of that type of spending; \$30,000 is a substantial amount that should and could have been used to pay towards the cost of a new fire hall. Finance 101 tells you: Niceties are something you can afford when you have extra money lying around (in case of the MUP, millions), not when you are woefully underfunded and in a deep financial hole.
- 2) We can tax our way out of this by simply taxing each household more and more to pay for all funding gaps and a new fire hall. This would be an unaffordable burden on many when you consider the amount of retirees on fixed budgets and households with high mortgages in our Village. Most people's incomes will not be going up at the same rate as all these tax and fee increases. Not even close!
- 3) We can allow for subdivision to slowly create more tax-paying households.
- 4) We can start taking the findings of our Revenue Generating Committee seriously. They identified 12 suitable lots that could be sold to create the revenue we now so sorely need. We could and should sell some of those lots so we can solve our Village's financial budget problems without busting the (fixed) budgets of many of our citizens.

In terms of funding option A (9.7-10.5% increase and 20/20) or B (10.8-11.5% increase and 20/20), we don't like either. But if forced to choose then option A.

Sincerely,

Irene VanderSpek and Diego Marchese



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(Severed portions are shaded)

(Severed portions are shaded)

From: Martin Greig <[REDACTED]>

Sent: Monday, February 5, 2024 8:19 AM

To: Amanda Seibert <ASeibert@belcarra.ca>; Jamie Ross <jross@belcarra.ca>; Liisa Wilder <lwilder@belcarra.ca>; Joe Elworthy <jelworthy@belcarra.ca>; Carolina Clark <cclark@belcarra.ca>; Janet Ruzycski <jruzycki@belcarra.ca>

Subject: Re: Village Finances

<https://www.cbc.ca/news/canada/british-columbia/bc-municipalities-surpluses-history-1.6699074>

Dear Mayor and Council,

Please accept this email in regard to your solicitation for comment on the proposed Belcarra Financial Plan.

My concerns are/were as follows;

1.) It appears the Financial Sustainability Plan will provide for the amortization and replacement cost over the expected lifespan of our fixed assets. The true cost of the use of a fixed asset is not just the cost of maintenance but also the depreciation of the asset over its lifetime. Depreciation of a fixed asset is often the most significant cost of ownership, car ownership for example. This is probably why the attached financial charts (CBC article dated 2022) shows Belcarra as having one of worst financial positions in the Province. It is my understanding that the CBC has obtained the attached financial information from the Provincial website and that this information is required to be provided by Municipalities to the Province.

2.) Further, the Fire Trustees have agreed to build 2 new fire halls. MetroVancouver will not pay for this project although some small grants are possible. The stated budget is \$7.5m for Belcarra. In my 35 years of Local Government service I have never witnessed a municipal project that came in, on time, on budget. The Village water distribution system is an excellent example. My understanding is that capital costs of the new Fire Halls are to be shared equally between Anmore and Belcarra. Given the strong possibility of cost overruns I believe a \$10m budget would be probably not be enough. Belcarra has 262 homes. Anmore has approximately 840 homes. It would cost Belcarra households \$38,168 to raise \$10m and Anmore just

\$11,905 per household. The main Fire Hall will be situated in Anmore and the Fire Hall in Belcarra will be a much smaller subsidiary. This is just the beginning, Anmore has significant developable land, Anmore can increase its population many times over, Belcarra is almost built out. In my opinion the current SVFD agreement is not sustainable. I cannot imagine Belcarrians agreeing to pay \$38k per household when their Anmorian cousins only pay \$12k and this is just the start because Anmore will require more Fire Halls as it gets built out, with the majority of the funding coming from Belcarra households?

3.)It has been hard not to notice the increase in home prices and rents. The Province is increasing zoning density in order to build more housing. Increasing the supply of new homes might cause prices to stabilize. NIMBYISM is out, development is in. Every 2 weeks I attend meetings with Provincial staff to exchange ideas on densification and streamlining of the regulatory process. The Province has its foot on the gas. Zoning Bylaw changes will be required to be completed soon. Specific targets have been set for the number of new homes to be built in the transit corridor and "Gentle Density" is required in all other areas. Zoning has been relaxed for Additional Dwelling Units (ADUs) and small multiplexes. The Province is eroding the authority of Municipalities to enact Zoning Bylaws which is currently regulated by the Local Government Act. Ultimately, those Municipalities who do not follow Provincial expectations with respect to densification may have their authority to create or regulate zones further impeded. As an Approving Officer and a Building Inspector with considerable experience with infill development I can attest that the rezoning of the many undeveloped road right of ways within the Village will help the Village satisfy the Provincial densification goals.

Let's do our part and create housing for our community. This will also generate badly needed cash for our aging infrastructure. Let's explore our options for a new fire hall,

Regards,
Martin Greig

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(Severed portions are shaded)

From: pilgrim land <[REDACTED]>
Sent: Monday, February 5, 2024 11:44 AM
To: Paula Richardson <prichardson@belcarra.ca>; Amanda Seibert <ASeibert@belcarra.ca>
Cc: Carolina Clark <cclark@belcarra.ca>; Joe Elworthy <jelworthy@belcarra.ca>; Jamie Ross <jross@belcarra.ca>; Janet Ruzycski <jruzycki@belcarra.ca>; Liisa Wilder <lwilder@belcarra.ca>
Subject: Village Finances and Planning

Hello Council and Staff,

Thank you for providing the 5 Year Plan with the opportunity for residents to give input on the proposed tax increase. Here is hoping this evenings meeting is productive.

It is good to see staff and the mayor admit we need to do something to help our finances in the Village. When Neil Belenki was the mayor he, along with residents, brought to light Belcarra is not financially sustainable. The old 'pay as you go model' may have worked prior to such large assets as the water system, to which we now have a debt of over \$3 Million dollars. Over the last few years the drainage studies and evaluation of our roads, water storage tanks, water system, Firehall and Village Hall it has become obvious we have many assets in need of repair or replacement. Also, the costs to run the Village Hall have increased several hundred percent while our population has minimally increased. In fact, with our aging population it is likely our population is now decreasing. Sadly, I know of far more deaths than births in our Village the last 3 years. It would also be interesting to calculate our staff to resident ratio. There needs to be even more responsibility and accountability with finances.

As per items in the Financial Plan it must be noted our current **Infrastructure Funding Gap** is ± 5.3 \$Million while our current Borrowing Power is only ± 4.3 \$ Million on a 25 year term. We are not in a good position. This funding gap number does not include the building of two new fire halls. Even if property taxes were to be raised 10% this would bring mere pennies in compared to our current and projected debt (which remains a mystery number that keeps climbing higher).

The firehall costs and payment thereof, by the Village, is still not accounted for. Regardless of which tax increase is implemented, Option A or B, it will NOT help towards the Villages current debt nor the new debt that will be accrued with repairs, replacement or building of any projects.

On another note, I am very curious, during the council meeting of January 22, Mayor Ross made a statement that 'sounded' like he said Metro Van will pay for our fire halls. Is that correct? Will Metro Van be paying for our fire halls? His statement seems to conflict with the following from the *Road Map to Financial Sustainability*.

On Page 5, "... Recent discussions at the SFVD Board of Trustees... The magnitude of the capital expenditures and related borrowing for the fire halls has not yet been determined. Once the capital costs and related borrowing are solidified, the financial impact on Village of Belcarra taxpayers can be determined..."

which makes it sound like residents will pay for the two fire halls to a minimum of \$14M, which Belcarra would be responsible for 50% at a minimum of \$7M.

The Village needs to do more than teeny amounts accrued with property tax increases. It is time it is taken more seriously and create real means of adding revenue to the Village.

- Sadly, it seems the idea of selling ANY road ends is not something certain groups want and therefore that possibility keeps getting shut down. Has the Village even tried to see if any residents neighbouring

road ends want to purchase those? If not, why not? It has also been suggested the Village charge a 'rent' for those who have built on or use road ends for personal means, that too has been shut down. One road end, with allowing for a pathway, could bring in the largest chunk of revenue. Has their ever been a FOI request re:communications on road ends? It is a mystery how one of the best ideas for increasing revenue keeps getting quashed.

- Another means of increasing revenue would be to allow for subdivision of lots to less than .25 acre with a subdivision fee of say \$75,000 per subdivision. (my husband suggest a much higher cost, I think Anmore's was \$250,000) This should be put in place before the Provincial Government, with their current rulings regarding the housing crisis, decides subdivision *must* occur and at no cost. Belcarra revenue would increase significantly, residents who want to subdivide can finally move ahead and it would, hopefully, help with the housing crisis.

- Lastly, implementing a Village of Belcarra Property Transfer Tax for new residents coming to Belcarra as the City of Toronto does, would bring revenue to the Village. Each of the above ideas would easily bring in real chunks of revenue, rather than relatively puny amounts proposed by the property tax increases.

I reluctantly choose Option B, I know we need the higher tax revenue, but I am aware, for many, having a double digit increase in taxes amongst other financial burdens is a huge strain.

My hope is for truth, righteousness and favour upon all of the Village needs. We are blessed to live in such a beautiful place.

Sincerely,

Mrs. Deborah Struk

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(Severed portions are shaded)

From: S. Sweet [REDACTED] >

Sent: Monday, February 5, 2024 2:58 PM

To: Amanda Seibert <ASeibert@belcarra.ca>; Jamie Ross <jross@belcarra.ca>; Liisa Wilder <lwilder@belcarra.ca>; Joe Elworthy <jelworthy@belcarra.ca>; Carolina Clark <cclark@belcarra.ca>; Janet Ruzycski <jruzycki@belcarra.ca>; Paula Richardson <prichardson@belcarra.ca>

Subject: Village of Belcarra Five Year Financial Plan and Proposed Tax Increase.

> Dear Mayor, Council Members and Chief Administrative Officer;

>

> This submission is my response to the Municipal request for our comments on the proposed Belcarra Financial Plan.

>

> 1. The Belcarra financial sustainability report is long over due and very informative regarding the present and projected future infrastructure costs.

>

> We understand the estimated costs for the Belcarra firehall are still being determined under the management of Metro Vancouver. However the estimated firehall cost should be reflected in this report either as a line item or a foot note along with a detailed explanation on how this large expenditure will impact the Belcarra Villagers and the possible solutions for repayment.

>

> #2. The Revenue Generation Committee had proposed selling of the road

> ends/allowances generating up to an appraised value of \$9.1 million from the GWRA File No. 202005-11449 report located on the Belcarra.ca Website.

> Municipal Reports section.

> As Council members representing all the Villagers best interests we would hope a creative plan to utilize under utilized municipal property would be considered to assist with the proposed infrastructure costs.

>

> The previous public hearing which considered developing the road ends and amend the Zoning bylaw to accept these smaller lots was helpful and informative.

> Concerns expressed by a few can be addressed with positive solutions provided to educate and resolve their concerns.

>

> #3. Revisit the legal opinion regarding development of the road ends/ allowances.

> How? Prepare a proposal to develop these sites which would provide continued access to the waterfront with a standard size trail easement and with the upland sites continue to provide trail systems. Have the solicitor provide opinion on this proposal and discuss with Provincial Authorities.

> If a positive solicitor response is received then the Mayor and Council could reconsider the development and sale of the proposed road end/allowances and use the sale proceeds for the future infrastructure costs.

>

> Create individual lot development plans which address other concerns of residents such as property access, landscaping development to provide fire protection, improve views and existing trails with an acceptable plan.

>

> The Rezoning Bylaw should be amended to accept these smaller road end sites for development.

>

> Density would be improved in the Municipality once these sites are developed and sold.

>

> #4. Municipality of Belcarra tax increase proposal.

>

> Our selection would be Option. "A"

>

> #5. Water Usage : Water meters need to be employed to determine usage and future costs to each resident using the water.

The resident usage of water varies greatly from one property to the next and the only fair method of charging for water use is by having each property water usage measured.

>

> Thank you for your consideration.

>

> ShariLyn Sweet & Brian Ashford

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>

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> Sent from my iPad

Freedom of Information &

Protection of Privacy Act

Section 22(1)

(Severed portions are shaded)